WEST BROADWAY
DEVELOPMENT CORPORATION

City of Winnipeg, EPC
November 16, 2005

Main Points :

1. WBDC wants a line item for the Housing Rehabilitation Investment Reserve in the new City Budget.

2. WBDC wants the HRIR increased from $150,000 in this City's budget (2005-2006) to $250,000 in 2006 – 2007 Budget.

3. WBDC wants the HRIR allocation carried over beyond the City Budget year cut-off as was the case in previous years from 2000 to 2004.
   (Housing Projects at various stages of development do not necessarily fit into the City's fiscal year – Lost projected revenues can cost our neighbourhood a very vital housing project).

Business Arguments: "Building an Investment Community"

1. City **HRIR Investment** attracts more **Investment** from the private, government and the third sectors.

2. **Returns** are quantifiable, **New Businesses** arrive and **Established Businesses** remain (Business Retention)

3. Housing Projects provide **Partnerships** and **Opportunity** which results in **Leverage** (Example: Sharing the Risk through Partnerships)

4. **Leverage** brings **Stability**, a **Tax Base** and more **Investment**, and

5. Hence **A Community is Re-Born and Remains Stable**

Arguments: "Building A Community"

1. A lack of City Investment and Commitment to local housing projects and initiatives would negatively impact **Crime** statistics. We have observed that **Crime** has been on the rise in West Broadway since this spring and this fact demonstrates the 'fragility' of our neighbourhood. What we have gained to date, we will loose if we do not continue to **Invest** in neighbourhood revitalization.

2. Community-based planning has many positive outcomes for all inner-city neighbourhoods.

   - Housing projects and other community-based initiatives have had a positive effect on the residents of West Broadway. People feel a sense of 'Safety'. Residents begin to feel they are not being excluded from participating in civil life.

   - A sense of personal and community abandonment begins to subside. Gangs and the criminal element begin to fade away. Petty crimes such as graffiti and vandalism begin to disappear and new mural projects that celebrate civic life appear.

   - Community Projects show that something is happening in the neighbourhood. Homes and apartment building begin to be cared for again through new renovations projects (small grants PIP).

   - People's perceptions change over time, they start to participate in local organized activities. People get to know each other and the barriers break down. A previously isolated community in the 1990's changes into a 'vibrant, diverse and stable' neighbourhood where People begin to lend a supporting hand in local projects. Over time People take ownership and leadership of their community.