

# TEN TEN SINCLAIR HOUSING INC.

2024/2025 ANNUAL  
REPORT



50<sup>TH</sup> ANNIVERSARY

# OUR GOLD SPONSORS

**BAYVIEW**  
FINANCIAL GROUP

**NORTHWAY PHARMACY SEVEN OAKS**





# OUR GOLD SPONSORS



## OUR SILVER SPONSORS



Life's brighter under the sun

## OUR BRONZE SPONSORS



*Thank  
you!*

# *Thank You*



Winnipeg Regional  
Health Authority

Office régional de la  
santé de Winnipeg

**OUR FUNDERS FOR OVER 50 YEARS!**

# TABLE OF CONTENTS

## ANNUAL REPORT

|                                                      |    |
|------------------------------------------------------|----|
| BOARD OF DIRECTORS                                   | 8  |
| MISSION, VISION, COMMITMENTS                         | 9  |
| CHAIRPERSON AND EXECUTIVE DIRECTOR REPORT            | 10 |
| TREASURER'S REPORT                                   | 14 |
| SUMMARY OF AUDITED FINANCIAL STATEMENTS<br>2024/2025 | 16 |
| COMMITTEE REPORTS                                    | 20 |
| STAFF RECOGNITION                                    | 27 |
| TEN TEN SINCLAIR HOUSING INC.<br>ENDOWMENT FUND      | 28 |
| FRIENDS OF TEN TEN                                   | 29 |



## 50TH ANNIVERSARY



|                                                  |    |
|--------------------------------------------------|----|
| CONGRATULATIONS FROM TRANSITIONAL LIVING CENTERS | 30 |
| OUR STORY                                        | 31 |
| LEADERS PAST AND PRESENT                         | 37 |
| TENANT STORIES                                   | 41 |
| A LOOK BACK AT 1975                              | 46 |
| MESSAGE FROM FOKUS COUNCIL                       | 47 |
| DEDICATIONS & HONORARIUMS                        | 49 |
| FIFTY YEARS OF MEMORIES                          | 50 |
| MEET THE STAFF                                   | 56 |

# BOARD OF DIRECTORS 2024/2025

CHRIS WULLUM - CHAIRPERSON

TASHIA DREGER - SECRETARY

GARY JULIUS - TREASURER

DONNA COLLINS - PAST CHAIRPERSON

LINDA GODIN-SORIN

DINA JURAS

AMANDA KOZAK

RICK SAPACZ

NATE SAWATZKY

MARTIN SHERB

BRENT R. SMITH

NOLAN SMITH

SCOTT STEWART

HAYLEY SWIDNICKI

SAMUEL UNRAU

SCOTT WIGNALL

HEATHER ZINNI



# Board of Directors - Past and Present



**Board Chair Allan Simpson along with many of the other early days Board Members**



**Board of Directors 2024/2025**

Front: Scott Stewart, Hayley Swidnicki, Amanda Kozak, Nolan Smith, Heather Zinni, Sam Unrau, Nate Sawatzky, Debbie Van Ettinger  
Back: Rick Sapacz, Heather Korol, Brent Smith, Scott Wignall, Tashia Dreger, Linda Godin-Sorin, Donna Collins, Chris Wullum, Dina Juras, Gary Julius  
Missing: Martin Sherb

# MISSION, VISION, COMMITMENTS

## AS DETAILED IN THE 2025 - 2030 STRATEGIC PLAN

### OUR MISSION

The mission statement articulates what we set out to do and for whose benefit.

*Ten Ten Sinclair Housing Inc., rooted in the independent living philosophy, provides affordable housing and support services to those individuals with disabilities who seek the knowledge and skills to live independently, including individuals facing additional challenges such as mental health conditions, addictions or cognitive disabilities.*



### OUR VISION

The vision statement provides a view into our organization's desired future.

*We envision a world where every individual living with disabilities can access affordable and accessible housing, exercise self-determination and shape their own path with dignity and confidence. Through collaboration, we foster support systems that strengthen communication and empower individuals with choice, accountability, autonomy, inclusion and opportunities for personal growth.*



### OUR COMMITMENTS

Commitments are shared beliefs which will drive our decision-making and behaviour within the organization.

*We make the following commitments:*

- *To provide meaningful consumer involvement in the Ten Ten Sinclair Housing Inc. organization*
- *To foster consumers' control over their living situation, including consumers assuming responsibility for decision-making with all the associated risks and responsibilities*
- *To aid in amplifying the voices of our consumers*
- *To provide experiential learning*
- *To maximize the potential for individuals to engage in independent living To collaborate and partner with like-minded community organizations*
- *To provide a positive and supportive work environment for staff of Ten Ten Sinclair Housing Inc.*



# CHAIRPERSON AND EXECUTIVE DIRECTOR REPORT

This past year at Ten Ten Sinclair Housing Inc. has been one of reflection, renewal, planning, and continued commitment to our founding principles. As we celebrate our 50<sup>th</sup> Anniversary we are filled with gratitude and pride that after five decades our vision and mission statement remain relevant and valued by all our stakeholders.

Since our inception in 1975, Ten Ten Sinclair Housing Inc. has been at the forefront of pioneering independent living through housing and support services. Our original site at 1010 Sinclair Street remains a vibrant hub of partnership, energy, and commitment to the Independent Living Philosophy.

Our success is deeply rooted in the collaborative relationships we have cultivated. We maintain dedicated support from our funders at Manitoba Housing and the Winnipeg Regional Health Authority, whose contributions are vital in supporting our agency in making a difference in the many people that have been a part of Ten Ten.

In the coming year, we are committed to expanding our reach and impact. The Board of Directors embarked on working through our new Strategic Plan for the years of 2025-2030. We wish to thank Judy Murphy of Murphy's Executive Leadership for her assistance through this process. The Strategic Plan is available to all who wish to obtain a copy.

We know the need for accessible, inclusive housing options continues to grow in our community. We are determined to collaborate with community, government partners, and consumers to enrich our housing and support services that strengthen communication and empower individuals with choice, accountability, autonomy, inclusion, and opportunities for personal growth.

**CONT'D**

## CHAIRPERSON AND EXECUTIVE DIRECTOR REPORT

We are excited to announce that we have had major work done to twenty of our units at Ten Ten. Manitoba Housing has provided us with funding to include wheel-in showers and widen doorways to support individuals with disabilities by providing a much more accessible environment. Our goal is to continue to create more and better accessible, barrier-free housing for our community.

We understand that it takes so many committed individuals, groups, funders, and partners to sustain our organization's long-term existence. Reaching this milestone would not have been possible without the leadership of consumers/tenants that have come through Ten Ten, staff that have provided dedicated services, and our volunteer Board of Directors whose leadership allowed for longevity through difficult and successful times.

As we reflect on the past 50 years, we look forward to the years ahead and the next generation of leaders striving to continue the independent living philosophy and shape it for generations to come.



**CHRIS WULLUM**  
**CHAIRPERSON**



**DEBBIE VAN ETTINGER**  
**EXECUTIVE DIRECTOR**

## NEWLY RENOVATED UNITS AT 1010 SINCLAIR STREET

This year Manitoba Housing funded some major upgrades to 20 units at 1010 Sinclair Street. The renovations include wheel-in showers and widened doorways, greatly improving accessibility. Ten Ten extends its heartfelt gratitude to:

**Honourable Bernadette Smith, Minister of Housing,  
Addictions & Homelessness, Minister responsible for  
Mental Health**

**Carolyn Ryan, Chief Executive Officer, Manitoba Housing**

and

### THE RENOVATION PROJECT TEAM

Colin Szewaga, C.E.T., Operations Manager - Manitoba Housing (Co-designer and Project Manager)

Debbie Van Ettinger, Executive Director, Ten Ten Sinclair Housing Inc. (Co-designer and Stakeholder)

Brian Everton, Accessibility Interior Designer, Design for All (Co-designer)

Ronnie Quintana, Building Manager Extraordinaire, Ten Ten Sinclair (Stakeholder)

Cynthia Javier, Architectural Technologist - Province of Manitoba (Design peer review)

Calvin Chartrand, President - PS General Construction (Contractor)

Jason Leronwich, Project Manager - PS General Construction (Contractor)

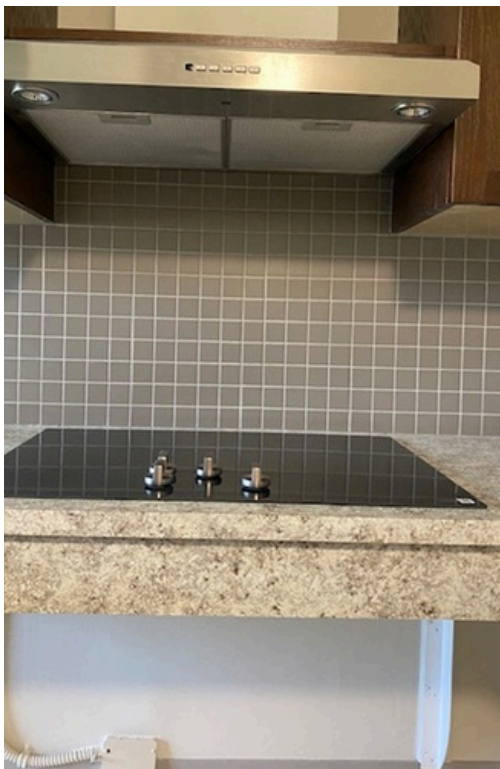
Shane Lahure, Performance Flooring Technical Sales – SIKa (Bathroom flooring supplier)

Mirko Kardum, Project Manager – Antex Western (Bathroom shower & flooring sub-contractor)

Dale Longstreet, Owner – Winnipeg Custom Countertops (Kitchen and bathroom vanity sub-Contractor)



**NEWLY RENOVATED UNITS AT  
1010 SINCLAIR STREET**





## TREASURER'S REPORT

On behalf of the Board of Directors of Ten Ten Sinclair Housing Inc., I am pleased to present the financial statements of the organization for the year ended March 31, 2025. The Financial Statements have been reviewed by the organization's Audit & Finance Committee and approved by the Board. I am also pleased to report that the Auditors have concluded that the financial statements present fairly the financial position of the organization as at March 31, 2025, in accordance with Canadian accounting standards for not-for-profit organizations.

The Treasurer's Report includes the Statements of Financial Position, Operations, and Changes in Net Assets. The complete audited Financial Statements including the Notes to the Financial Statements and Program Schedules are available upon request.

### *Statement of Financial Position*

The Statement of Financial Position summarizes the assets and liabilities of the organization as at March 31, 2025.

A common measurement for the financial health of an organization is the ratio of its current assets to its current liabilities. A ratio of 1 or greater is considered healthy as it indicates that an organization has sufficient cash and receivables to meet its current obligations. At March 31, 2025, the organization's current assets (\$1,262,077) to current liabilities (\$509,937) ratio is about 2.5 to 1.

### *Statement of Operations*

The Statement of Operations summarizes by program the revenues and expenses received by the organization for the 12 months ended March 31, 2025. The organization's revenue exceeded expenditures by \$185,968. Three factors contributed to the surplus. Program Administration and Operating expenses exceeded revenues by \$49,132 due to two computer system projects that were undertaken.

CONT'D



## TREASURER'S REPORT CONT'D

Fee for Service expenses exceeded revenues by \$51,312. The Fee for Service hourly billing rate is calculated annually by the organization taking into consideration the services needed by tenants, and associated care staff salaries and benefits. The rate is approved annually by the Winnipeg Regional Health Authority. A surplus or deficit in Fee for Services occurs when actual tenant requirements and related staffing salaries and benefits differ from the original assumptions.

New collective bargaining agreements were signed at the beginning of the year resulting in retroactive adjustments to the organization's operating grants, hourly billing rates, and staff salaries and benefits for the years 2020-2024 inclusive. The cumulative effect of the adjustments resulted in a net surplus.

A detailed breakdown of revenues and expenditures by program is shown in the schedules to the financial statements.

I wish to acknowledge the financial support received from our two primary business partners – Winnipeg Regional Health Authority and Manitoba Housing.

Finally, I would like to thank the members of the Finance Committee for their commitment in overseeing the financial operations of the organization and to Debbie Van Ettinger for the support she provides to the Committee. I would also like to thank our Accounting Coordinator, Robyn Chornoboy, for her excellent work.

Gary Julius  
Treasurer

The members of the Finance Committee are:

Gary Julius, Chair  
Chris Wullum  
Scott Wignall  
Brent R. Smith  
Debbie Van Ettinger  
Heather Korol  
Robyn Chornoboy

---

## INDEPENDENT AUDITORS' REPORT

---

To the Members of Ten Ten Sinclair Housing Inc.

### *Opinion*

We have audited the financial statements of Ten Ten Sinclair Housing Inc. (the Organization), which comprise the statement of financial position as at March 31, 2025, and the statements of operations, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at March 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### *Basis for Opinion*

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### *Responsibilities of Management and Those Charged with Governance for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.

(continues)

*Auditors' Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Exchange*

Chartered Professional Accountants Inc.  
Winnipeg, Manitoba  
May 20, 2025

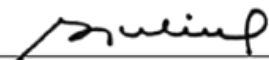
**TEN TEN SINCLAIR HOUSING INC.**

**Statement of Financial Position**

**March 31, 2025**

|                                                         | 2025                       | 2024                |
|---------------------------------------------------------|----------------------------|---------------------|
| <b>ASSETS</b>                                           |                            |                     |
| <b>CURRENT</b>                                          |                            |                     |
| Cash                                                    | \$ 759,943                 | \$ 365,246          |
| Accounts receivable                                     | 44,752                     | 40,147              |
| Prepaid expenses                                        | 6,861                      | 14,160              |
| Due from Winnipeg Regional Health Authority (Note 4)    | 163,265                    | 282,436             |
| Due from Manitoba Housing - Place La Charrette (Note 8) | 3,940                      | 11,280              |
| Due from Manitoba Housing - Ten Ten Sinclair (Note 9)   | 283,316                    | 221,180             |
|                                                         | <u>1,262,077</u>           | 934,449             |
| <b>CAPITAL ASSETS (Notes 2, 5)</b>                      | <b>4,592</b>               | 6,429               |
| <b>DUE FROM RELATED PARTIES (Note 15)</b>               | <b>45,128</b>              | 69,167              |
|                                                         | <u><b>\$ 1,311,797</b></u> | <u>\$ 1,010,045</u> |
| <b>LIABILITIES</b>                                      |                            |                     |
| <b>CURRENT</b>                                          |                            |                     |
| Accounts payable and accrued liabilities (Note 7)       | \$ 433,337                 | \$ 371,203          |
| Government remittances payable                          | 76,600                     | 23,610              |
|                                                         | <u>509,937</u>             | 394,813             |
| <b>SECURITY DEPOSITS</b>                                | <b>24,250</b>              | 23,590              |
|                                                         | <u>534,187</u>             | 418,403             |
| <b>NET ASSETS</b>                                       |                            |                     |
| Management Fund                                         | 199,645                    | 202,350             |
| Program Operating, Admin                                | 86,464                     | 76,221              |
| Fee for service                                         | 349,001                    | 170,571             |
| Internally Restricted (Note 10)                         | 142,500                    | 142,500             |
|                                                         | <u>777,610</u>             | 591,642             |
|                                                         | <u><b>\$ 1,311,797</b></u> | <u>\$ 1,010,045</u> |

**ON BEHALF OF THE BOARD**

  
 \_\_\_\_\_ Director  
  
 \_\_\_\_\_ Director



**TEN TEN SINCLAIR HOUSING INC.**

**Statement of Operations**

**Year Ended March 31, 2025**

|                                                                        | Management<br>Fund<br><i>(Schedule 1)</i> | Manitoba<br>Housing and<br>Renewal<br>Corporation<br><i>(Schedules 2 &amp; 3)</i> | Program<br>Operating,<br>Admin<br><i>(Schedule 4)</i> | Fee for service<br><i>(Schedule 5)</i> | <b>Total<br/>2025</b> | Total<br>2024 |
|------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------|-----------------------|---------------|
| <b>REVENUE</b>                                                         | \$ 36,589                                 | 962,939                                                                           | 852,268                                               | 4,919,398                              | <b>6,771,194</b>      | 6,076,810     |
| <b>EXPENSES</b>                                                        | 39,294                                    | 962,939                                                                           | 901,400                                               | 4,970,710                              | <b>6,874,343</b>      | 6,271,864     |
| <b>DEFICIENCY OF REVENUE OVER<br/>EXPENSES FROM OPERATIONS</b>         | (2,705)                                   | -                                                                                 | (49,132)                                              | (51,312)                               | <b>(103,149)</b>      | (195,054)     |
| <b>OTHER REVENUE (EXPENSES)</b>                                        |                                           |                                                                                   |                                                       |                                        |                       |               |
| Winnipeg Regional Health Authority -<br>Retro pay <i>(Note 11)</i>     |                                           |                                                                                   | 135,686                                               | 981,017                                | <b>1,116,703</b>      |               |
| Winnipeg Regional Health Authority -<br>Signing Bonus <i>(Note 11)</i> | -                                         | -                                                                                 | 41,003                                                | 121,200                                | <b>162,203</b>        | -             |
| Retro salaries and benefits <i>(Note 11)</i>                           | -                                         | -                                                                                 | (103,597)                                             | (751,275)                              | <b>(854,872)</b>      | -             |
| Signing bonuses <i>(Note 11)</i>                                       | -                                         | -                                                                                 | (11,880)                                              | (121,200)                              | <b>(133,080)</b>      | -             |
| Amortization                                                           | -                                         | -                                                                                 | (1,837)                                               | -                                      | <b>(1,837)</b>        | (13,767)      |
|                                                                        | - \$                                      | - \$                                                                              | 59,375 \$                                             | 229,742 \$                             | <b>289,117 \$</b>     | (13,767)      |
| <b>EXCESS (DEFICIENCY) OF<br/>REVENUE OVER EXPENSES</b>                | \$ (2,705)                                | \$ -                                                                              | \$ 10,243                                             | \$ 178,430                             | <b>\$ 185,968</b>     | \$ (208,821)  |

See notes to financial statements

**TEN TEN SINCLAIR HOUSING INC.**

**Statement of Changes in Net Assets**

**Year Ended March 31, 2025**

|                                                 | Management<br>Fund | Program<br>Operating,<br>Admin | Fee for service | Internally<br>Restricted<br><i>(Note 10)</i> | <b>Total<br/>2025</b> | Total<br>2024 |
|-------------------------------------------------|--------------------|--------------------------------|-----------------|----------------------------------------------|-----------------------|---------------|
| <b>NET ASSETS - BEGINNING OF<br/>YEAR</b>       | \$ 202,350         | \$ 76,221                      | \$ 170,571      | \$ 142,500                                   | <b>\$ 591,642</b>     | \$ 800,463    |
| Excess (Deficiency) of revenue over<br>expenses | (2,705)            | 10,243                         | 178,430         | -                                            | <b>185,968</b>        | (208,821)     |
| <b>NET ASSETS - END OF YEAR</b>                 | \$ 199,645         | \$ 86,464                      | \$ 349,001      | \$ 142,500                                   | <b>\$ 777,610</b>     | \$ 591,642    |

See notes to financial statements

# GOVERNANCE COMMITTEE REPORT

The Governance Committee has continued to work on updating the document that guides the relationship between Ten Ten Sinclair Housing Inc. and the members of Fokus Housing. The previous document was developed over 30 years ago, and the Governance Committee has drafted an updated document that more accurately reflects the way that Ten Ten and Fokus interact today. This has been a multi-year project that has included meetings with a working group comprised of members of Fokus Housing and Board Members from Ten Ten. The draft document has now been provided to members of Fokus Housing for comment. A meeting has been scheduled for members of Fokus Housing and members of the Governance Committee to discuss those comments.

Tashia Dreger, Chairperson

Members of the Governance Committee are:

Donna Collins

Martin Sherb

Chris Wullum

Debbie Van Ettinger

Cathy Emile

# PROGRAMS COMMITTEE REPORT

This year, our Programs Committee placed an emphasis on refining the evaluation elements of our Learning Through Living (LTL) Program. This was done through creating strong metrics and establishing clear guidelines with the goal to monitor progress consistently and identify both strengths and weaknesses in the daily operations. This approach allows for us to be proactive in creating a sustainable and impactful program structure.

LTL programming is transitional. Designed for individuals to stay for a set period. This creates space for individuals to grow and learn independence through the daily assistance of both Personal Care Attendants along with the annual goal planning of the Resource Team. Our aim is to empower individuals to take ownership of their personal growth journey through living it out on a regular basis with the supportive environment that is provided to them at the Ten Ten site.

To complement the efforts of incorporating evaluation elements, a Programs Summary document was developed and involves the use of demographics and tracking methods. The purpose of this document is to identify areas we are showing progress in; and areas in which recurring challenges need to be addressed. This insight then allows for ongoing/continuous adjustments or improvements to be made within the program for future success.

This year, we focused our attention on community engagement through the development of an Annual Evaluation that would be provided to all the individuals we serve at all locations (Ten Ten location, Fokus Housing and Westwood Cluster). The purpose of the evaluation is to allow the population we serve to provide their own feedback on how we as an organization are doing related to such areas as service delivery, implementation of the Independent Living Model, programming, self-direction and building maintenance. It empowers individuals to voice their experiences and contribute to meaningful solutions.

CONT'D

## PROGRAMS COMMITTEE REPORT CONT'D

Lastly, this past year we consistently had quarterly meetings with our funder, the Winnipeg Regional Health Authority (WRHA). These meetings included discussions and reviews of areas such as programming, goals, outcomes and successes. These meetings have been a great way to strengthen partnerships and for us to collaborate with the WRHA in future endeavors.

As the organization continues to evolve, the Programs Committee is committed to looking at different ways of incorporating areas of innovation and adaptability. These efforts reflect a dedication not only to maintaining the integrity of the existing program but also to pushing boundaries to deepen inclusivity and impact in community.

Amanda Kozak, Programs Committee Chair

Heather Korol, Director of Programs and Services

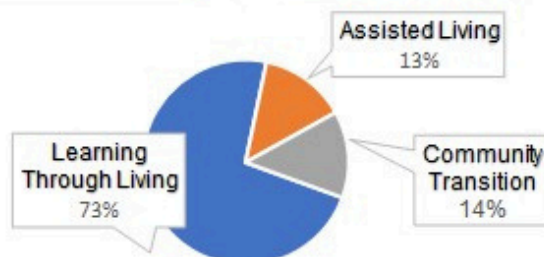
The Programs Committee members are:

Amanda Kozak, Chairperson  
Donna Collins  
Rick Sapacz  
Nate Sawatzky  
Debbie Van Ettinger  
Heather Korol  
Patricia Mason

# Programs Summary

April 1, 2024

March 31, 2025

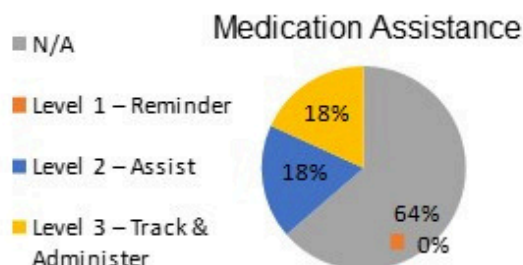


## Program Updates

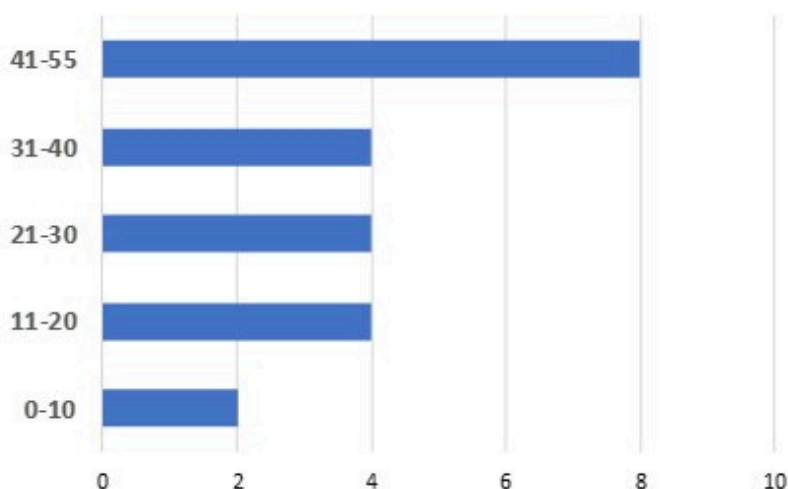
The program is to promote and support independent living for people with physical disabilities by assisting them to assume maximum control over their living situation.

The Learning Through Living Program provides transitional supports for people with disabilities to acquire the knowledge, skill and resources they need for independent community living. Experiential learning services includes personal management skills, day-to-day decision making, problem solving around disability related needs, etc.

The program emphasizes tenant direction. Overall, it is guided by the Independent Living Philosophy (ILP).



## Current Serviced Hours (per tenant per week)



After move in, a tenant's needs often change or are re-evaluated, leading to an increase in weekly serviced hours.



The numbers above reflect the increase in individual weekly serviced hours during the course of the program year.



# Programs Summary

April 1, 2024

March 31, 2025

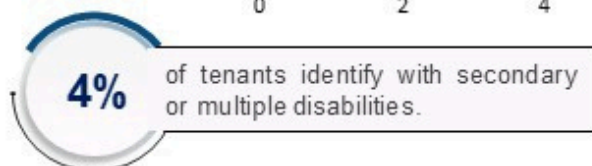
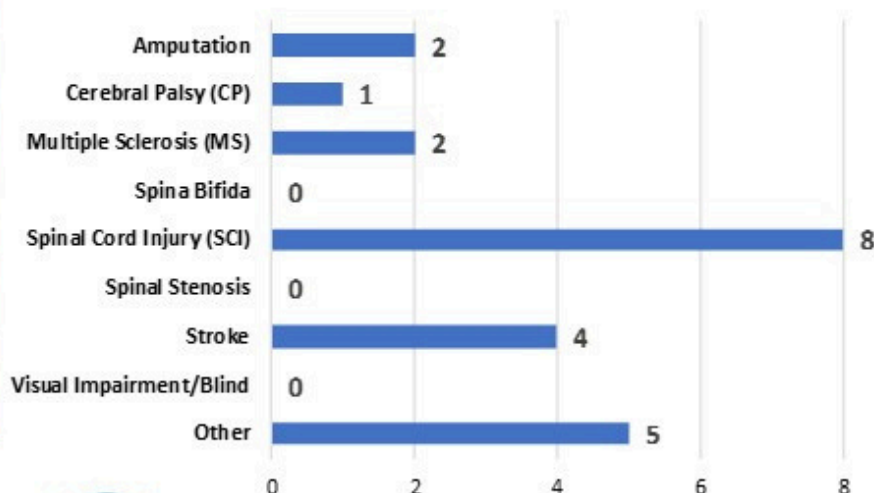


## Who Are We Supporting

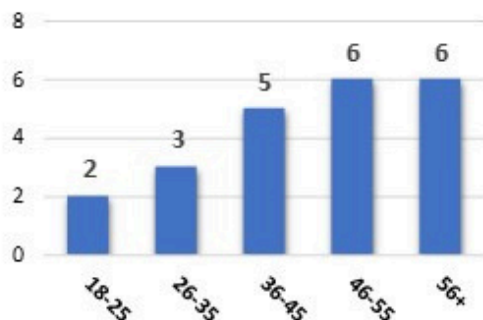
Ten Ten Sinclair Housing Inc. promotes, develops and administers affordable housing and support services in accordance with the independent living philosophy for persons with physical disability who seek knowledge and skills to live independently.

We provide services for persons living with physical disability, including persons with physical disability who experience additional challenges such as mental health, addiction(s), or cognitive, who wish to develop the skills necessary to live independently in the community.

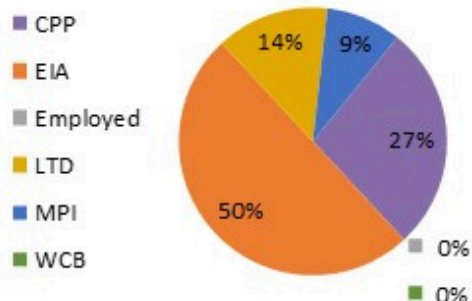
Our tenants identify with the following primary disabilities:



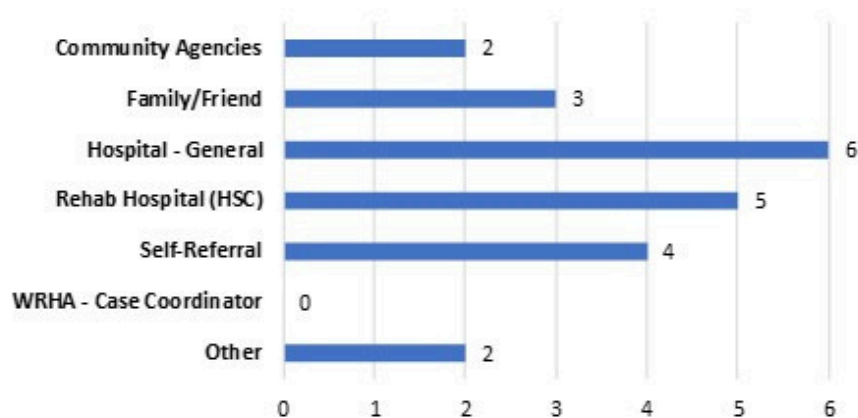
## Demographics by Age



## Demographics by Income Source



## Demographics by Referral Source



# Programs Summary

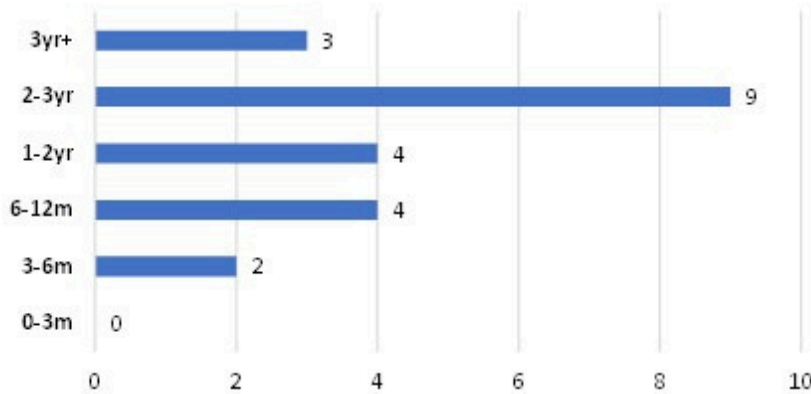
April 1, 2024

March 31, 2025



## Who Are We Supporting

Current Tenants Length of Stay



Shortest Stay

**4 months**

Average Stay

**2 years, 6 months**

Longest Stay

**12 years, 2 months**



## Exit Location

|                    |   |
|--------------------|---|
| Community          | 2 |
| Deceased           | 1 |
| Family             | 0 |
| Fokus I            | 0 |
| Fokus II           | 1 |
| Fokus III          | 0 |
| Fokus IV           | 0 |
| Personal Care Home | 0 |
| Place Bertrand     | 0 |
| Place La Charrette | 0 |
| Westwood Cluster   | 0 |



# PENSION COMMITTEE REPORT

The Pension Committee is comprised of up to nine members – a minimum of four members from the Board of Directors appointed by the Board, one each appointed by CUPE 4376, CUPE 2348, and non-unionized members, and one appointee representing non-active members.

The Pension Committee is the plan administrator and acts in an advisory capacity to the Board. Ten Ten Sinclair Housing Inc. is the plan sponsor. Management of the plan has been delegated to Canada Life. Nel de Jong, Canada Life's Client Relationship Manager for the pension plan, provided an informative review to the committee. Also in attendance were Rick Wolfson and Rob Anderson of Bayview Financial, the financial advisors for the pension plan. They are available to any pension plan member who wants more assistance with personal investment issues.

The Committee met with the Canada Life representatives on April 23, 2025 to review the performance during 2024 of the investments held in the plan. The Balanced Continuum Fund, the plan's default fund and in which most of the members are invested, had a double-digit gain during 2024, but underperformed its benchmark after accounting for management fees.

The Committee monitors the range of investment options plan members can choose from; and reviews information and educational services available to plan members. Due to reaching a milestone amount of value in the pension fund, Ten Ten enjoys a reduced Management Expense Ratio of 1.45%.

The Committee would like to remind plan members that they can access their accounts, educational tools and investment information online. Rick Wolfson and Rob Anderson, the financial advisors for the plan, can also provide information on the investment options. They are available for group information sessions, as well as one-on-one reviews, for those interested in learning more about their investments or to look at choosing different investment funds for their account that align more closely with their age and risk tolerance.

I would like to thank the Committee members for their continued oversight and direction to the Pension Fund for the Employees of Ten Ten Sinclair Housing Inc.

Martin Sherb, Chairperson

The Pension Committee members are:

Martin Sherb  
Rick Sapacz

Gary Julius  
Debbie Van Ettinger

Scott Wignall  
Cathy Emile

# Staff Recognition

Congratulations and thanks to the following employees on their years of service:



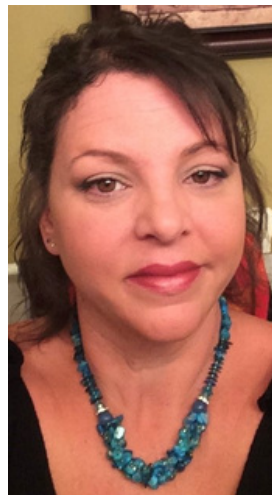
**35 years**

Kathy McGhee



**25 Years**

Debbie Van Ettinger



**25 Years**

Tammi Bjornson



**25 Years**

Stuart Geith

**20 years**

Tsegaye Mamo  
Fatmata Saccoh

**15 years**

Cecilia Yankey  
Hannah Ogamba  
Ferdinand Fernandez

**10 years**

Teodora Ugay  
Mary Rosine

Ibrahim Humed  
Selamawit Woldeamlak  
Justin Jubinville  
Kevin Kowal

**5 years**

Jude Nwaelue  
Shui Yu (Tom)  
Miriam Fernandez

# TEN TEN SINCLAIR HOUSING INC. ENDOWMENT FUND

The Ten Ten Sinclair Housing Endowment Fund was established in 2004 through The Winnipeg Foundation. It was designed to support the activities, goals, values, and mission statement of the organization.

Gifts to this fund are pooled and invested to benefit Ten Ten in perpetuity. The income generated by this fund is distributed by the discretion of the Ten Ten Sinclair Housing Inc. Board of Directors. All projects would support inclusion of persons with disabilities.

An example of past projects Ten Ten has accomplished with the help of donors is a wheelchair accessible garden located at the front and back of the 1010 Sinclair Street building.

As at January 31, 2025, the market value of the fund was \$134,325.11.

Ten Ten Sinclair Housing Inc. is always accepting donations for this fund. If you are interested in donating to this fund, please contact: [info@tnten.mb.ca](mailto:info@tnten.mb.ca).





# FRIENDS OF TEN TEN



Ten Ten Sinclair Housing Inc. wishes to acknowledge the donations made over the year from:

Bayview Financial Services  
Northway Pharmacy Seven Oaks  
WaterDirect  
Powertec Electric  
Wpg. Sewer & Drain  
Noble Locksmith  
Duboff Edwards Schachter LC  
Southwest Fire Protection  
R & T Landscaping  
CUPE Local 4376  
Holy Ghost Fraternal Aid Society  
Ambassador Sales  
Randall Plumbing & Heating  
Sunlife  
Marjorie Dyck  
June Thomson  
Rick Sapacz  
Rick Wolfson

Uptown Lanes  
Pembina Hair Co.  
The Access Store  
Manitoba Museum  
Shooters  
Rumors Comedy Club  
Rocky Mountain Soap Company  
Accurate Fire  
M J Roofing  
Saje Natural Wellness  
Heather and Lorne Korol  
Debbie Van Ettinger  
Cyndi Padoan  
Catia Zinni  
Hasan Akan  
Cyndi Padoan

*Thank  
you!*

## CONGRATULATIONS FROM TRANSITIONAL LIVING CENTERS

Dear Ten Ten Sinclair Housing Inc.,

On behalf of everyone at Transitional Living Centres (TLC), we are honoured to extend our heartfelt congratulations to Ten Ten Sinclair Housing Inc. on the momentous occasion of your 50th anniversary.

For half a century, Ten Ten has stood as a beacon of hope, empowerment, and inclusion for individuals living with physical disabilities. Your steadfast commitment to advocacy, community integration, and quality support services has made a profound and lasting impact not only on those you serve but also on the broader landscape of accessible and inclusive housing in Manitoba and beyond.

TLC has had the privilege of working closely with Ten Ten over the past two decades, and our shared mission continues to unite us in purpose. The care and collaboration extended to our clients and team have played a vital role in our mutual success. Whether through accessible facilities, compassionate leadership, or dedicated staff, Ten Ten has consistently exemplified what it means to serve with integrity and heart.

As we celebrate this golden milestone with you, we also celebrate the many lives that have been touched, the independence that has been fostered, and the community that has been strengthened through your tireless work.

We at TLC salute your entire team, both past and present, for reaching this extraordinary milestone. We look forward to continuing our partnership as we work together to build a more inclusive future for individuals with physical and cognitive challenges.

Congratulations on 50 remarkable years, and here's to the many more still to come.

With sincere appreciation,  
Markos Tegegn  
Director of Operations  
Transitional Living Centres (TLC)



## Our Story: A Vision for Independence

Fifty years ago, a powerful idea began to take root in Winnipeg — a belief that people with physical disabilities deserved more than just a place to stay. They deserved a place to live, to grow, and to take charge of their own futures.



In the early 1970s, the reality for many young Manitobans with physical disabilities was far from ideal. Too many were living in institutional settings, personal care homes, or dependent on family, with little room for independence.

Community voices—individuals, families, and advocacy groups—began speaking out. They questioned why adequate, accessible housing was so hard to find. These voices didn't just echo—they organized. Luther Home Corporation, the Manitoba Division of the Canadian Paraplegic Association (now Spinal Cord Injury Manitoba), and a group of committed community advocates came together with a bold vision: to create a new model of housing that was not only physically accessible, but embodied the Independent Living Philosophy.

TEN TEN SINCLAIR HOUSING INC., ROOTED IN THE INDEPENDENT LIVING PHILOSOPHY, PROVIDES AFFORDABLE HOUSING AND SUPPORT SERVICES TO THOSE INDIVIDUALS WITH DISABILITIES WHO SEEK THE KNOWLEDGE AND SKILLS TO LIVE INDEPENDENTLY, INCLUDING INDIVIDUALS FACING ADDITIONAL CHALLENGES SUCH AS MENTAL HEALTH CONDITIONS, ADDICTIONS OR COGNITIVE DISABILITIES.

Their vision became reality in July of 1975 with the opening of Ten Ten Sinclair Housing Inc., located at 1010 Sinclair Street. It was more than bricks and mortar—it was a symbol of progress, dignity, and self-determination.



From left to right: Tony Mann (Exec.Direc), S. Simkin (BACM Ltd.), Hon. Saul Miller, MP, E.Braid (Chairman, CPA) Hon. J. P. Guary, MP, Allan Simpson (Chairman, Housing Committee, CPA Board)



From the beginning, the founders of Ten Ten Sinclair dreamed of an organization that would grow with its tenants, adapting to changing needs and leading the way in inclusive housing. That dream lives on today. For five decades, Ten Ten Sinclair has been a driving force in building accessible communities in Winnipeg, and we remain deeply committed to the values that sparked our creation: independence, choice, and respect for all.

As we celebrate 50 years of impact, we look back with pride  
— and forward with purpose.

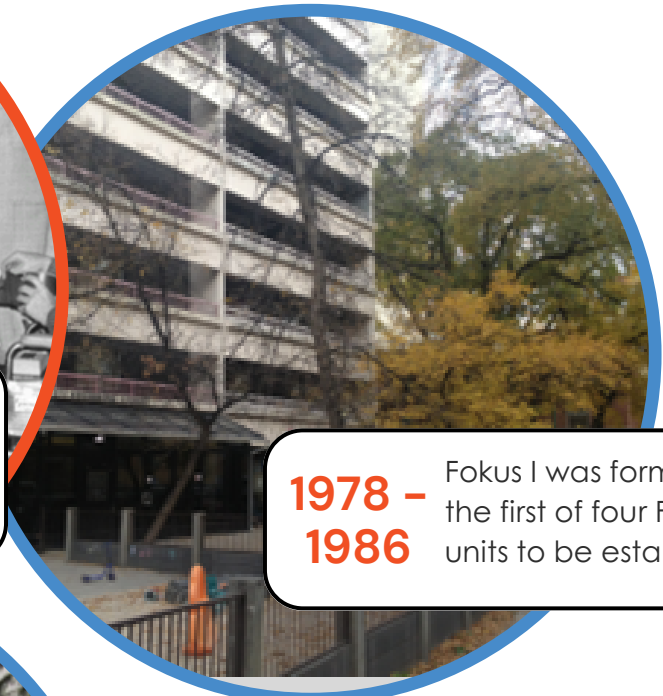


# Ten Ten Sinclair Housing Inc.



Ten Ten Sinclair Housing Inc. opened on July 15, 1975 with the official ribbon cutting taking place in August 1975.

**1975**



**1978 –  
1986**

Fokus I was formed - the first of four Fokus units to be established



The Westwood Cluster was born.

**1992**



**2009**

Place Bertrand construction completed



Place la Charette was completed

**2012**



# Looking Back and Moving Forward



1

## 1010 Sinclair Street– 1975

Ten Ten Sinclair Housing Inc. along with the Learning Through Living Program opened in 1975 through the combined efforts of a number of groups and individuals.

2

Luther Home, The Canadian Paraplegic Association- Manitoba Division, The Manitoba Housing and Renewal Corporation and what was known at the time as the Department of Health & Social Development all played a vital role as well as many individuals seeking to improve the accessible housing and Independent Living situation in Winnipeg.

3

In 1978 the organization became incorporated as Ten Ten Sinclair Housing Inc. The design of the 1010 Sinclair Street apartments along with its setup for attendant care and resource supports to facilitate Independent Living made the apartment building a one of a kind in Canada and served as an example which others, even in other provinces and countries, looked to for guidance.

## WESTWOOD CLUSTER - 1992



Heading into the 90's another model was identified which concentrated on supporting community Independent Living in a small setting for individuals living with a very high need for day and night attendant care services. This cluster model varied slightly from the Fokus model in that only a small cluster of around four to six units were needed to be available for particular individuals in order to have a stable setup living independently with on-site staff supports. In 1992 an agreement was made for six apartment units at 429 Westwood Drive and the Westwood Cluster was born.





## PLACE BERTRAND - 2009



The Place Bertrand Housing Project was the first time Ten Ten Sinclair Housing Inc. helped to facilitate new housing construction in Winnipeg. This was accomplished by partnering with Raymond SC Wan Architect, WG Kastes Inc., Concord Projects Ltd., Design For All Inc., along with government funders to create a project which focused on universal design aspects in a side by side home setting with patios and yards. Work on the 20 unit project began in 2008 and was completed in 2009 featuring universally designed one, two and three bedroom options for individuals and families. The project was subsequently incorporated as Place Bertrand Housing Inc. Following this Place Bertrand Housing Inc. won an ACCESS Award from the City of Winnipeg Access Advisory Council for its outstanding level of accessibility. Place Bertrand is located in St.Boniface at 396 Bertrand Street.



## PLACE LA CHARRETTE - 2012

The most recent housing project which Ten Ten helped to facilitate is Place La Charrette which was completed in 2012. Working again with provincial and federal funders, Place La Charrette was completed through the combine efforts of partnering again with some familiar faces like Raymond SC Wan Architect, WG Kastes Inc., Design For All Inc., and this time Boretta Construction Ltd. Place La Charrette built upon the successes and lessons learned from the previously constructed Place Bertrand. In 2015 the project won an Award of Excellence from the Canadian Centre on Disability Studies for its exemplary level of accessibility made possible by its universal design in every single one of its 6 bungalow and 31 apartment units.

# Chairpersons Past and Present



**Allan Simpson**  
**1979-1982**

The first Board Chair of Ten Ten Sinclair Housing Inc's Board of Directors. Allan became the Chair after the incorporation of Ten Ten Sinclair Housing Inc. on September 12, 1978. His family funded the Allan Simpson courtyard in his honor in 2000.



**Evelyn Shapiro**  
**1982-1987**

Ms. Shapiro was the second Board Chair and headed the Ten Ten Board for 5 years. Evelyn worked closely with Managing Director Merv Thomson during the early years of Ten Ten.



**Chris Martin**  
**1987-1990**

Mr. Martin was the 3rd Board Chair serving for 3 years, working along side Managing Director Milton Sussman.



**Pat Sisco**  
**1990-1993 & 2000-2005**

Ms. Sisco served two terms as Board Chair, working with 3 different Managing Directors.



# Chairpersons Past and Present



**Bill Haight**

**1993-1996**

Mr. Haight served a 3 year term on the Board and worked with Managing Director Milton Sussman in continuing the growth of the organization.



**Don Onofriechuk**

**1996-2000**

Mr. Onofriechuk served 4 years as Board Chair working with Managing Director Milton Sussman.



**Donna Collins**

**2005 - 2015**

Ms. Collins has been the longest serving of the Board Chairs. She has served on the Board as its Chair for more than 10 years. Donna has worked closely with Debbie Van Ettinger and Heather Korol in the last number of years.



**Chris Wullum**

**2016 - Present**

Mr. Wullum has been serving as Chair of the Board for nine years. Chris works closely with Executive Director, Debbie Van Ettinger.

# The Executive Directors



**Art McCoughan**

**1975—1977**

Reporting to the Board of Directors of Luther Home, Art was the original administrator and Managing Director of Ten Ten Sinclair Housing Inc.



**Harvey Miller**

**1977—1981**

Mr. Miller was the Managing Director of Ten Ten Sinclair Housing Inc. from 1977 to 1981. Fokus Housing began under the guidance of Harvey



**Merv Thomson**

**1981—1986**

Mr. Thomson was the Managing Director for 5 years until his death in 1986. Fokus Council began during Merv's tenure as Managing Director



**Susan Moore**

**1986—1986**

Ms. Moore took over the A/Managing Director role after the death of Merv Thomson.

# The Executive Directors



**Milton Sussman**

**1986 - 2000**

Mr. Sussman was the Managing Director of Ten Ten Sinclair Housing Inc. for 14 years. The longest years of service in the Managing Director's seat. He also oversaw many housing initiatives including the Kennedy Street Housing Project.



**David Martin**

**2000—2004**

Mr. Martin was the Managing Director during the unionization of the attendant staff. David was a former tenant of the organization before returning as its Managing Director.



**Ken Cassin**

**2005—2015**

Mr. Cassin was the Managing Director for 10 years. Ken's accomplishments included overseeing the development of the award winning housing projects Place Bertrand and Place La Charrette.



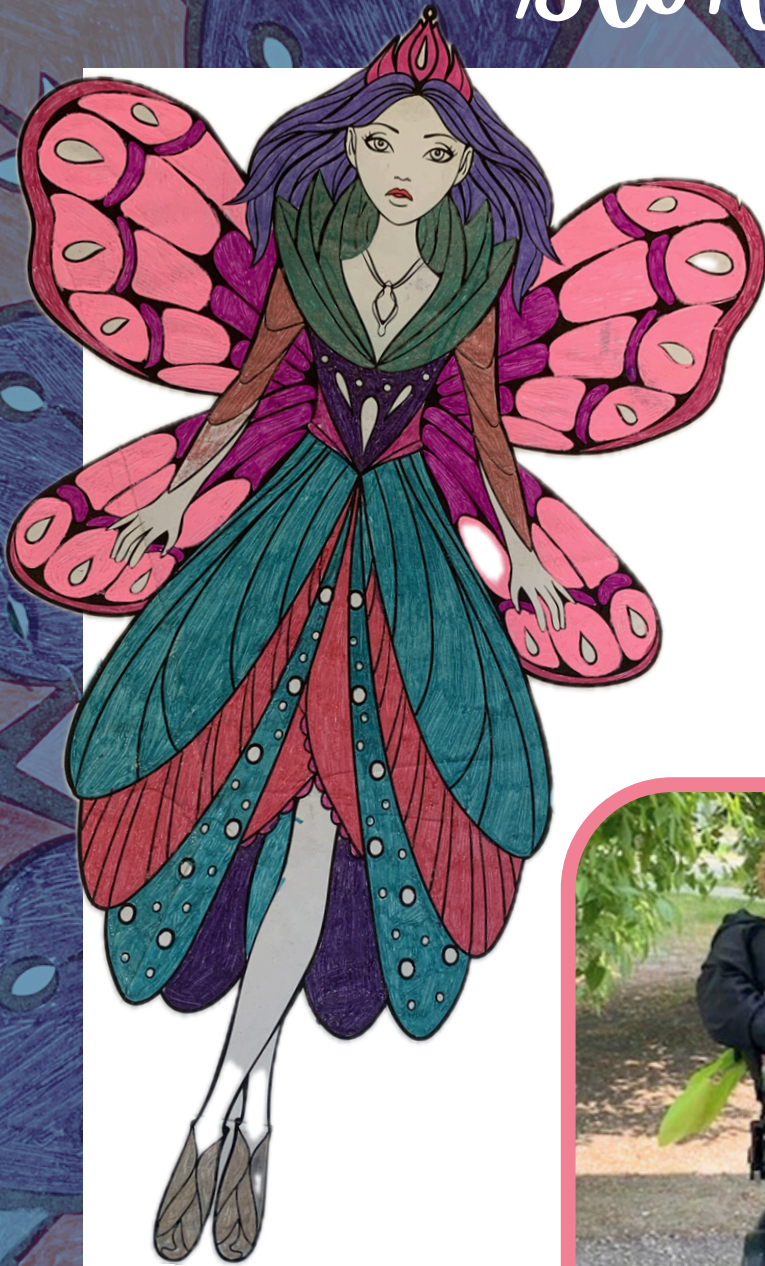
**Debbie Van Ettinger**

**2015 - present**

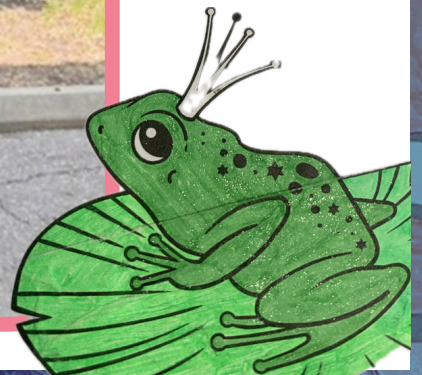
Ms. Van Ettinger has been the Executive Director for Ten Ten Sinclair Housing Inc. since 2015 and prior to that she was the Programs Director since 2000.



# TENANT *stories*



Natasha Scott is a tenant at 1010 Sinclair Street who is a colourist extraordinaire. Her creativity and attention to detail turned a simple outline into a vibrant work of art. We're proud to feature these standout pieces as a celebration of Natasha's artistic flair!





# TENANT *stories*

**I am Bradley Middaugh** and I have lived in Fokus I since December of 2024. A little bit about me - I was born in 1972 in Ontario but grew up in Edmonton, Alberta. I have a very youthful outlook on life in general and my chosen field is Technology. I usually am the guy to go to troubleshoot why things are not working as I love to help people. I do realize I am different than most clientele in my situation.

I'd like to highlight the difference in service I have experienced between Ten Ten Sinclair's Fokus I unit and other healthcare services. In summer 2023, a Covid infection caused clots in my heart and lungs, and I landed in the hospital for quite a few months. I was not living at Fokus at this time. When I was discharged, I required home care services. I will always be indebted to the homecare nurses who served me, they were great. However, homecare was not consistently reliable, and it became a regular event on weekends for me to sleep the entire night in my wheelchair as no one arrived to put me to bed.

Fast forward to 2024 and I was in hospital again. Unforeseen difficulties landed me there homeless as well and social workers became involved. One day, the Director of Programs from Ten Ten Sinclair called me and wanted to meet me as she may be able to help me. And she and Ten Ten Sinclair Housing Inc. did indeed help me.

Amazingly, she met me in my hospital room and assessed me as being very independent and proposed that Ten Ten's Fokus units would be a good fit for me. When I moved into the building it was better than she described it.

The idea was that the services at Fokus units were to be my hands and feet. I assumed it would be as it was with all other healthcare services - they visit you with a checklist and try not to hurt or cause the patient further grief. But it was exactly as described - the attendant staff arrives and asks me if I need help in anyway. And many times, the timing was off - as right then I did not need help but ten minutes later I did, and they accommodated that as well. This is greatly appreciated as my occupational therapist and I have made several changes to my routine and have always been accommodated by the Fokus staff. All in all my experience with the Fokus division of Ten Ten has indeed changed my life for the better.



# TENANT *stories*



**Hi, my name is Anita Mehta,** and I live at Fokus IV. I have been living at Fokus IV since September 2009.

Before moving to Fokus IV, I had lived at the Ten Ten location where I had participated in the Learning Through Living Program. The Ten Ten location taught me how to live independently and how to direct my staff and help me with things I need help with.

Some of the things I enjoy about living at Fokus IV is it is located downtown and is close to a lot of the places that I like to go to. I live on the ninth floor which is nice because I have a great view of the city as well.

Fokus Housing has provided me the opportunity to live independently and live the life I want to live. I like the flexibility within calls that I have, and that I can change to another activity in that call. So, for example if I chose to direct the staff to not do my housekeeping that day and direct them to do another task within my home I can do so. I like the fact that I can come and go from home as I please during the day. All I need to do is cancel my call(s) with the staff office and am able to head out for the day.

I like the fact that I have lived at Fokus IV for the last 16 years and that I can stay in this housing location for as long as I would like. Thank you!

# TENANTS AND THEIR LEGACIES

Over the years many of our tenants have gone on to do exceptionally well in their private lives. A number of our Managing Directors were former tenants. Ten Ten has had a diverse group of tenants living in the Fokus and Cluster Housing as well as the Ten Ten Sinclair apartment block over the years. Several of them have even left us their art work to remember them by



Any visitor to Fokus I on Assiniboine Ave. has seen this classic drawn in 1979 by an attendant named Harry. This shows several of the original tenants of Fokus I

Clockwise from Top Right: Paul Lejeune, Chris Sargent, Supervisor Gary Montgomery, Jim McDonald, Adam Salamandyk, Don Ament (Long time former Ten Ten Housing Coordinator), John Lane (former C.P.A. Executive Director), Tim Thurston

## A TRIBUTE TO "SHORTY"

If you have ever been into the meeting room at Ten Ten, then you have undoubtedly seen this picture drawn in 1979 by former attendant and tenant, Edwin "Shorty" McKenzie. A tribute to his friend Grant McDonald, shown in the bottom right







## A GLIMMER IN THE ROOM

In the Merv Thomson Room at 1010 Sinclair, the disco ball has been a fixture of the room since the mid-seventies. The one pictured here is one of many which were created and distributed by a group of disco era tenants



Tenant James Hutton reading to the children at the Daycare in 2001



Magician Brian Glow entertaining the kids at their annual Christmas party

Ten Ten Sinclair housing inc. has had numerous businesses operating out of the 1010 sinclair street building over the years. Unfortunately we could not profile all of them but one that stands out is the seven oaks daycare

For more than 20 years, the Seven Oaks Daycare was run out of the basement of Ten Ten. It provided childcare for the staff as well as other children from the community. Eventually they outgrew the basement and in 2003 relocated to the Seven Oaks Hospital





# Ten Ten

## LOOK BACK AT 1975



Ten Ten was built the same year as the Royal Canadian Mint. One would change the prairie landscape with its unique architectural style. The other would set a stage to enhance Independent Living in the community for the next four decades.

While construction was going on at Ten Ten, another business was starting up in 1975 that would go on to revolutionize everyday life. You may have heard of them, Microsoft



In sports, the Winnipeg Jets featuring the Golden Jet, Bobby Hull were winning another Avco World Cup trophy as league champions of the WHA. The Blue Bombers meanwhile had a tough losing season with quarterback Dieter Brock



In music, two well known local acts were making their name on the North American music scene. Local bands the Guess Who and B.T.O. were churning out the hits to audiences everywhere. K-Tel records sold in the millions every Christmas. The top songs of 1975 included Philadelphia Freedom by Elton John, Love Will Keep Us Together by Captain and Tennille as well as Glen Campbell's Rhinestone Cowboy



While the rest of the world enjoyed the top movies of 1975 including One Flew Over The Cuckoo's Nest, JAWS, and the Rocky Horror Picture Show, Winnipeg was creating a cult classic of their own, flocking to see Brian De Palma's The Phantom Of The Paradise

The Mayor of Winnipeg was Stephen Juba. The premier of Manitoba at the time was Ed Schreyer, Canada's Prime minister was Pierre Trudeau and the U.S. President was Gerald Ford

# MESSAGE FROM FOKUS COUNCIL

Celebrating 50 years of empowerment in independence! This year is a remarkable milestone for Ten Ten Sinclair Housing Inc. as we celebrate 50 years of service, advocacy, and impact in the community. Since 1975, we have remained steadfast in our mission to support individuals with disabilities through the principles of the Independent Living Philosophy-promoting choice, self-determination, and full participation in the community. Over the past five decades, Ten Ten has grown from a grassroots movement into a trusted nonprofit organization. From peer support and life skills training to accessible housing, and advocacy. Our programs are designed to remove barriers and create opportunities for folks living with disabilities to live independently, on their own terms. As we reflect on our journey we celebrate the individuals, families, staff, and partners that have made this work possible. Together, we have created a legacy rooted in equality, dignity, and empowerment and we look forward to continuing this vital work for generations to come.



Nolan Smith,  
Chairperson  
Fokus Council

## FOKUS PHILOSOPHY

Fokus Housing and Services represents beliefs and views of individuals committed to a common goal and prepared to contribute to its maintenance on an ongoing basis. The goal incorporates the belief that every individual has a right to self-control, a free and independent life style, self-management and the exercising of rights and responsibilities inherent to every Canadian citizen.

The two principle components necessary to achieve this goal are permanent housing and attendant care support available on a 24 hour basis.

The Fokus concept is managed by the Fokus Council. The Fokus Council is made up of Fokus Unit representatives.

While each unit is structured the same, tenant participation results in the development of unit policies creating a unique character at each location. There are currently four Fokus' in operation throughout Winnipeg. All units are conveniently located near shopping centers, as well as transportation services and other conveniences.





# OUR FOKUS UNITS

Fokus I was the first major partnership formed to expand housing options for tenants moving on from 1010 Sinclair Street. A large degree of work went towards forming Fokus I within public housing located downtown at 375 Assiniboine Avenue. An agreement was forged with Manitoba Housing after some steady advocacy from our organization and interested individuals. The agreement and the housing setup made available on-site shared services and establishing of Fokus I proceeded in 1978. The Fokus model which was initially based upon a Swedish model in Independent Living was adapted to local circumstances here in Winnipeg and thus began the first success of many to be replicated in the future Fokus'.



**Fokus I - 1978**



**Fokus II - 1980**



**Fokus III- 1982**

Recognizing the success of the Fokus model, and building upon its' efforts, the second Fokus housing setup was completed in 1980. Fokus II was established at 15 Kennedy Street right across from the provincial legislative grounds. The apartments transitioned to condos in the mid-1990's. As a result 16 condos were then purchased by Kennedy Street Housing Project Inc. in 1997.

Fokus III returned to a rental partnership setup supported between Ten Ten, Manitoba Housing, and an independent property manager called Mar-West Property Management. This third Fokus model and partnership made apartments available to tenants for rent at 299 Queen Street in the Polo Park area.



**Fokus IV - 1982**

In 1986 the Fokus model returned downtown to 90 Garry Street, again with partnership support from Ten Ten, Manitoba Housing and this time the independent property manager called Crystal Properties.

# DEDICATIONS AND HONORARIUMS



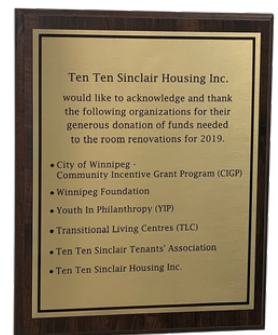
In 2000, the family of Allan Simpson dedicated our beautiful courtyard to the memory of the long time Board Member and former Board Chair of Ten Ten Sinclair Housing Inc. Tenants have enjoyed countless hours in the sun watching the fish in the fish pond and smelling the flowers in the planter boxes. A section within the garden has also been dedicated to long time employee and dearly missed friend of Ten Ten, Don Ament



The family of former Managing Director Merv Thomson dedicated the Merv Thomson room in his honor. This 100 person capacity room has been used for various social functions and meetings over the years



On September 13, 2019, we celebrated the completion of the renovations to our former library, now known as the Community Room, at 1010 Sinclair St. This renovation would not have been possible without the generous support of the following donors:  
The City of Winnipeg Community Incentive Grant Program  
The Winnipeg Foundation  
Youth in Philanthropy  
Transitional Living Centres  
Ten Ten Sinclair Tenants' Association







50 YEARS OF LEARNING





# 50 YEARS OF COMMUNITY





# 50 YEARS OF CELEBRATIONS







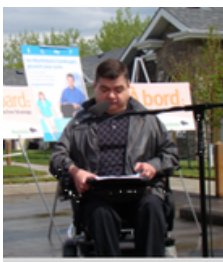
# 50 YEARS OF INDEPENDENCE







# SIGNIFICANT MOMENTS





50TH ANNIVERSARY  
TENANT BBQ  
JUNE 4, 2025

---





# MEET THE STAFF



Front row: Doris Mabilangan, Catia Zinni, Joshua Bergen, Heather Korol, Cathy Emile  
Middle row: Debbie Van Ettinger  
Back row: Hasan Akan, Edmund Gozum, Nervin Malapad, Iaine Aguinaldo, Brittany Barnett, Crystal Birston, Cyndi Padoan, Patricia Mason, Criselda Fauni, Ronnie Quintana, Kevin Kowal

## RESOURCE TEAM



Left to right: Iaine Aguinaldo, Cyndi Padoan, Heather Korol, Doris Mabilangan

# SUPERVISORS



Left to right: Sudarson Gurung, Jennifer Perron, Crystal Birston, Omarr Barcega



# THANK YOU TO OUR ATTENDANTS

We extend our deepest gratitude to our incredible Personal Care Attendants. Your compassion, dedication, and tireless support make a profound difference in the lives of those we serve every single day. Thank you for the heart you bring to your work and the support you bring to others. You are truly the backbone of Ten Ten, and we appreciate your continued dedication.





Cheers

TO  
50 MORE  
YEARS!





Ten Ten Sinclair Housing Inc.

# MAKING CONNECTIONS FOR 50 YEARS

