DMSMCA
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Addressing Winnipeg's Affordable Housing Crisis Together

Why Safe, Stable & Affordable Housing is Important

Affordable housing is central to any city's economic and social health
Development is impossible without appropriate housing availability
Health, Education, Economic Participation, Crime Levels all connected to housing stability

Degradation of Winnipeg's Rental Housing Conditions

Aging (most inner-city houses are 80-110 years old)
Increased ownership of "investment properties" by out-of-province landlords = neglect
Low (1.1%) vacancy rates means that renters must take what they can get – no options

Loss of Rental Housing in Winnipeg

Condominium Conversion of Apartment Blocks (50 units in DMSMCA alone)
Boarding of buildings due to extreme neglect and unsafe/unsanitary conditions (100 units in DMSMCA)
Reconversion of rental houses to homeownership

Increased demand for rental housing in Winnipeg

Population growth at 4000 per year or 2%
Mostly immigrant newcomers and Manitoban Aboriginal people
Both demographics will be seeking mostly rental housing in central Winnipeg

Results of Rental Housing Pressures – A Rental Housing Crisis!

Extremely low vacancy rate (1.1%) not projected to increase at currently level of unit development
Rental families forced into inadequate housing (too small, unsafe, unsanitary)
Frequent moving trying to find safe affordable housing
Children and family's quality of life suffer due to poor housing conditions:
Health, Education, Economic Participation, Crime Levels all connected to housing stability
Inner-City neighbourhoods suffer due to derelict rental buildings and lowered quality of life

Important Note: Converting Renters to Homeowners is Not a Realistic Solution

Inner City median income is $31,773
40% of inner-city residents are low-income.
25% of inner-city households are headed by single mothers with a median income of $24,529
Assuming any mortgage at these income levels is unacceptably risky for the borrower.
Any inner-city renters who do become homeowners will not counter-balance the increase in renter demand combined with the loss of rental units.

The Solution: Community and City Leadership & Partnership

City of Winnipeg's Leadership Potential

Controls bylaws over condo conversion, zoning, permits for new development, infill

Expert on Winnipeg's unique needs and potential

Municipal rental housing promotion models have worked for other Canadian cities such as Saskatoon

Already has close relationships with NRCs through HIZ program and working groups

Neighbourhood Renewal Corporation Leadership Potential

Local experts on neighbourhood needs and potential

Strong, positive connections with local residents, renters and landlords

Cost-effective program administration and incentive delivery

Strong connections with all local stakeholders and community economic development networks

Some Action Areas:

Tenant-Landlord Cooperation programs

Rental Renovation Incentives

Infill and Recuperation Rental Housing Projects

Rental Housing Cooperatives

Community Support and Referrals for rental block residents

Rental Safety programs

Partnership in identifying and inspecting substandard rental housing

Partnership in identifying policy that can help control loss of rental units (ie, limit apartment condo conversion permits while encouraging warehouse condo conversion permits)

Community Economic Development programs in Inner City

Inclusionary zoning to increase affordable rental units in new & infill developments

Best form of City/NRC Partnership

Given that housing is central to Winnipeg's economic and social wellbeing and development:

Increase funding for current HIZ neighbourhoods from $1 million to $2 million

Admit new neighbourhoods including Daniel McIntyre and St. Matthews to HIZ status

Thank you for your leadership and vision in addressing the affordable housing crisis in Winnipeg.

Selected Resources

Some affordable housing initiatives and funding examples from Saskatoon
http://www.saskatoonhousingpartners.com/supply-housing.php

2009 CMHC Winnipeg Rental Market Analysis
http://www.cmhc-schl.gc.ca/odpub/esub/64479/64479_2009_A01.pdf?sid=5f25b7864c2744b296982739fad445e6&fr=1268442390690

2006 Winnipeg Inner-City Census Statistics
http://winnipeg.ca/Census/2006/City%20of%20Winnipeg/Inner%20City/Inner%20City.pdf

Wellesley Institute Affordable Housing Research
http://www.wellesleyinstitute.com/category/research/affordable_housing_research/

Affordability and Choice Today solutions and case studies
http://www.actprogram.com/english/studies.asp