nership

Subsidized Rentals

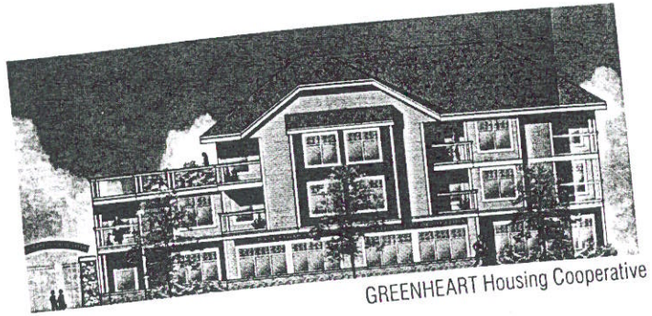
Commercial Landlords

Affordable Rentals

the neighbourhood when it
r the last few years, each agent
e time presenting a challenge for
lopment or good development.
d that improving the current
ip was a priority. The resulting
th West Broadway Community
as in turn led to other homes and
e many of our streets have seen
is that previously derelict rooming
transformed into other rental and

ovements have been indirectly
nts to lose their homes. Over
ment of the population of West
investment in low income housing
mutual housing, co-operatives and
t the housing needs of our current
artment landlords have recognized
, the homeownership wave and
e net result is that landlords have
ls for higher rent. The affordable
lower income people could not

using redevelopment and there are
ngst the agents of change on the
response? Join us on October 14
ion on neighbourhood housing



GREENHEART Housing Cooperative

The Future

Greening Housing

GREENHEART Housing Co-op

Kikinaw Housing

WB *Lan Trus* Inc.

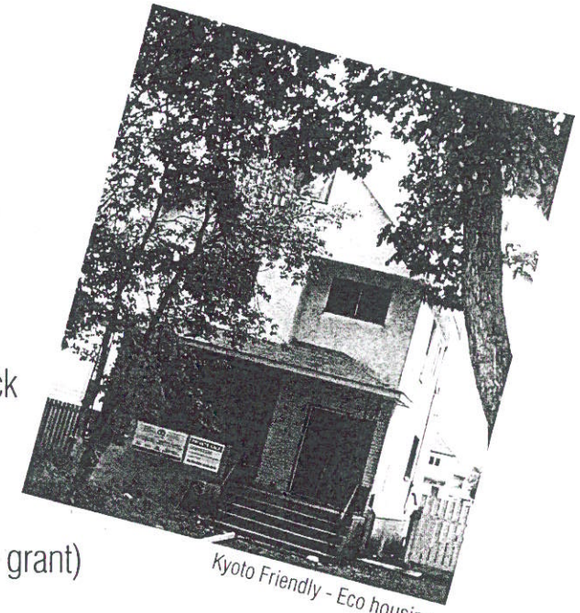
290 Langside - Apartment Block

234 Young St. - Eco house

Healthy House

PIP Grants (small improvement grant)

Kyoto friendly - Eco housing



Kyoto Friendly - Eco housing

West Broadway Development Corporation's Housing Partners:

Winnipeg Housing and Homelessness Initiative, a joint program of the governments of Winnipeg, Manitoba and Canada; Winnipeg Housing Rehabilitation Corporation; Assiniboine Credit Union; Westminster Housing Society; University of Winnipeg Student Housing Board; West Broadway Neighbourhood Housing Resource Centre; Youth Builders; CMHC; CHAM Holdings: Kinkora Developments; Architectural & Community Planning; Community Incentive Grant Program; Samuel & Saidye Bronfman Family Foundation; Thomas Sill Foundation; City of Winnipeg Heritage Grant; Affordable Housing Initiative; Manitoba Hydro; Eco Action Canada; Winnipeg Development Agreement and private sponsors.

West Broadway Neighbourhood Housing Forum

Contact Brian Grant, Housing Development Coordinator, 975-1656

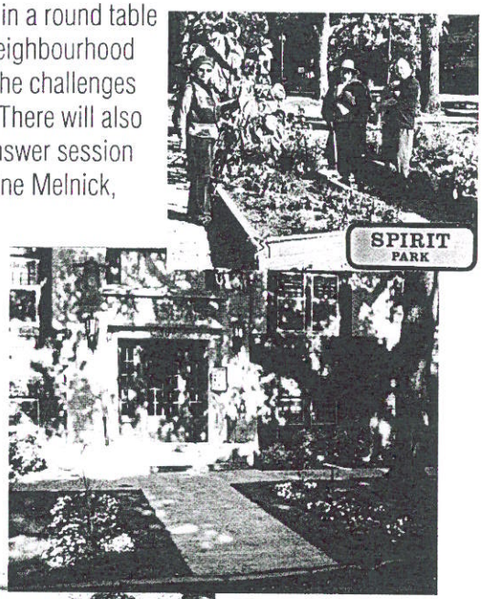
NEIGHBOURHOOD HOUSING AND LAND USE FORUM 2004

You are Invited

to the 2004 West Broadway Neighbourhood Housing Forum on Thursday, 6:30 pm, October 14 at Crossways in Common, 222 Furby Street hosted by the West Broadway Development Corporation.

Come and join us in a round table discussion on our neighbourhood housing needs and the challenges of housing delivery. There will also be a question and answer session with the Hon. Christine Melnick, Housing Minister, Councillor Jenny Gerbasi and Rob Altemeyer, MLA on housing policies and programs which affect everyone.

Refreshments will be served.





Thursday, 6:30 pm October 14 Crossways In Common

STRIKING THE *Balance*

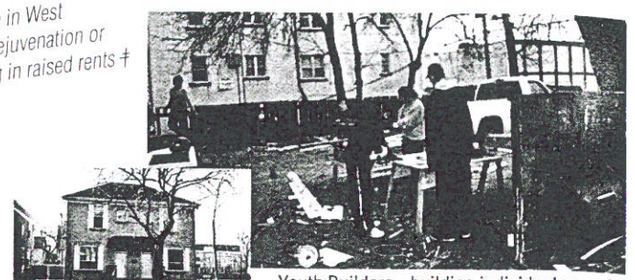
ne money spent!



Klinic - Historical Retrofit



There is no program in place in West Broadway which results in rejuvenation or renovation without resulting in raised rents ǂ


U of W Student Housing

Youth Builders - building individual capacity

Demographics are changing radically due to rising rents ǂ

Student housing should not be a priority in this neighbourhood because we have lots of it and it is working ǂ

Housing projects for single and multi family houses has partly gentrified the neighbourhood, and the people that used to live here, don't live here anymore. They can't afford it ǂ


Community Cooperation -Bronfman Foundation Fencing Bee

What we do in our neighbourhood is reflected in other neighbourhoods ǂ

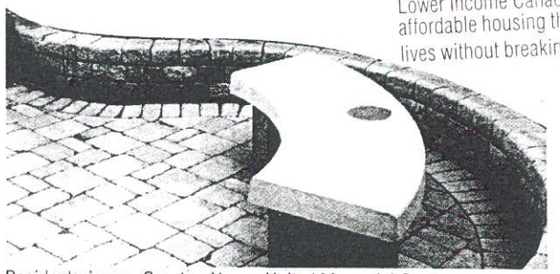

Community Land Trust Homeownership Program in partnership with Winnipeg Housing Rehabilitation Corp.

HRC


Kinkora Development - student housing

Decent places to live empower people and neighbourhoods ǂ

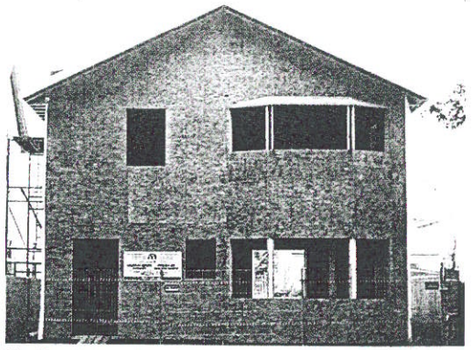

ness Initiative


Residents Assoc. Grants - Young United Memorial Gardens

In the renewal of West Broadway, neighbourhood opportunities such as Art City, the Good Food Club, block parents, health networks, healing circles, small gardens, informal gatherings, street parties with barbeques, (etc) are included in the top of the list why residents like their renewed neighbourhood ǂ

Lower income Canadians need to obtain the quality, affordable housing they require to lead independent lives without breaking up family supports ǂ

Owner occupied housing remains an important part of the sustainable social mix ǂ

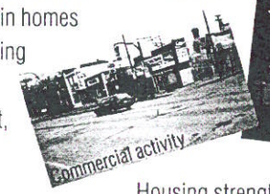

Healthy House - Ecological friendly Infill housing

ǂ Comments received from participants in housing workshops July 2004.

Measuring our success!

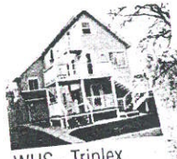
Between 2000 and 2003 many Housing activities, initiatives, and projects took place in the neighbourhood resulting in 223 newly rehabilitated units. These housing activities were a part of a comprehensive 'Housing Plan' implemented to revitalize West Broadway. The ultimate goal was to preserve and improve the housing stock in homes and apartment buildings. Secondly, funding from government, foundations and private individuals stimulated investment, therefore providing the necessary incentive for present and future sustainability. The hope was that everyone's 'Quality of Life' would improve.



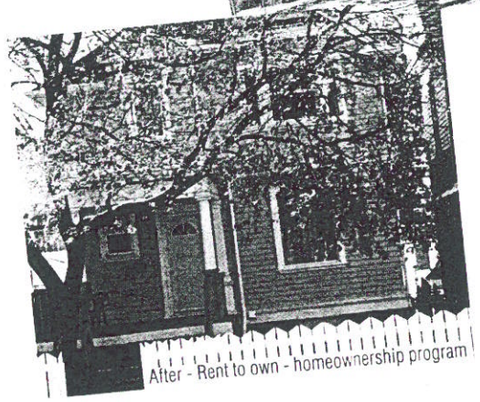




Housing strengths, such as the rent-to-own Homeownership Program by the newly formed West Broadway Community Land Trust led the way in this rejuvenation of the north side of Broadway on Langside and Young Streets. Coupled with the renovations by local non-profit housing providers and for-profit housing providers, many newly renovated rental units were added to the rooming houses, triplexes, and apartment buildings. The objective was to provide a 'diverse array of housing choices' for lower income families, students, seniors and individuals.


WHS - Triplex




After - Rent to own - homeownership program

Government grants played an important part in the inner-city renewal scheme. Local property owners tapped into RRAP and NHA and AHI Programs to improve their buildings and land. The Property Improvement Program (PIP), a small grants project proved invaluable for local homeowners and landlords with rental properties over the last three years.

Four years later, West Broadway newest housing challenge is to "Strike a Balance" between the subsidized renter, affordable renter, homeowners and commercial landlords

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A (Brian Grant): The Development Corporation tried to create a swat team [City of Winnipeg Departments of Fire, Health, Building, and Police, Community Services]. Landlords joined us in renovations. We would rather be friendly than fierce. They are allowed to do this in the market [have derelict/substandard housing]. Meeting the requirements of City orders placed against them sometimes involves displacing people. [When the Corporation works with landlords it can minimize the displacement of people from such housing.]



Q Christine Melnick is saying that affordable housing is being brought in. But young people still get $271 a month for rent. Where can we put them where they are safe?

Q What happened to rent control?

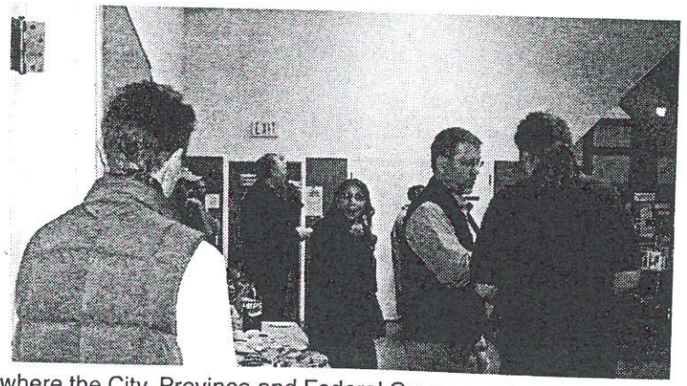
Q What about the possibility of home ownership by people on assistance?

Q There are three vacant houses in a row on Furby Street. They have been boarded up for a year. What is happening?

A (Brian Grant): We did put in a proposal. Everyone put in money except for the federal government. The Project Funding Advisory Committee (PFAC) has control of over $16 million in homelessness funding and they rejected the rooming house proposal in April 2004. We're in the middle of negotiations with Winnipeg Housing Rehabilitation Corporation to resubmit a housing proposal to the Winnipeg Housing and Homelessness Initiative.



A (Robert Altemeyer): The vast majority of calls to my office are about boarded up houses on Furby Street. It is frustrating because the feds wouldn't contribute. Winnipeg is the only place in the country



where the City, Province and Federal Government work together. Regarding rent control, we hear most often of increases. There is an established set of rules. You can talk to me regarding increases you think are unfair. Landlords can contact me as well. Our finance minister is responsible for the Landlord and Tenant Act and he is reviewing it. Also, there is a series of consultation on the budget. Contact me if you are interested in participating in the consultation. $271 a month is not enough. Christine Melnick is working on low income housing.

A (Christine Melnick): With regard to youth housing, we are focusing on low income housing. Write to me. We do have rent control. There is a review going on. We are looking at changing the criteria where a landlord can prove a building is structurally sound they can do renovations on a unit by unit basis. We are looking at a non-displacement provision.

* * *

At this point, Mr. John Schwandt (Moderator) closed the question period and Mr. Robert Loiselle (Host) thanked everyone for attending this important community consultation event.

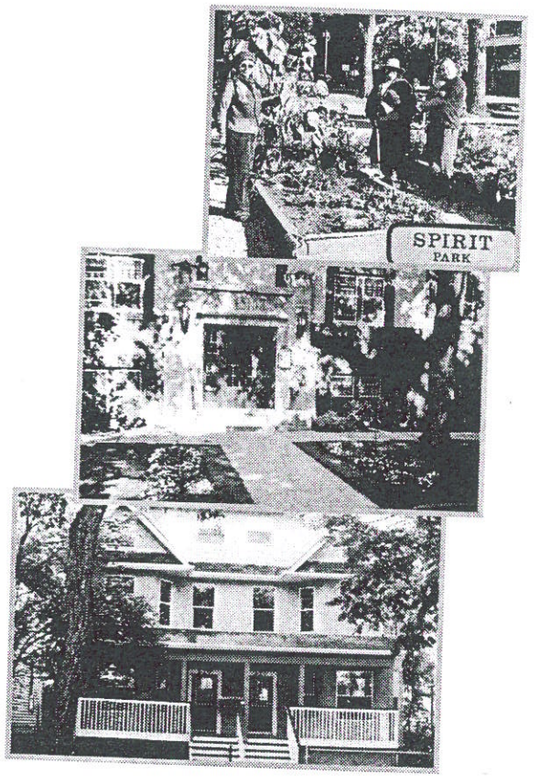
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WBDC would like to acknowledge the assistance of Ms. Karen Zelanko in recording the Housing Forum and Dianne Morrison for layout of the brochure.



WEST BROADWAY
DEVELOPMENT CORPORATION

HOUSING AND LAND USE FORUM 2004



OCTOBER 14, 2004
(Crossways-in-Common)

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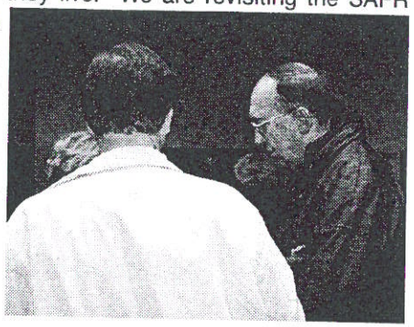
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they [poor people]
eville, MP] needs to

be here [at this forum]. They got out of housing. We need federal dollars for low income housing. The City [of Winnipeg] can't do it alone.



A (Christine Melnick): The community spirit here is respected highly by the provincial government. West Broadway is a model. The federal government is here. In our first term we brought about phase one of an affordable housing initiative. There is a dearth of low income housing. I have been speaking with colleagues and we have been initiating the second phase of low income housing. We met with the federal minister. The feds see us as a model. I think they (the people leaving the neighbourhood] are going to the north end, Spence and the west end [Weston?]. We need a deeper subsidy per unit. The federal minister is willing to work with us on this. The long-term subsidy programs are where the real costs are. We are working on a number of projects: a community housing project where subsidies end after ten years. Another model is cooperative housing [on December 2 and 3 the provincial government will hold a public forum on co-operative housing]. Women feel safer in co-op housing and have a say in what happens where they live. We are revisiting the SAFR program. We are looking at assisted living housing programs for seniors.



Comment: For some people it is not their dream to own a home.

Q There are two hundred homeless youth in our city. They have no references so landlords won't take a chance on them. Then, they end up with slum landlords. Rental allowances [social assistance] have remained the same since 1992. It is $271 a month for an individual whereas most places are $300. Some homeless youth have dogs and they don't want to be separated.

A (Christine Melnick): In Winnipeg we have had population growth. Household size is shrinking which all lead to a shortage of housing. It's a supply and demand thing. We have to work on programs for low income housing. I am an animal person myself and so will make a note of that. I didn't know there was a problem with people with animals. We need to work on emergency shelters. We will focus on low income housing. Revitalization is great, but we need stratified housing [i.e.,] low income units together with high income units and no one knows which is which and that's community. We need to ease pressure on the inner city [develop other areas].



A (Robert Loiselle): We have to help youth, for example the Youth Builders program. We don't want to go back to youth forming gangs.

Q Aren't there apprenticeship programs for youth? Is there a need for Youth Builders?

A (Robert Loiselle): Youth Builders serves a need.

Q (Dennis Cleve, CMHC Manitoba Corporate Representative): I did approach the organizers [of this forum] and was told Anita Neville couldn't come. Her obligations in Ottawa given the minority government make it difficult for any of the members of Parliament to attend public forums such as this. We've been very active in the community and we will do more in the future.



Comment: Jenny Gerbasi apologized for saying the feds are not involved this evening.

Q I represent the disability community. [Directed towards Denni Cleve] Why is it that on applications they have tiny print making difficult for the visually impaired? The vocabulary should b simplified. Also, regarding universal design--in 2000, a ne bylaw came into effect that wheelchair accessibility was require for all renovations. Here in West Broadway, I begged that the disability community be acknowledged. Why has it taken this long to acknowledge disabilities?



A (Christine Melnick): I am not aware of a bylaw, but I am aware that the provincial government has adopted universal design for buildings new or renovated. The disabilities office will work with every department. There is the duty to accommodate in the workplace. We worked in partnership with the City and they assured us that curbs around the convention Centre were more accessible. There is the story of a man in a wheelchair visiting from Russia who said he felt like he was in paradise here in Winnipeg. He was able to go from downtown to Polo Park on a bus.

Q A Manitoba Housing Authority building doesn't have an on site caretaker. They say to phone the police if you have a problem. There are always teenagers with addiction problems wanting to get in. I have been threatened. I have approached the property owner in August (195 Young Street, Manitoba Housing Authority) but got no reply. Where is our security in Manitoba Housing properties?

