

Kíkinaw Housing Inc.
100-222 Furby St.
Winnipeg, Manitoba
R3C 2A7

Presentation to:
City of Winnipeg
Executive Policy Committee
14 March 2005

Introduction

Your Honour, Mr. Mayor, Councillors, Ladies and Gentlemen, thank you for the opportunity to address you this morning. My name is Brian Pannell and I appear here today on behalf of Kíkinaw Housing Inc.

Kíkinaw Housing Inc. is a charitable housing corporation. It was conceived by four organizations, Young United Church, West Broadway Development Corporation, ASH Management Group Inc., and West Broadway Lan Trus Inc. Its objects are to relieve poverty through:

- ✓ acquiring and managing land and buildings so as to provide quality housing to persons struggling with poverty while avoiding stigmatising such persons;
- ✓ providing programs or services ancillary to housing, such as a tenant dental plan, which reduce poverty or the issues of poverty for tenants of the Corporation.

Less than one month ago Kíkinaw acquired two apartment buildings at 284 and 317 Langside Street containing a total of twenty-seven units with the intention to rehabilitate them using a new model combining the following elements:

- ✓ a minimum of 50% of the units dedicated to low income, single individuals (*in fact, 80% of the units are being dedicated to persons on Employment and Income Assistance or equivalent income; the other tenants will be at a somewhat higher income*)
- ✓ aim to allow tenants to become shareholders in a for-profit cooperative in ten years
- ✓ dental plan provided to tenants via Faculty of Dentistry
- ✓ community phones in each building for local calls
- ✓ no drugs or alcohol on the premises
- ✓ used computers in each suite
- ✓ social support program
- ✓ recommend augmented savings account program (a SEED program)
- ✓ tenant advisory committee in anticipation of cooperative board

The notion is to provide low income persons safe, affordable and comfortable housing in an inner city neighbourhood and in a non-stigma setting with as many supports as possible.

Eighty percent of tenants are anticipated to be recipients of Employment and Income Assistance (social assistance). For the cost of the EIA shelter allowance each tenant will get modern, energy efficient, safe and comfortable accommodation, free dental work, free local phone access and a free computer. There will be a support person to assist tenants with programming and put them in touch with other support programs.

Your Honour Mr. Mayor and Councillors of the City of Winnipeg, on behalf of the Board of Directors of Kíkinaw Housing Inc. I wish to thank you for your support of housing renewal and rehabilitation by making funding available through the Winnipeg Housing and Homelessness Initiative. In particular, I wish to thank you for an approval of $85,000.00 of City of Winnipeg money made via the Winnipeg Housing and Homelessness Initiative. If you had not supported the Winnipeg Housing and Homelessness Initiative in the past there is doubt I would be standing here now to report on this project. Provincial Government and Government of Canada contributions to the Kíkinaw project, likely to total more than a million dollars, were linked to the City of Winnipeg's funding. The City of Winnipeg money, on average, is leveraging other government funds some 19 or more times greater. In the case of Kíkinaw, leveraged private funds will be in the order of five times civic funding. When every City dollar spent actually equals twenty-five, citizens should heed the positive impact. Please note, this is not a discussion of trickle down economics but rather funds leveraging. Given the continued need to rehabilitate and revitalize the City of Winnipeg residential housing stock, the Winnipeg Housing and Homelessness Initiative continues to have a value of far greater significance than may be suggested by the budget numbers before you.

Project Creators

The creators of the Kíkinaw Housing project were Young United Church, West Broadway Development Corporation (WBDC), West Broadway Lan Trus Inc.(Land Trust), and ASH Management Group Inc. (ASH Management).

WBDC is responsible for recommending to the City of Winnipeg and to the Province of Manitoba which housing initiatives to fund. It also receives a quarter of a million dollars per year from the City for housing through the Winnipeg Housing and Homelessness Initiative.

WBDC has earmarked $85,000.00 of its designated City of Winnipeg/Winnipeg Housing and Homelessness Initiative money for this project and, additionally, recommended the project to the Province. The Province also administers the federal housing funds.

ASH Management is a significant property manager in the City of Winnipeg. It is providing significant *pro bono* professional services for this project. In addition, it has assisted with financial arrangements for this project.

The Land Trust was created in December 2003. It has a mandate to acquire and hold land in the West Broadway area for the purpose of maintaining the residential use of the property while promoting owner occupation for persons who would not otherwise qualify for mortgage financing.

Background on Young United Church and Crossways in Common

Young United Church has played an extensive role in facilitating this project, including housing the staff person who will provide support to the tenants of Kíkinaw.

Young United Church has been located at the corner of Broadway and Furby St. for one hundred and thirteen years. On 27 December 1987 the church buildings were burned by arsonists. That change allowed for the congregation to reconsider and rebuild. The result was the Crossways in Common building, which houses Day Nursery Centre Inc., West Broadway Youth Outreach Inc., West Broadway Community Services Inc., Artemis Housing Cooperative Inc., Horizons Learning Centre, the constituency office of the Member of the Legislative assembly for Wolseley and Hope Mennonite Church, in addition to Young United Church. In effect, Crossways is a community centre, and poverty relief and removal are central themes of all the organizations situate there. At Crossways, a person can use a free phone, shower, wash clothes, eat, find child care and after school child activities, get computer and internet access, and obtain a high school diploma. In none of these activities is worship a requirement, either formally or by innuendo.

Residents of West Broadway, EIA and Present Housing Resources

Generally, single persons on Employment and Income Assistance receive $271.00 per month for rent and utilities. Persons defined as disabled receive $286.00 per month. These figures have not increased since 1993. By way of contrast, the cost of a bachelor apartment in Winnipeg as of October 2000 was $327.00.

The net effect of Employment and Income Assistance (EIA) rates combined with market conditions is that many recipients reside in rooming houses at or near slum conditions. In such circumstances, washroom facilities are typically shared. Lindor Reynolds, a Winnipeg Free Press columnist wrote on the topic of such conditions in an article published 28 January 2003, quoting a female rooming house resident: "How would you feel if the bathroom you had to use had faeces and urine all over the seat, all over the floor...." In the same article Bill Martin, director of the Canadian Mental Health Association stated: "I think it is still true that people who are disabled by mental illness live in poverty, in unsafe and unsanitary conditions."

The continuing retrofitting of the housing stock in the Broadway/Wolseley area has

resulted in a gentrification of the neighbourhood. This is a relatively good thing from many perspectives but causes a side effect: slum rooming houses are being converted into single family dwellings, reducing the available affordable housing for single people receiving EIA. People are displaced and simply relocate to other parts of the City, very possibly in slum rooming houses. Presently little of the local housing improvement program is aimed at single EIA recipients.

In light of these circumstances, it became part of Kíkinaw's mandate that a majority of the housing units be targeted for single people in receipt of EIA benefits.

Funding and Assistance

Kíkinaw wishes to thank the following entities without who's assistance this project would not be possible:

Province of Manitoba
Canada
City of Winnipeg
Winnipeg Foundation
Thomas Sill Foundation
Jubilee Fund
Anonymous Donor
ASH Management Group Inc.
Young United Church
West Broadway Development Corporation
West Broadway Lan Trus Inc.
School of Dentistry, University of Manitoba

Steps to Date and Future Time Line

Kíkinaw Housing Inc. was incorporated in 2004. "Kíkinaw" means home in Cree. 284 and 317 Langside St. containing 27 units were purchased on the 17th February 2005. Finally, two buildings have been purchased containing 27 units. Kíkinaw became a charity on 22 February 2005. Rehabilitation construction is expected to begin about June 2004 and be concluded approximately October 2005.

Dental Plan Expenditures

Through the generosity of the Winnipeg Foundation and anticipated other funders, Kíkinaw is well on the way to putting in place a tenant dental plan. The Faculty of Dentistry, University of Manitoba has agreed to provide a low cost dental program for the tenant/owners of these buildings. The program will initially involve a three stage program. The first stage is a screening exercise to determine the extent, if any, of dental services required by the tenant/owners. The second stage will be dental treatment as determined by the screening. The third stage will emphasise basic maintenance. Some

complex dental procedures cannot be provided by the Faculty of Dentistry. Funds will be necessary to provide the Faculty of Dentistry its reduced fees and private dental services in complex cases. It is expected that dental service requirements will be heaviest during the first year after screening and decline as patients move toward the dental maintenance stage.

Computers

Through the generosity of the Thomas Sill Foundation, each apartment unit will be provided with a used computer, so that persons can improve their typing and computer skills on their own time, prepare their resumes at home, write letters and otherwise have easy access to computing.

Submitted on behalf of Kíkinaw Housing Inc. by:

Signature: _____ Date: 14 March 2005

Brian Pannell
President