**Housing Opportunities in Spence Neighbourhood**
**Presentation to Executive Policy Committee March 11, 2009**

| Work to be done | SNA: Current Actions | City of Winnipeg: Steps to take |
|---|---|---|
| Development of Derelict and Boarded Up Buildings<br>- There are 136 properties of concern of which 35 are of high concern or derelict buildings. In the beginning of 2005, the number derelict properties were down to 14.<br>- Non-profits are purchasing fewer buildings for renovation and none have been purchased for rental purposes. In the last four years, four houses have been demolished and three renovated for private homeownership. | - Working with city to enforce Vacant and Derelict Buildings and Neighbourhood Liveability by-laws<br>- Survey of buildings every 4 months<br>- Small incentive grants program.<br>- Info provision on grant funding sources<br>- Encourage non-profits to purchase properties of concern<br>- SNA uses city and provincial funding to provide small grants for improving houses and rental properties.<br>- Development stages of non-profit property management organization | - More enforcement of Vacant and Derelict and Neighbourhood Liveability By-laws. Enforcement needs to be proactive rather than complaint driven.<br>- Implement larger fines for not taking out or renewing boarding permits. Unpaid fines could be added to Property Taxes, which could lead to properties being taken over by the City for tax arrears.<br>- Increase cost off-set funding to allow non-profits to purchase buildings with a down payment and loan interest for 6 months. |
| Stop displacement of low income households.<br>- Since 2005, 14 landlords received a 17.4% increase in rents, and we know this is resulting in people being forced out. The private market is also spurring the conversion of apartments to condo developments.<br>- More students are finding Spence a desirable place to live and they are competing with lower income members for space.<br>- University of Winnipeg is still looking for student housing opportunities. This may reduce housing available for neighbourhood residents. | - Encourage landlords to use RRAP grants to keep rents affordable. However, at this point, only 50 out of 150 applicants are approved.<br>- SNA is requesting funding for improvement of rooming houses from the province.<br>- Work with BUILD for the weatherization of buildings.<br>- Encourage non-profits to buy and/or build rental units<br>- Request has been in for a Secondary Plan for Spence, Daniel Macintyre and St Matthews for over three years. | - Implement funding for seniors to complement the available Neighbourhood Housing Assistance (NHA) dollars. Many low income seniors cannot afford the addition cost of bringing their homes up to required health and safety standards.<br>- Implement funding for additional suites in private homes. This program would serve to increase housing availability and also help seniors stay in their homes.<br>- Complement provincial NHA dollars for rooming houses.<br>- Encourage other levels of government to make funding available for improving rental properties. To date, non-profits have not been able to get block funding for rental projects. |

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| Keep Lower Income Members in the Community (Continued) | - Provide landlord and tenant supports through a Rental Safety Coordinator and a tenant placement staff person.<br>- Develop a non-profit property management organization that can acquire funding to support affordable rents. | - Request Manitoba Hydro to solve restriction on rental properties so that they can take full advantage of the BUILD energy conservation program. |
| Development of new properties<br>- St Matthews Anglican Church is planning a conversion to 24 units 23 of which are 2 and 3 bedroom units.<br>- Lions Club of Winnipeg is planning a new multifamily building at 354 Sherbrook | - Help to develop plans and obtaining funding.<br><br>- Support the purchase of 354 Sherbrook | - City of Winnipeg recently affirmed cost off set funding per unit rather than per project. This will help this project become a reality.<br>- Encourage other funders to provide funding to large projects. |

A neighbourhood annual budget could look as follows;

## Spence Neighbourhood Budget

| Item | Number | NHA/HW | City | City Loans |
|---|---|---|---|---|
| Housing Incentive Grants ($700 to $2,500) | 30 | 30,000.00 | 45,000.00 | |
| Seniors Homeowner Grants (Repairs and Suites) | 4 | 40,000.00 | 20,000.00 | |
| Rental Property Grants- Private Landlords | 5 | 100,000.00 | 25,000.00 | |
| Derelict Properties for Non-Profits (Rental/Homeownership) | 3 | 300,000.00 | 60,000.00 | 60,000.00 |
| Demolitions | 1 | | 10,000.00 | |
| Minimum Repair Grants | 5 | | 15,000.00 | |
| Housing Coordination - Housing and Rental Staff | 2 | 45,000.00 | 50,000.00 | |
| Housing Training Initiative | | | 10,000.00 | |
| Total Required per Neighbourhood | | | 235,000.00 | |
| Admin and Staffing Percentage | | | 25.5% | |

**NHA**-Neighbourhood Housing Assistance **HW**-HOMEWorks