

Partnering for Neighbourhood Revitalization

City of Winnipeg

&

Winnipeg Housing Rehabilitation Corporation

W.H.R.C

City Loan Guarantee Proposal to Executive Policy Committee

December 2003

WINNIPEG HOUSING REHABILITATION CORPORATION

Rehabilitating Housing

Makes Business Sense

Before.... **&** **After....**



WHRC's 1st home, bought on July 2000,
under new Provincial, Federal and City housing programs.

Rehabilitating Housing

Our 1st home..... Under the NEW Housing Programs

Before....

- Vacant and boarded up housing flourished on Langside
- Residents were moving away because of crime, blight and Neighbourhood decline
- A structurally sound home was about to be demolished
- Visited WEEKLY by the Winnipeg Police and Fire Departments
- Potential site for arson and criminal activity
- MAJOR safety issue for local children
- Property Value, $8,600.00 and **FALLING RAPIDLY**
- Basic Municipal taxes $117 and **FALLING RAPIDLY**



Winnipeg became knows as the
"ARSON CAPITAL OF CANDA"

Tenants fleeing ghost town-like Eaton Place mall

Continued from B7

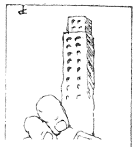
Portage Place isn't the only downtown mall that's losin stores. At nearby Eaton Place, clothier Eddie Bauer i preparing to close once its lease expires at the end o March. It will not relocate, but its Polo Park outlet wil remain open.

Eaton Place has a 19 per cent vacancy rate for its approx imately 176,000 square feet or retail space. Curtis For towsky, vice-president of retail operations for Eaton Place said traffic has declined at the mall since Eaton's shu down late last year and that four or five tenants have closed their doors within the

First show sign of life

City council has approved the business plan of Winnipeg's new downtown development corporation, CentreVenture. The vote means that CentreVenture has progressed in six months from a good idea to a functioning entity with a chief executive officer and a seven-member board charged with implementing a mandate to develop the downtown into a vibrant place where more people work and shop, live and play. With the approval on Wednesday, it now also has an operating budget and the promise of a $3-million pool of capital with which to lever private-sector investment in downtown renewal.

That all of this could be accomplished in six months at city hall is remarkable. It also, however, is not enough. CentreVenture needs to accomplish something immediately, not so much as sign of good faith, but as of life.



While it may sound churlish, the fact is that, as far as it has come, CentreVenture still has a very long way to go. The city's promised $3 million is but a drop in the bucket compared to the $10 million to $20 million CentreVenture projects it needs to create nt bank that could be a truly enewal. There is no reason at it will fail to meet the objective,

Mayor's plans to renew core suffer setback

Axworthy rules out CentreVenture funding, gives cold shoulder to housing initiative

By David O'Brien
Saturday Free Press, Winnipeg, October 16, 1999

THE FEDERAL government has ruled out any support for the city's new downtown development agency and it's unlikely to sign assets help sustain The Forks site, which is not financially self-sufficient.

Friesen said she had no opinion yet on whether the Forks partnership should be wrapped up.

On inner-city housing, Axworthy said the federal government has

Time running out

Winnipeg Free Press, Tuesday, October 19, 1999

By David O'Brien
City Hall Reporter

TIME IS running out for some inner-city neighbourhoods, which are starting to resemble

es a year," said Tom Simms, executive director of the Community Education Development Association.

More than 6,000 homes need repair, Simms said, adding it's critical that the federal and provincial governments

Arson woes capture national attention

Continued from A1

"We are hoping to move quickly in some areas," Friesen said. Identifying what can be done in the immediate future will be part of the job of the special unit, she said.

But the executive director of the Community Education Development Association said yesterday that spring is the absolute deadline for action on the inner city.

"We think that would be outright neglect if money isn't flowing by April 1 from all three levels of government," Tom Simms said.

Friesen's initiative follows the creation this week of a 10-member "arson strike force" to combat a trend that has seen a fire set in the inner city almost every day this fall.

The strike force is to begin working Monday, the same day Mayor Glen Murray is expected to brief councillors on his long-awaited strategy for dealing with decaying housing in the core.

The mayor's strategy — to date, the only housing relief effort in sight for the core

'The issues facing Winnipeg . . . are not going to be solved by one government'

During the election, the New Democrats did commit $2.5 million for their Neighborhoods Alive program. Of that total, $1.5 million would be used to provide up to $10,000 per home for the purchase and/or renovation in targeted neighborhoods.

Another $750,000 would be used to develop training and job opportunities for youth and unemployed workers. And $250,000 would be used for community patrols and bylaw enforcement — for example rooming house inspections.

That money, however, likely won't be available until the NDP budget is brought down in the spring.

Foreign Affairs Minister Lloyd Axworthy, Manitoba's senior MP, has said the federal government won't contribute directly to a civic housing fund, although it supports housing renewal in other ways.

Ottawa has spent more than $8 million in the last five years fixing up substandard housing, according to Axworthy's office. That's on top of a $30-million urban aboriginal program that has some funds set

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Rehabilitating Housing

Makes Business Sense

After....

- **RENNOVATED** and **SOLD**
- A young, professional family moves back to the community
- Economic activity increases, good for local business, and supports downtown revitalization
- **Not visited anymore** by the Winnipeg Fire and Police Department
- Arson threat eliminated
- Neighbourhood Blight **eliminated** and **Neighbours are happy**
- Neighbours begin to invest in their own homes
- MAJOR safety issue for local children **eliminated**
- Sold in 2001 for $58,000.00 and **RISING**
- Tax assessment increases, and **RISING**



Winnipeg is becoming known as a model for other cities in North America to follow, in the fight against Neighbourhood decay

Revitalizing the Inner City

"A WIN WIN... Scenario"

Since the 1st home.....

WHRC, the Citys' Housing Agency, is carrying out the Citys' Housing Policy.

WHRC is nearing its **100th unit,** which has been renovated / constructed and which has or will be SOLD and/or rented, under new programs

WHRC has brought into the City neighbourhoods over **$5 million CASH, over 3 years,** in Provincial and Federal housing money and private financing for our City

WHRC has done this in partnership with, and under the leadership of, Neighbourhoods groups in West Broadway, Spence, and the North End

WHRC has integrated CED initiatives in our renovation activities

Increasing Property Values

Increasing Investment by residents and private sector

Renewed and Growing Optimism – Real but Fragile

Housing Demand Growing with Increased Confidence

Revitalizing the Inner City

"WE CAN DO MORE – BUT WE NEED TO PARTNER WITH YOU"

Why is a Loan Guarantee Needed?

WHRC requires a secured line of credit of a minimum $2,000,000, for the following:

1. Our financial partner is carrying ALL the risk. WHRC's development activities are growing and their risk is increasing beyond normal financing practices.

2. As a Not for Profit Developer, WHRC does not have "cash reserves" or collateral to secure this funding.

3. Without this Guarantee, WHRC development activities will decrease.

4. The community groups with whom we partner would like WHRC to do more!

5. Federal and Provincial housing dollars are available to WHRC and the City
   - **With this loan guarantee WHRC could leverage more than $10 million CASH, over the next 5 years, from the Provincial and Federal Governments and private sector financing.**

"WE CAN DO MORE..... BUT WE NEED TO PARTNER WITH YOU"