West Broadway Development Corp.

Renewing our community together

Submission to the Executive Policy Committee, City of Winnipeg

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Work in Progress: West Broadway Housing Plan 2008 – 2012

Persistent challenges remain, safety major concern of residents:

- 55% of residents in "core housing need" with rising rents
- Single Room Occupancy (Rooming Houses) require attention
- Rehabilitation: pockets of decline still exist
- Vacant lots: Infill a priority as lots remaining

Importance of Housing Reinvestment Reserve

- Investment for safety; social and economic development
- City investment leavers economic returns, example:
  - Property Improvement Program external fix up grants in 2007: 39 homeowners; 10 housing providers received $58,000 in grant revenue ($30,000 from the City) and privately invested $150,000. $1 public investment = $3 return
- $2 million in 2008/09 required to meet housing demands in existing HIZ zones. Further investment required for remaining inner-city neighbourhoods

West Broadway: fragile growth

1. **Value of increased property:**
   2000: $39,000; 2006: $90,000

2. **Number of vacant lots:**
   WBDC owned / City dollar lots: 7
   Privately owned, vacant. surface parking lots: 33

3. **Number of homeowners / households:**
   - 38% of homeowners residents (85 homeowners / 225 houses) (2006)
   - Number of duplex/ Single Room Occupancy/ Apartment dwellings: 2,835.
   - Reality of housing stock: 85% of residents live in rental apartments

Housing Reinvestment Reserve in West Broadway 2007/ 08:

Westminster Housing Society: $25,000 to reno derelict house from Spence

- Greenheart Housing Cooperative: $100,000 City investment - $3.2 million project
- Housing Development Coordination of stakeholders with WHHI and other levels of government
- Kikinaw Housing: $5,000 to demolish 2 vacant houses, applied for more
- Property Improvement Program: $30,000
- Community-driven five year Housing Plan: $29,500
