West Broadway Development Corp.

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) dilapidated require attention
- Rehabilitation: pockets of decline persist
- Vacant lots: Infill a priority as lots remaining
- Decrease vacant/boarded buildings
- Housing Coordination is vital

Importance of City Housing Reinvestment Reserve (HRIR)

- Investment for safety; social and economic development; returned through property taxes
- City investment leavers economic returns: Property Improvement Program external fix up grants $1 public investment = $3 return
- $2 million in 2009/10 required to meet housing demands in existing Housing Improvement Zones (HIZ). Increased investment required for new inner-city neighbourhoods

Recommendations:

- West Broadway retains its status as a **Housing Improvement Zone**
- Increase overall City of Winnipeg housing investment (HRIR) annually to the five (5) designated HIZ neighbourhoods from the current **$1 Million to $2 Million** in order to move forward more expediently on priorities in the housing plan
- In support of those neighbourhoods seeking HIZ status, any new designations of HIZ status should be allocated new funding in addition to the existing budget of the HRIR so as not to disinvest in the existing HIZ zones
- Enhance the current Housing Programs by increasing their flexibility and funding maximums to meet the realities of higher housing development costs

The West Broadway Development Corporation would like to thank the City of Winnipeg for its continued investment in housing revitalization and renewal in West Broadway.

West Broadway Development Corporation
Molly McCracken, Executive Director and Brian Grant, Housing Development Coordinator

Submission to Executive Policy Committee, City of Winnipeg
March 11, 2009

West Broadway Development Corporation recommends the following changes to the review of the City of Winnipeg's Housing Policy and Housing Programs.

1) West Broadway retains its status as a Housing Improvement Zone.

2) Increase overall City of Winnipeg housing investment (HRIR) annually to the five (5) designated Housing Improvements Zone neighbourhoods from the current $1Million to $2 Million, in order to move forward more expediently on priorities in the housing plan.

3) In support of those neighbourhoods seeking Housing Improvement Zone status, any new designations of HIZ status should be allocated "new" funding in addition to the existing budget of the HRIR so as not to disinvest in the existing HIZ zones.

4) The current City of Winnipeg's Housing Programs:

   A. *Housing Coordination*: to provide continue financial support for housing coordination of local neighbourhood housing development and housing resource programs.

   B. *Neighbourhood Housing Program:* increase the flexibility of this grant per/unit from the existing $10,000 maximum increased to $15,000-20,000 maximum to address the realities of current rising costs of:

      i. Acquisition, land transfer, legal fees, etc.

      ii. Rehabilitation development (capital costs)

      iii. Infill housing development (capital costs)

      iv. Small fix up grant program (i.e. Property Improvement Program expansion into rental housing stock such as rooming houses including developing a Housing Plan Rooming House Program and to provide a grant for rental properties to compliment the BUILD Program)

      v. Emerging housing opportunities intended to improve the current housing stock that may not have arisen in the initial housing plan

   C. *Municipal Development Costs Offsets*: increase the flexibility of this grant per/unit from the existing $5,000 to $15,000 to address rising costs of pre-development: land acquisition, surveys, environmental site assessments, etc.

5) Provide new Housing Programs and extend housing investment (HRIR) to:

   A. Boarded up/Derelict Properties Program: work with City administration (PPD/Real Estate) to transfer these properties to non-profit housing providers; improve the housing stock and increase the number of affordability, accessibility, and environmentally sustainable rental housing units for low income households.

   B. Rent Supplement Program: provide a matching (or percentage arrangement with Province) rental supplement to new or rehabilitated rental housing stock owned by non-profit housing providers.

   C. Green-Building Inventive Program: provide a grant to the maximum of $10,000 per unit for rehabilitation and/or for infill housing projects for innovative building design, environmental sustainability and green-building technologies (based WBDC-ACPI Green Indicators recommendations).

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