# *Work in Progress: West Broadway Housing Plan 2008 – 2012*

## Persistent challenges remain, safety major concern of residents:

- 92.8 % of all housing are rental housing (2705), 7.2% are homeowners (210) – (2006 Census)
- 54% of the total households (2925) have an income less than $20,000 – (2006 Census)
- Of the total number of rental units (2,710), 48.5 % of households are paying more than 30% of their household income toward shelter costs – (2006 Census)
- In 2006, the average one bedroom unit was $457 in West Broadway (2006 Census). However in 2009, CMHC reported the average one bedroom in Winnipeg rent rose between $609 to $730
- 48.8% of residential buildings are in need of minor and major repairs – (2006 Census)
- Three apartments buildings have been converted to Condos: a loss of 27 units of affordable rental housing
- Single Room Occupancy (Rooming Houses) dilapidated require attention
- Rehabilitation: pockets of decline persist
- Loss of housing from undeveloped land and surface level parking lots (19 lots)
- 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
- Westminster Housing Society and KIKINAW Housing have benefitted from the City's HRIR investment: providing mixed affordable rental housing, renovated rooming houses and apartment buildings
- $2 million in 2009/10 required to meet housing demands in existing Housing Improvement Zones (HIZ). Increased investment required for new inner-city neighbourhoods
- City investment leavers economic returns: Property Improvement Program small external fix up grants $1 public investment = $2.3 private return

| Property Improvement Program (PIP) 2002-2009<br>Small Exterior Fix-Up Grants<br>Grants and Property Owner Investments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | Total |
| Grants * | 52,199 | 56,489 | 42,609 | 54,237 | 55,100 | 63,166 | 73,146 | 53,725 | **450,671** |
| Private Investments | 32,854 | 115,111 | 83,275 | 111,050 | 130,376 | 149,691 | 166,780 | 131,361 | **920,498** |

*** 50/50 funding by City of Winnipeg (HRIR) and Province of Manitoba (CHII) from 2002 to 2009 equally $30,000 per government except in 2008, City contributed $42,546**

**West Broadway Development Corporation**
Molly McCracken, Executive Director and Brian Grant, Housing Development Coordinator
*Submission to Executive Policy Committee, City of Winnipeg*
March 15, 2010

**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.
- Housing Coordination: to provide continue financial support for housing coordination of local neighbourhood housing development and housing resource programs
- 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
    v. Emerging housing opportunities intended to improve the current housing stock that may not have arisen in the initial housing plan

- 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.

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

    A. *Housing Trust Funds:* municipalities create a housing trust fund that supports the production of affordable housing (i.e. City of Saskatoon has the Affordable Housing Reserve).

    B. *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.

    C. *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.

    D. *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).

**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.**