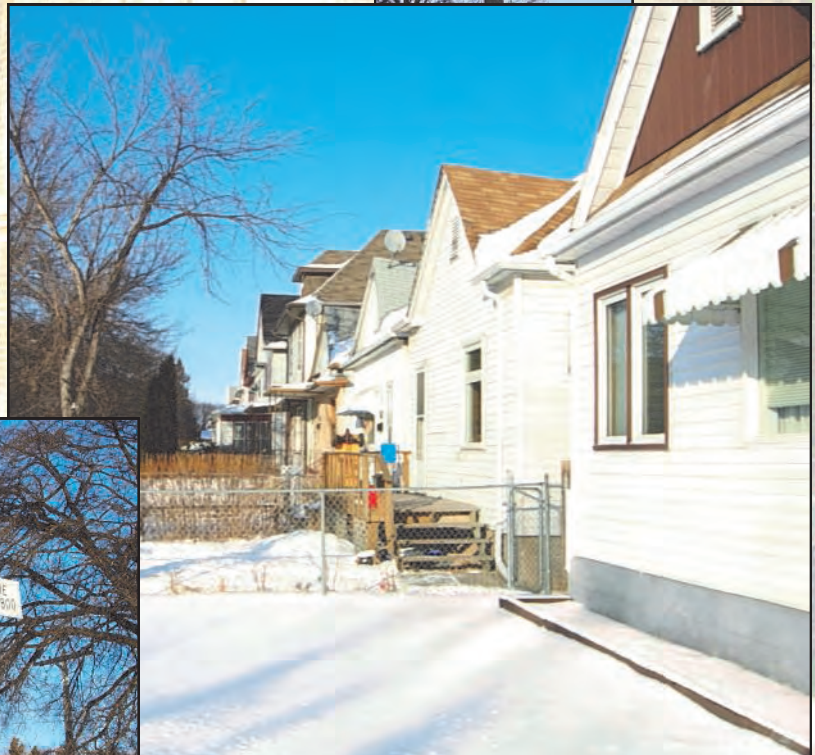


Daniel McIntyre/St. Matthews Housing Plan 2013-2017



Daniel McIntyre/St. Matthews Housing Plan

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Acknowledgements:

Funding for the housing plan was provided by the City of Winnipeg and Neighbourhoods Alive! at the Province of Manitoba.



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Introduction

The neighbourhoods of Daniel McIntyre and St. Matthews are diverse, beautiful, green communities nestled in the heart of Winnipeg. They boast many advantages: much of the housing stock is extremely well built and solid, with abundant character homes, and the boulevards are lined with mature trees which provide greenery and shade.

The neighbourhoods are very walkable, with schools, playgrounds, and numerous main streets filled with a variety of local businesses. They are close to downtown and the University of Winnipeg, as well as many easily accessible bus routes. There is a strong sense of community and diversity that residents both identify with and exemplify through their ongoing commitment to community organizing within both neighbourhoods.

However, Daniel McIntyre and St. Matthews have their challenges as well. **Like the rest of Winnipeg's inner city, these two neighbourhoods lost as much as a quarter of their population since the 1950's. with this trend accelerating over time.** Between 1971 and 2006 Daniel McIntyre lost over 15% of its population while St. Matthews lost almost 28% in the same period (City of Winnipeg, 2008 a, b) . Over the last sixty years, as property values fell, some landlords and homeowners stopped investing in the housing and much of the housing stock has not been well maintained. Safety concerns in the neighbourhoods have also contributed to their decline.

More recently, poorly suited housing has contributed to the problem, with some older residents living in family homes which they are unable to maintain, and many families underhoused in small residences. Both of these situations can be very hard on housing stock. Lower than average incomes in the two neighbourhoods, combined with the need for more government investment, make improving the housing stock difficult.

Conversely, in recent years many people have opted **to move into Winnipeg's core areas, from other parts of Winnipeg, from elsewhere in Manitoba and internationally.** One result has been that housing prices have increased and the vacancy rate has fallen quickly in the last ten years. These factors have contributed to investment in housing maintenance and quality, and some new developments in the neighbourhoods. Simultaneously housing **costs have increased both in the rental and home buyers' markets, making it unaffordable for many of the communities' existing residents.**



Daniel McIntyre/St. Matthews Housing Plan

This Housing Plan has been developed through a series of consultations with many neighbourhood residents, groups and stakeholders. A housing plan is a way to collect and codify many different ideas and perspectives regarding housing in the neighbourhoods, and build on neighbourhood strengths in order to address neighbourhood challenges. A housing plan based on community priorities and needs provides developers and the city with a reference point against which to compare their own development plans. Additionally, it provides direction for residents and housing advocates, including the Daniel McIntyre/St. Matthews Community Association (DMSMCA) and others, to advocate **with a strong mandate for the communities' short and long term** priorities for housing development and rehabilitation.

Complete Communities

The City of Winnipeg defines complete communities as “places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in **close proximity to one another**” (City of Winnipeg 2011a, p.04). This is a vision of an inclusive city, which welcomes many different kinds of individuals, families and communities.

In its *Complete Communities* plan, the City of Winnipeg says “complete communities should provide a range of housing options to accommodate **various incomes, household types, abilities and stages of life**” (City of Winnipeg 2011a, p.25). The *Complete Communities* plan is a secondary plan which applies to the whole of the City of Winnipeg, along with *OurWinnipeg*, the City’s development plan.

Complete Communities identifies Daniel McIntyre and St. Matthews as an ‘Area of Stability’, one of the mature, primarily residential neighbourhoods surrounding the downtown. It directs that housing in these areas be maintained and upgraded, and where appropriate, that **infill housing be built in order to “enhance housing choice and affordability”** (City of Winnipeg 2011a, p.78, 85). To this end, the City of Winnipeg will support the rehabilitation and development of housing in these neighbourhoods, and will maintain and improve neighbourhood infrastructure to complement housing (City of Winnipeg 2011a, p.85).

OurWinnipeg also identifies housing as a priority, and notes that

The City of Winnipeg has an important role to play in planning for a diversity of housing types, tenures and costs in each neighbourhood. It has an important role to play in supporting housing renewal and in both enforcing building codes and property by-laws and educating relevant parties about them. (City of Winnipeg 2011b, 54).

Daniel McIntyre/St. Matthews Housing Plan

It also describes the importance of

- including affordable housing in all neighbourhoods of the city
- renewing and improving the housing stock
- including a diversity of housing types, including specialty housing, in all neighbourhoods
- working with the private sector, non-profit organizations and governments to support and develop mixed-income neighbourhoods and affordable housing.

These two documents, ***Complete Communities*** and ***Our Winnipeg*** provide strong guidance for both the City and for Daniel McIntyre and St. Matthews residents as they contemplate housing development and maintenance. (See Table 1)

In order to meet the goals of these plans, Daniel McIntyre and St. Matthews must include a variety of amenities and resources for neighbourhood residents. In particular, the two neighbourhoods must include many different kinds of housing to meet the needs of the **communities' diverse residents**.

Daniel McIntyre and St. Matthews already reflect many of the characteristics of complete communities. This housing plan is intended to reinforce and enhance these characteristics.



Daniel McIntyre/St. Matthews Housing Plan

Table 1: Connecting the Daniel McIntyre/St. Matthews housing plan with relevant directions in *Complete Communities* and *OurWinnipeg*.

Plan	Direction	Housing Plan
Complete Communities (Section 04, Areas of Stability)	Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.	✓
	Support the completion of areas of stability.	✓
(Section 04-1, Mature Communities)	Encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.	✓
OurWinnipeg (Section 01-4, Housing)	Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.	✓
	Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock.	✓
	Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with a particular focus on locations near a variety of transportation options.	✓
	Provide leadership in encouraging and enforcing property related housing standards that create and promote safe living conditions for homeowners, tenants and for communities as a whole.	✓
	Support the integration of specialty housing within residential neighbourhoods, with a particular focus on locations near a variety of transportation options.	✓

(Based on City of Winnipeg 2011a,b)

Neighbourhood Profile

This section outlines the current context of Daniel McIntyre and St. Matthews. It includes a brief geography and history of the area, an overview of the demographics, and the housing context in both Winnipeg and the two neighbourhoods.

Geography and History

The Daniel McIntyre and St. Matthews neighbourhoods are located in the centre of Winnipeg, Manitoba, a city of approximately 691,800 people (City of Winnipeg 2012a). They are located just west of the downtown, about a five minute drive or a 20 minute walk (see Map 1). The two neighbourhoods are primarily residential, and between them include approximately 5100 units of housing (DMSMCA survey, 2012)

Neighbourhood boundaries

The DMSMCA draws its boundaries to the centre of Notre Dame Avenue to the north and the centre of Portage Avenue to the south. It includes both sides of Victor Street to the east and both sides of Ingersoll Street to the West (see Map 2).

Although these are the neighbourhoods' official boundaries, they are porous and residents and visitors travel to and from the surrounding neighbourhoods (West Alexander, Spence, West Broadway, Wolseley, Minto and Sargent Park) as well as the rest of the city on a regular basis.

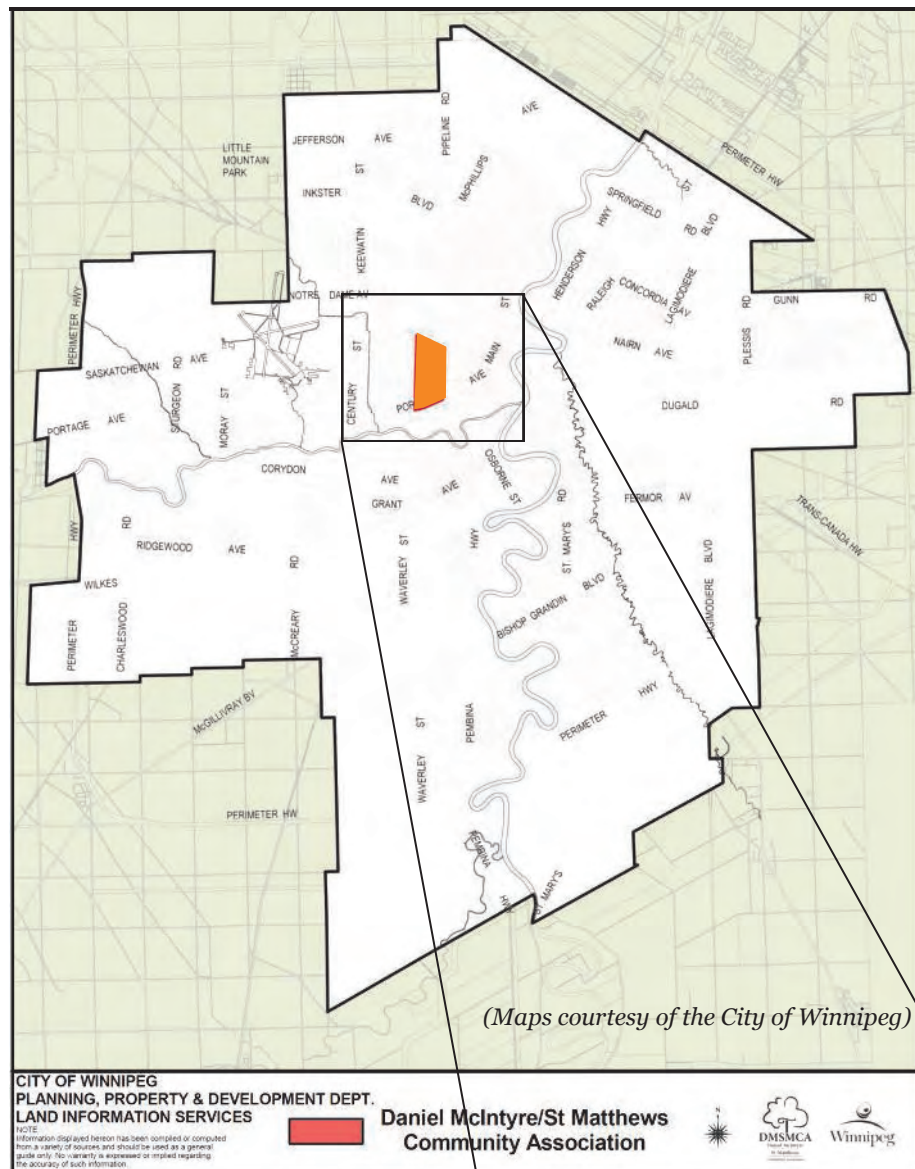
Neighbourhood character

Although Daniel McIntyre and St. Matthews are separate, but adjoining, neighbourhoods, they share many common characteristics. Both are primarily residential neighbourhoods. Along the main streets, particularly those running east-west, there are strips of shops, restaurants and other commercial businesses. Schools, daycares, and parks are scattered throughout the two neighbourhoods.

To the west of the neighbourhoods lie Minto and Sargent Park, two residential neighbourhoods, and then the Polo Park area, a shopping district with many big box stores. To the south is Portage Avenue, a major thoroughfare, and Wolseley, a residential neighbourhood. To the east is Spence neighbourhood, an inner city neighbourhood in many ways similar to Daniel McIntyre and St. Matthews. To the north is the Health Sciences Centre, a large complex of hospital and related buildings, and small scatterings of residential blocks.

In many ways, Daniel McIntyre and St. Matthews are very similar to each other. However, traveling from east to west, the character of housing in the neighbourhoods shifts. The streets next to Spence

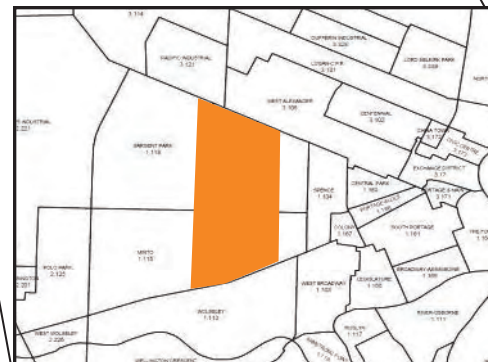
Map 1: Neighbourhood boundaries



The DMSMCA covers the shaded area.

It includes the south side of Notre Dame Ave. from Ingersoll St. to Victor St. Both sides of Victor St. from Notre Dame Ave. to Portage Ave. The north side of Portage Ave. from Victor St. to Ingersoll St. and both sides of Ingersoll St. from Portage Ave. to Notre Dame Ave.

These boundaries do not perfectly match the City of Winnipeg neighbourhood boundaries which go from the centre of Ingersoll (instead of both sides) in the west to the centre of Sherbrook Street (instead of Victor Street) in the East.



Daniel McIntyre/St. Matthews Housing Plan

Map 2: Daniel McIntyre/St. Matthews Neighbourhood



Daniel McIntyre/St. Matthews Housing Plan

neighbourhood tend to have more rental housing, including both apartment buildings and single-family or duplex houses; much of this housing is in disrepair, and requires upkeep and maintenance. On the west side, next to Sargent Park and Minto, the housing is more likely to be owner-occupied and in better condition.

The Inner City - history and current context

Daniel McIntyre and St. Matthews are **located within Winnipeg's inner city, the** core circle of neighbourhoods surrounding the downtown. The inner city began to experience a decline after the Second World War, when many residents and businesses moved out to the suburbs. As this process continued through the 1950s and 60s, house prices dropped, and often became so low that homeowners and landlords stopped maintaining and investing in their properties. Governments also stopped investing in the inner city, focusing instead on the growing suburban population.



This combination of factors left much of the inner city facing challenges of concentrated poverty, violence, and gradual degradation in the quality of housing and infrastructure as well as limited resources and supports to address these challenges. Despite this, however, one advantage was that these centrally-located neighbourhoods still included a lot of affordable housing for low income households.

Over the last few decades, and especially in the last ten or so years, the inner city - including Daniel McIntyre and St. Matthews - has changed. A combination of grassroots organizing, government support and private investment is significantly changing the inner city, in part by improving the quality of housing and adding new housing and amenities.

As a result, and as Winnipeg's economy has grown stronger, housing prices and rents in these areas have increased. In many ways this has benefited the neighbourhoods: for example, people feel safer and the quality of housing has improved. However, for many people, the increase in house values has made it difficult to stay in the neighbourhoods, and many houses still require significant repairs.

Currently, throughout the inner city, neighbourhood associations are working to address housing challenges. A survey of existing housing plans across the inner city shows that common challenges include:

Daniel McIntyre/St. Matthews Housing Plan

- need for more diversity of housing types
- housing quality
- increasing rents and house prices
- poorly-maintained rooming houses
- absentee landlords and poorly maintained rental housing
- difficulties in applying zoning and other regulations to mature neighbourhoods
- crime and safety
- property speculation

There is work underway to address these issues in Daniel McIntyre and St. Matthews, but there is still more work to be done.

Who lives in Daniel McIntyre and St. Matthews?

The Daniel McIntyre and St. Matthews neighbourhoods are diverse. The faces of the two neighbourhoods have been changing over the last 10 years, following the changes taking place elsewhere in the inner city and in Winnipeg, as different populations have moved in and out.

Unfortunately most of the recent demographic data available is from 2006, and residents say the neighbourhoods have changed significantly in the past six years. These data will be updated when new data is available. Additionally, because the Daniel McIntyre/St. Matthews Community Association boundaries do not perfectly match the City of Winnipeg neighbourhood boundaries, the Census data includes the western portion of the Spence Neighbourhood Association area.

Population

Daniel McIntyre is a much larger neighbourhood than St. Matthews, with a population of 9,750 versus 5,795 (City of Winnipeg 2008a, b). The density of population in Daniel McIntyre is 7,649 people per square kilometre, and 6,806 people per square kilometre in St. Matthews, compared with 1,843 people per square kilometre in the populated neighbourhoods for the whole of Winnipeg (City of Winnipeg 2008a, b, c). (See Table 2.)

Daniel McIntyre/St. Matthews Housing Plan

Table 2: Population	Daniel McIntyre	St. Matthews	Winnipeg
Population	9,750	5,795	633,451
Population density per km ²	7,649	6,806	1,843

Aboriginal identity and visible minority populations

In Daniel McIntyre, 18.5 percent of the population identifies as Aboriginal, as does 18.7 percent of the population in St. Matthews (City of Winnipeg 2008a, b). In Daniel McIntyre, 47.5 percent of the population is a visible minority, while in St. Matthews the number is 39.7 percent (City of Winnipeg 2008a, b). In Winnipeg, 10.2 percent identify as Aboriginal, and 16.3 percent are visible minorities (City of Winnipeg 2008c). (See Table 3.)

Table 3: Aboriginal identity and visible minority populations	Daniel McIntyre	St. Matthews	Winnipeg
Aboriginal identity	18.5 %	18.7 %	10.2 %
Visible minority	47.5 %	39.7 %	16.3 %

Immigration

In Daniel McIntyre, 41 percent of residents immigrated to Canada, with about 50 percent of these immigrants arriving since 1991 (City of Winnipeg 2008a). More than half the immigrants in Daniel McIntyre are from the Philippines (City of Winnipeg 2008a). In St. Matthews, 31.8 percent of residents immigrated to Canada, with about 40 percent of these immigrants arriving since 1991 (City of Winnipeg 2008b). Almost half of the immigrants in St. Matthews are from the Philippines (City of Winnipeg 2008b). In Winnipeg, 18.7 percent of residents immigrated to Canada, with 38.8 percent of these immigrants having arrived since 1991 (City of Winnipeg 2008c). (See Table 4.)

Table 4: Immigration	Daniel McIntyre	St. Matthews	Winnipeg
Immigrants	41.0 %	31.8 %	18.7 %
% of these immigrants arriving since 1991	50.3 %	40.4 %	38.8 %
% of immigrants from the Philippines	59.3 %	46.7 %	21.3 %

Low income cut-off

The low income cut-off is “an income threshold below which a family will likely devote a larger share of its income on the necessities of food, **shelter and clothing than the average family**” (Statistics Canada 2009). This means that the household is likely to spend about 20 percent more on these basics than average households.

In Daniel McIntyre, 32.8 percent of private households fall below the after-tax low income cut-off (City of Winnipeg 2008a). In St. Matthews, 32 percent of private households fall below the after-tax low income cut-off (City of Winnipeg 2008b). This is more than double the Winnipeg rate of 15.7 percent (City of Winnipeg 2008c). (See Table 5.)

Table 5: Low income cut-off	Daniel McIntyre	St. Matthews	Winnipeg
Private households below the low income cut-off	32.8 %	32.0 %	15.7 %

Household size

In Daniel McIntyre, 55.2 percent of households are one-family households, while 39.2 percent are non-family households (a single person living alone, or two or more people sharing a home who are not a family) (City of Winnipeg 2008a). The remaining 5.6 percent are multiple-family households (City of Winnipeg 2008a). The largest type of household in Daniel McIntyre is one person households (34.2 percent), followed by two-person households (22.7 percent), four to five-person households (21.2 percent), three-person households (14.7 percent), and six or more person households (7.3 percent) (City of Winnipeg 2008a). (See Tables 6 and 7.)

In St. Matthews, 52 percent of households are one-family households, while 45.4 percent are non-family households (City of Winnipeg 2008b). The remaining 2.6 percent are multiple-family households (City of Winnipeg 2008b). The largest type of households in St. Matthews is one person (37.8 percent), followed by two-person households (23.4 percent), four to five-person households (18.3 percent), three-person households (16.3 percent), and six or more person households (4.2 percent) (City of Winnipeg 2008b). (See Tables 6 and 7.)

In Winnipeg, 62.6 percent of households are one-family households, while 35.8 percent are non-family households (City of Winnipeg 2008c). The remaining 1.6 percent are multiple-family households (City of Winnipeg 2008c). The largest type of household in Winnipeg is two-person (31.8 percent), followed by one-person households (31.5 percent),

Daniel McIntyre/St. Matthews Housing Plan

four to five-person households (19.3 percent), three-person households (15.0 percent), and six or more person households (2.3 percent) (City of Winnipeg 2008c). (See Tables 6 and 7.)

Table 6: Household makeup	Daniel McIntyre	St. Matthews	Winnipeg
One family households	55.2 %	52.0 %	62.6 %
Non-family households	39.2 %	45.4 %	35.8 %
Multiple family households	5.6 %	2.6 %	1.6 %

Table 7: Household size	Daniel McIntyre	St. Matthews	Winnipeg
One person	34.2 %	37.8 %	31.5 %
Two person	22.7 %	23.4 %	31.8 %
Three person	14.7 %	16.3 %	15.0 %
Four to five person	21.2 %	18.3 %	19.3 %
Six or more person	7.3 %	4.2 %	2.3 %

Median household income

In Daniel McIntyre, the median household income in 2005 was \$30,330, while in St. Matthews it was \$32,446 (City of Winnipeg 2008a, b). This is substantially lower than the median income for Winnipeg, which in 2005 was \$49,790 (City of Winnipeg 2008c). (See Table 8.)

Table 8: Median household income	Daniel McIntyre	St. Matthews	Winnipeg
Median household income	\$ 30,330	\$ 32,446	\$49,790

Daniel McIntyre/St. Matthews Housing Plan

Summary

Daniel McIntyre and St. Matthews have higher proportions of single-person households and six or more person households than Winnipeg, suggesting a need for housing at the smaller and larger ends of the spectrum. The higher proportion multi-family households reflects a need for housing that can accommodate these varied families. There is a higher proportion of households living below the low income cut-off, and median household incomes are lower; these households require more affordable housing options. Overall, this data paints a picture of a population which is diverse and has varying housing needs.



Housing in Daniel McIntyre and St. Matthews

Daniel McIntyre and St. Matthews are primarily residential neighbourhoods with about 5100 units of housing. As with the demographic data, much of the information available about housing is from the 2006 Census. Where possible, newer data is used; the older data will be updated when new information is available. As noted earlier, because the Daniel McIntyre/St. Matthews Community Association boundaries do not perfectly match the City of Winnipeg neighbourhood boundaries, the Census data includes the western portion of the Spence Neighbourhood Association area.

Housing types

The largest type of housing in Daniel McIntyre and St. Matthews is single-family detached housing, with 52 percent and 56 percent of this type in each neighbourhood respectively (adapted from City of Winnipeg 2008a, b). Small apartment buildings (fewer than 5 storeys) hold the next largest proportion of units, with 29 percent of dwellings in Daniel McIntyre and 27 percent in St. Matthews found in these buildings (adapted from City of Winnipeg 2008a, b).

In Daniel McIntyre, the remaining housing is found in large apartment buildings (with more than 5 storeys - 10 percent), duplexes (6 percent), semi-detached houses (1.8 percent), row houses (0.4 percent), and other types (0.8 percent) (adapted from City of Winnipeg 2008a). The figures in St. Matthews are similar, with the remaining housing found in large apartment buildings (9 percent), duplexes (6 percent), row houses (1.5 percent), and semi-detached houses (0.6 percent) (adapted from City of Winnipeg 2008b). (See Table 9.)



Daniel McIntyre/St. Matthews Housing Plan

Table 9: Housing types by number of units	Daniel McIntyre	St. Matthews	Winnipeg
Single family detached	1,925	1,315	155,020
Semi-detached	65	15	10,120
Row house	15	35	8,630
Apartment, detached duplex	215	145	4800
Small apartment buildings (< 5 storeys)	1,060	630	46,020
Large apartment buildings (> 5 storeys)	370	205	35,570
Other	30	0	930
Total units	3,680	2,345	261,090

These figures tell us only about the physical properties of a building; these building may be used for many types of households, including single families, multiple families, single individuals, roommates, co-ops, seniors housing, group homes, and/or rooming houses.

Tenure

The proportion of renters and owners in the two neighbourhoods is fairly balanced, with 47.6 percent of housing in Daniel McIntyre and 45.7 percent of housing in St. Matthews occupied by the owners (City of Winnipeg 2008a, b). In Daniel McIntyre 52.4 percent of the housing is rented, while in St. Matthews 54.3 percent of the housing is rented (City of Winnipeg 2008a and b). This compares with 65.1 percent owner-occupied housing and 34.9 percent rental housing for the City of Winnipeg (City of Winnipeg 2008c). (See Table 10.)

Table 10: Tenure	Daniel McIntyre	St. Matthews	Winnipeg
Owner-occupied	47.6 %	45.7 %	65.1 %
Rented	52.4 %	54.3 %	34.9 %

Daniel McIntyre/St. Matthews Housing Plan

Affordability of housing

In 2005 in Daniel McIntyre, 43.5 percent of renter households and 14 percent of owner-occupied households spent over 30 percent of their income on housing (City of Winnipeg 2008a). In St. Matthews 43.5 percent of renter households and 14 percent of owner-occupied households spent over 30 percent of their income on housing (City of Winnipeg 2008b). In Winnipeg 37.3 percent of renter households and 11.6 percent of owner-occupied households spent over 30 percent of their income on housing (City of Winnipeg 2008c). (See Table 11.)

Table 11: Households spending over 30 percent of their income on housing	Daniel McIntyre	St. Matthews	Winnipeg
Owner-occupied households	14 %	11.6 %	11.6 %
Renter households	43.5 %	43.5 %	37.3 %

Average value of dwelling

House prices have been increasing steadily in Winnipeg for the last 12 years, and this is true in Daniel McIntyre and St. Matthews as well - in fact, houses in these neighbourhoods have increased faster than the Winnipeg average.

The average increase over this decade was 290 percent in area 5A, 225 percent in area 5C, and 156 percent in Winnipeg and the surrounding area. Although areas 5A and 5C do not correspond directly to Daniel McIntyre and St. Matthews (they include some of the surrounding areas as well) these data give a sense of the sharp increases in housing prices over the last decade or so. (See Table 12 and Map 3.)



Daniel McIntyre/St. Matthews Housing Plan

Table 12: Residential Detached MLS® Sales

	5A (1) <i>(Real estate listings area)</i>			5C (2) <i>(Real estate listings area)</i>			Winnipeg and Surrounding Areas		
	# of Sales	Avg. Price	Days on Market	# of Sales	Avg. Price	Days on Market	# of Sales	Avg. Price	Days on Market
2012 (Jan-Aug)	95	\$150,923	24	165	\$190,662	15	6,864	\$269,608	27
2011	153	\$133,624	24	252	\$181,139	16	9,615	\$256,748	26
2006	170	\$68,502	33	377	\$104,945	20	9,337	\$160,778	25
2001	109	\$34,276	100	289	\$55,764	60	8,250	\$100,386	53

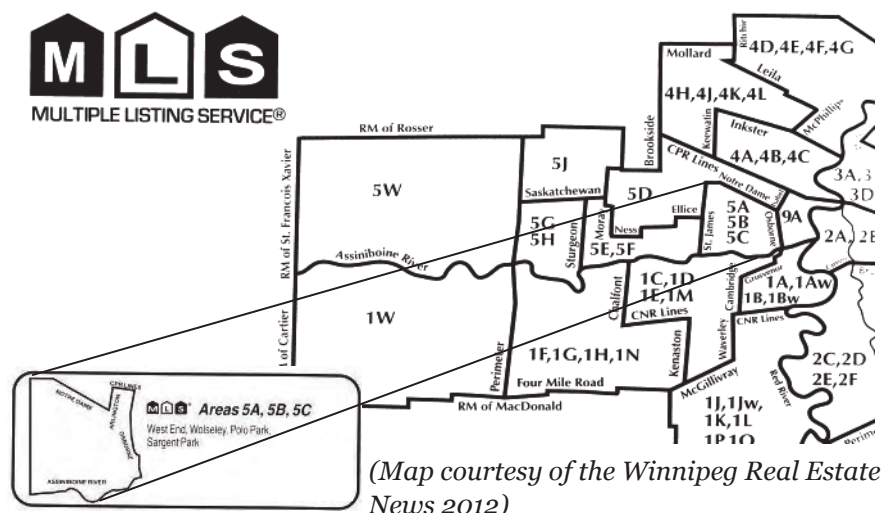
Source: (Winnipeg REALTORS, personal communication, Sep. 5, 2012)

Note: 5A and 5C are real estate areas that correspond roughly to Daniel McIntyre and St. Matthews. They also include some of the surrounding areas. See the MLS maps below.

(1) 5A is bounded by Arlington, the Winnipeg Yards, Isabel and Balmoral, the Assiniboine River, and Merlan.

(2) 5C is bounded by Arlington, Portage, St. James, Dublin, and Notre Dame.

Map 3: MLS Areas



Average rents

Like house prices, rents have been increasing in Daniel McIntyre and St. Matthews over the last 10 years. The Canada Mortgage and Housing Corporation (CMHC) does not provide data for Daniel McIntyre and St. Matthews specifically, but it does provide data for the Midland zone which includes the two neighbourhoods. In the Midland zone, rents

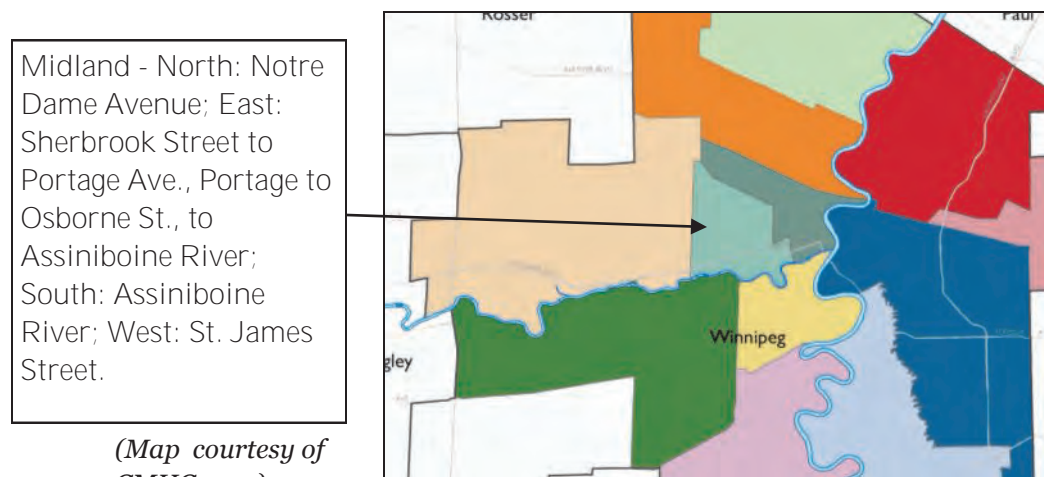
increased from \$ 409 to \$ 593 between 2001 and 2011. (See Table 13 and Map 4.)

Table 13: Average rents	Midland Zone (1)	Daniel McIntyre (2)	St. Matthews (2)	Winnipeg (1)
2011	\$ 593	n/a	n/a	\$ 754
2006	\$ 472	\$ 493	\$ 524	\$ 608
2001	\$ 409	\$ 400	\$ 527	\$ 521

(1) CMHC 2011.

(2) City of Winnipeg, 2008a, b, d, e

Map 4. Midland zone



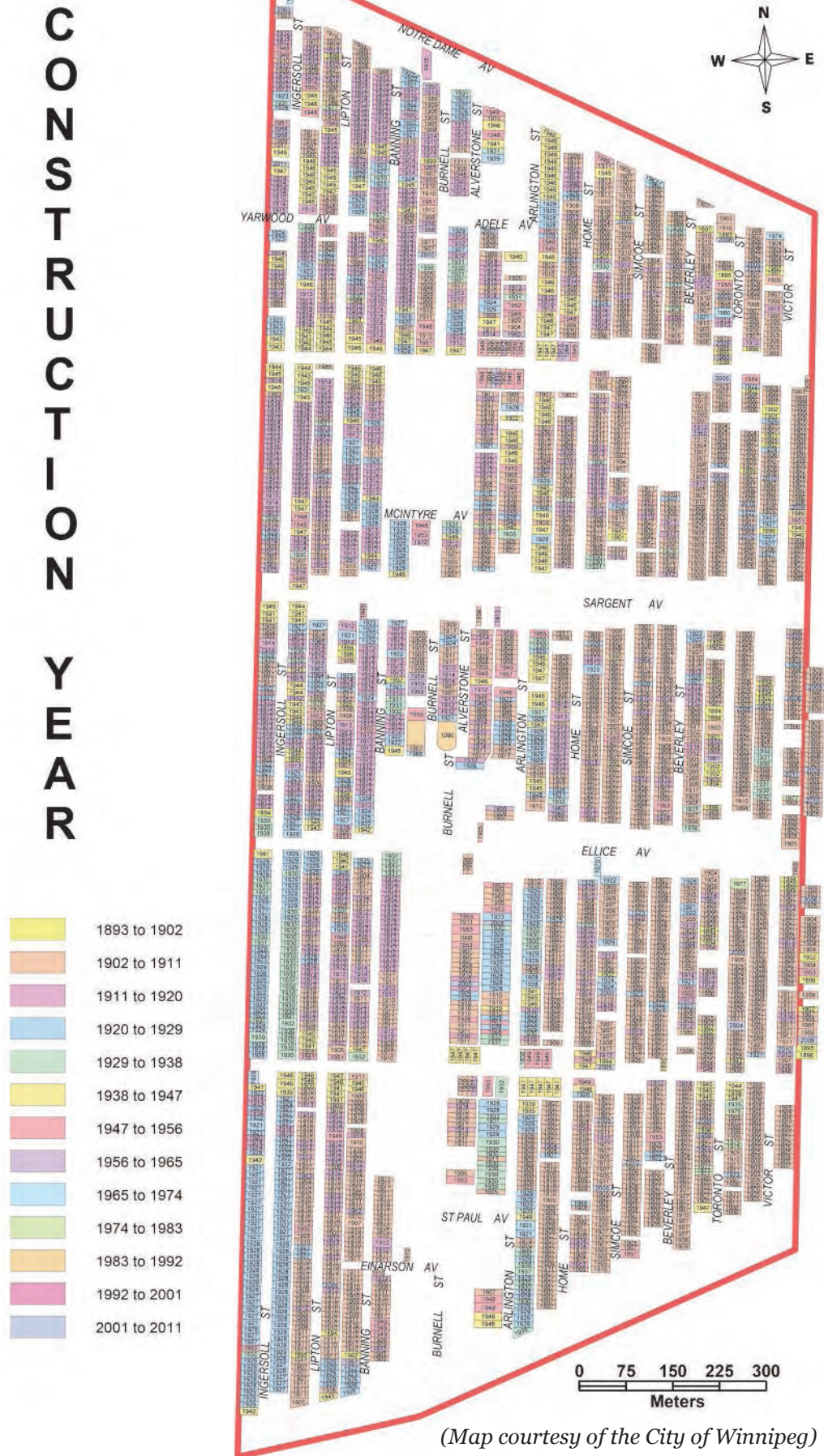
(Map courtesy of CMHC 2011)

Housing quality

The housing stock in Daniel McIntyre and St. Matthews is generally older than in the rest of the city, with almost 60 percent of the housing built before 1946 (City of Winnipeg 2008a, b). Close to another 30 percent was built between 1946 and 1970 (City of Winnipeg 2008a, b). Less than 2 percent was built from 1991 to 2006 (City of Winnipeg 2008a, b). (See Map 5 and Table 14.)

In comparison, in the City of Winnipeg, only 19.5 percent of the housing was built before 1946. From 1946-**70, another 37.2 percent of the city's** current housing was built. 33.9 percent was built between 1971 and 1990, and since then, the remaining 9.4 percent was built (City of Winnipeg 2008a, b). (See Map 5 and Table 14.)

Map 5: Year of construction of housing



Daniel McIntyre/St. Matthews Housing Plan

Table 14: Age of Housing	Daniel McIntyre	St. Matthews	Winnipeg
Before 1946	57.1 %	58.7 %	19.5 %
1946 to 1960	18.8 %	16.0 %	20.3 %
1961 to 1970	10.4 %	16.6 %	16.8 %
1971 to 1980	9.7 %	5.1 %	19.5 %
1981 to 1985	2.9 %	1.5 %	7.3 %
1986 to 1990	1.2 %	0.9 %	7.1 %
1991 to 1995	0.0 %	0.4 %	3.3 %
1996 to 2000	0.0 %	0.4 %	2.5 %
2001 to 2006	0.0 %	0.4 %	3.6 %

A higher proportion of housing in these two neighbourhoods requires maintenance than in Winnipeg as a whole. In Daniel McIntyre, 37.7 percent of housing requires minor repairs and 16.5 percent requires major repairs (City of Winnipeg 2008a). In St. Matthews, 34.3 percent of housing requires minor repairs, while 22.4 percent requires major repairs (City of Winnipeg 2008b). In Winnipeg, 29.1 percent of housing requires minor repairs, and 8.5 percent requires major repairs (City of Winnipeg 2008c). (See Table 15.)

Table 15: Housing Quality	Daniel McIntyre	St. Matthews	Winnipeg
Regular maintenance	45.9 %	43.3 %	63.4 %
Minor repairs	37.7 %	34.3 %	29.1 %
Major repairs	16.5 %	22.4 %	8.5 %

Daniel McIntyre/St. Matthews Housing Plan

Summary

Lower-density housing, such as single-family detached houses and low-rise apartment blocks, make up most of the housing in Daniel McIntyre and St. Matthews. About half of the households rent, and half own their homes. A high proportion of households spend more than 30 percent of their income on housing, leaving them in core housing need. In part as a **result of the age of the buildings, and in part as a result of the area's** history of disinvestment, much of the housing in Daniel McIntyre and St. Matthews requires repair or extra maintenance. Overall, housing remains relatively affordable compared with the city as a whole, but many residents face increased maintenance and other housing costs.



Daniel McIntyre/St. Matthews Housing Plan

Supports for housing

The DMSMCA has a full-time Community Housing and Grants Coordinator, who is responsible for coordinating community housing priorities and for gathering resources to address these priorities. The City of Winnipeg, Province of Manitoba and Government of Canada offer a number of programs and financial resources to support housing in the Daniel McIntyre and St. Matthews neighbourhoods.

City of Winnipeg

The City of Winnipeg is the Community Entity for managing projects funded under the Homelessness Partnering Strategy in Winnipeg, and administers the Homeowner Renovation Assistance program, Rental Housing Improvement, and Residential Adaptations for Disabilities programs. The City also provides tax credits for home renovations for homes below a certain property valuation. The City has also provided funding to the Daniel McIntyre/St. Matthews Community Association (DMSMCA) to develop this housing plan.

Province of Manitoba

The Province provides funding to the DMSMCA through Neighbourhoods Alive! to fund its housing work. It also provides funding for a number of housing projects and programs for low-income households in the two neighbourhoods, including

- programs to support homeownership (e.g. infill housing development; down payment assistance)
- secondary suites
- Manitoba Emergency Repair Program for Homeowners
- Neighbourhood Housing Assistance program (which provides funding to community groups for homeownership and renovation projects)

The Province also funds the Homeowner Renovation Assistance, Rental Housing Improvement, and Residential Adaptations for Disabilities programs, through a 50/50 cost-sharing agreement with the Government of Canada.

Government of Canada

The Government of Canada provides funding through the Homelessness Partnering Strategy for projects identified locally as priorities through the Community Entity (the City of Winnipeg). It also funds the Homeowner Renovation Assistance, Rental Housing Improvement, and

Daniel McIntyre/St. Matthews Housing Plan

Residential Adaptations for Disabilities programs, through a 50/50 cost-sharing agreement with the Province of Manitoba.

Private investment in the neighbourhood's housing stock

There has been a surge of investment in the neighbourhoods in recent years. There are a number of local landlords with a strong commitment to providing quality and affordable rental housing in the neighbourhoods. With some public funding HOP (Housing Opportunity Partnership) built almost 100 houses in the area since 1999, available to low income families who are committed to home ownership in the neighbourhood for at least ten years (Housing Opportunity Partnership date unknown).

Between 2007 and 2011, in Daniel McIntyre, the Residential Tenancies Branch (RTB) approved five-year exemptions from rent regulation for renovation/rehabilitation projects for two buildings, 41 units total, and a one-year exemption for one unit in a different building (E.L. Gagnon, personal communication, Feb. 27, 2012). In St. Matthews, over the same period, the RTB granted one five-year and one three-year exemption from rent regulations for renovation/rehabilitation projects for two buildings, 39 units total, as well as a one-year exemption for one unit in a different building (E.L. Gagnon, personal communication, Feb. 27, 2012). These numbers do not include exemptions granted by the Manitoba Housing and Renewal Association through the Residential Rehabilitation Assistance Program (RRAP) (E.L. Gagnon, personal communication, Feb. 27, 2012). In 2012 approximately 150 rental units are being renovated while another 10 have been built or proposed for private infill housing (DMSMCA survey, 2012)



All of this investment is improving the quality of housing stock in the neighbourhoods and responding to the increased demand for housing in Winnipeg and the inner city.

Housing in Winnipeg

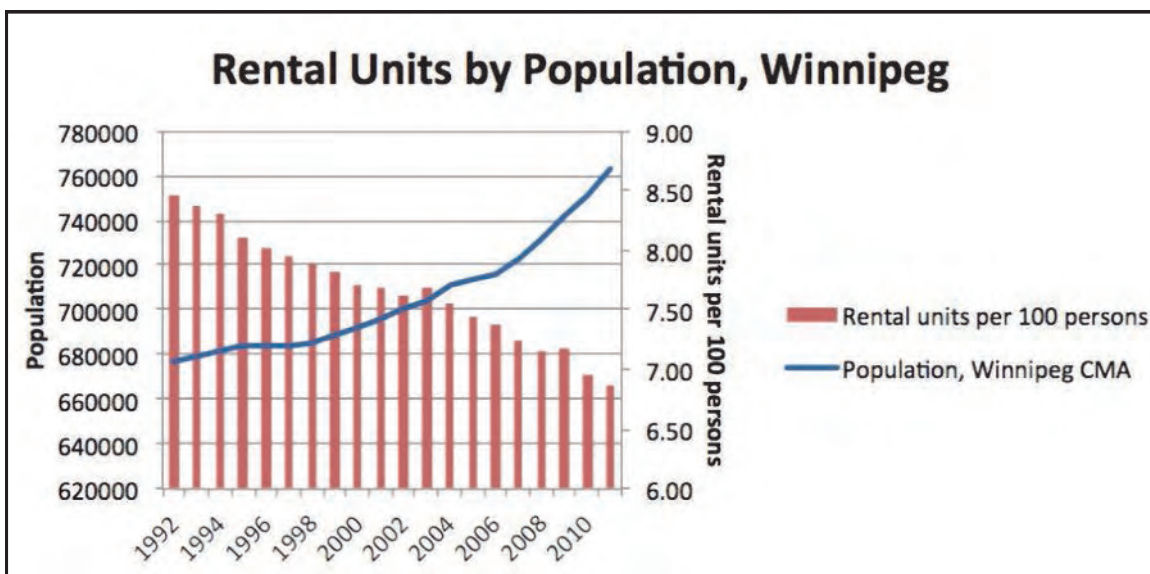
Although addressing Winnipeg's housing challenges is not within the scope of the Daniel McIntyre and St. Matthews Housing Plan, it is important to include this context in the analysis to strengthen understanding of the local context in the two neighbourhoods.

Daniel McIntyre/St. Matthews Housing Plan

For decades, Winnipeg's population was stable, or even declining, resulting in low demand and lower prices for housing. However, the population of Winnipeg increased from 637,100 in 2001 to 691,800 in 2011 (City of Winnipeg 2012a). This increase has included new immigrants to Winnipeg from other parts of Manitoba, across Canada, and internationally. This has resulted in increased demand for housing in all parts of the city, including the inner city areas which were previously not seen as desirable.

At the same time as the population increased, the number of rental units available in Winnipeg has declined, resulting in far fewer rental units for higher demand (see Figure 1). The resulting low vacancy puts upward pressure on prices for both rental units and private residences. The number of new homes being built has not kept pace with the rising population, and this has resulted in an overall housing crunch, where more housing is needed than is available.

Figure 1. Rental Units



(Source: Canadian Centre for Policy Alternatives-Manitoba 2012)

House prices have increased substantially over the last decade, and the majority of new rental units are not accessible to low income residents. Incomes have not risen as quickly as housing costs (see Table 16), which makes it difficult for those on fixed or low incomes to find housing they can afford.

Daniel McIntyre/St. Matthews Housing Plan

Table 16: Rent increase compared to income growth, Manitoba	2001	2006	2010	2006-2010 % Change
Average household income (1)	\$ 53,176	\$ 63,023	not available	not available
Average family income (2)	\$ 55,800	\$ 59,100	\$ 62,400	11.8%
Average Rent (total) \$ (3)	\$ 521	\$ 608	\$ 703	35%

(1) City of Winnipeg 2008c, f.

(2) Statistics Canada 2012.

(3) CMHC. 2010, 2006, 2001

As a result, there is a need all across Winnipeg for many of the varieties of housing. (See Figure 2). Much of this need is being met through private development, particularly houses and condominiums for owner occupancy and some higher-end rental housing.

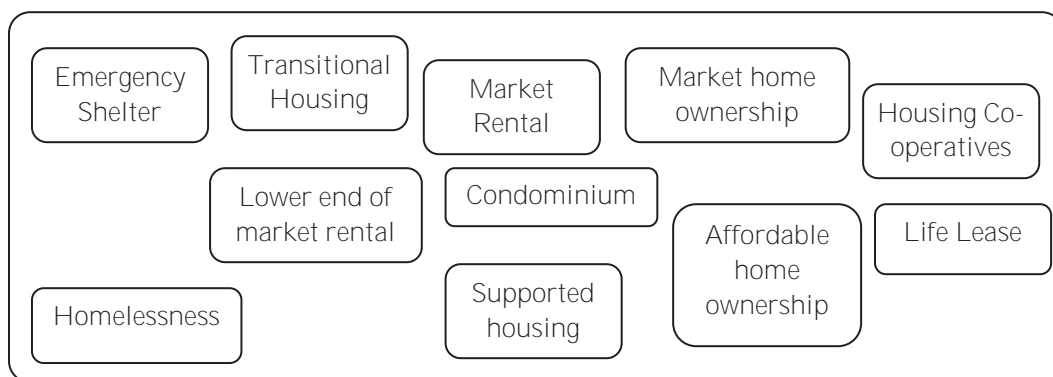


Figure 2: Variety of housing types

However, there is a gap in affordable housing, especially rental housing, for lower income households. This is especially true in the inner city, where many people have less flexibility in their income and housing choices. As those with more flexibility and income move into the inner city, those who cannot afford the higher housing costs are displaced, and must move elsewhere.

Housing is an ongoing challenge throughout Winnipeg, and the problems reflected in the city at large are compounded in the core of the city. The housing challenges and opportunities in Daniel McIntyre and St. Matthews are a reflection in part of the broader housing context in Winnipeg.

Neighbourhood strengths and weaknesses

Strengths

The Daniel McIntyre and St. Matthews neighbourhoods have many strengths. Throughout the community engagement process, area residents talked about the strong sense of community, the accessibility of the neighbourhoods to downtown and neighbourhood amenities, and the beauty and solidity of the housing stock itself.

This strong sense of community is visible in the Daniel McIntyre/St. Matthews Community

Association, which provides a voice for community members and an organized way for people to get involved in community activities and events. The diversity of people and households brings a wide variety

of different skills and priorities to the neighbourhood, creating spaces for a range of projects and events. The sense of community is also visible in the individual dedicated community members who get involved to work together on these projects and events.



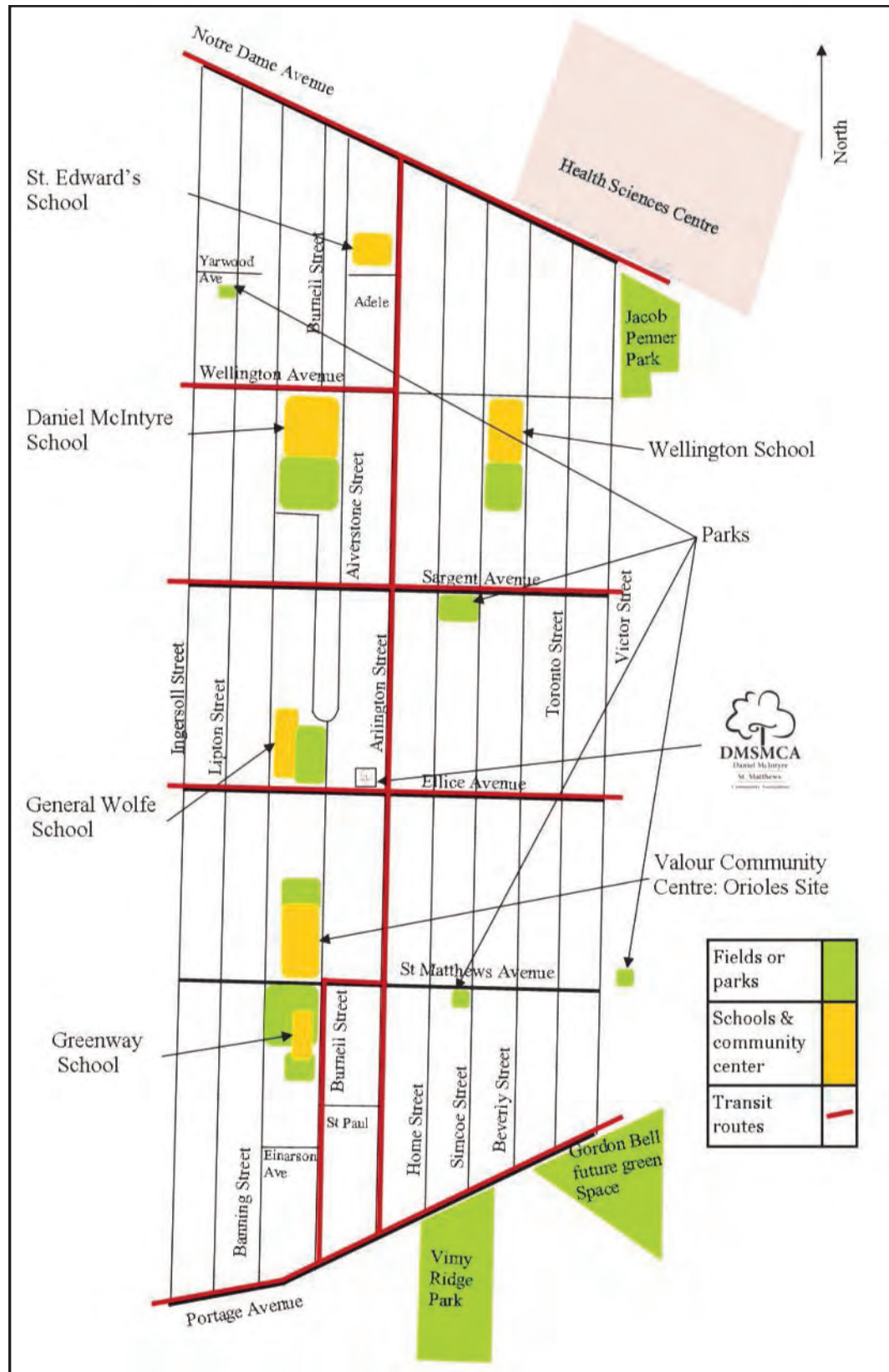
Residents also talked about the convenient access in the two neighbourhoods to shopping and services. Portage Place mall is about a 20 minute walk from Daniel McIntyre or St. Matthews, and there are many bus routes that run through the neighbourhoods and along Portage Avenue. There are several supermarkets in and around the neighbourhoods, as well as numerous small shops and businesses. Just to the west of the neighbourhoods is the Polo Park shopping area, which **includes a large mall and many 'big box' stores.**

There are many amenities in and near the two neighbourhoods, which were mentioned frequently in the community forums. Primary and secondary schools are within walking distance for students living in the neighbourhoods, and the University of Winnipeg is close by, as well as several other educational institutions. There are numerous churches, parks/school fields, and a community centre. These features make Daniel McIntyre and St. Matthews highly desirable neighbourhoods. (See Map 6.)



Daniel McIntyre/St. Matthews Housing Plan

Map 6: Neighbourhood amenities



Daniel McIntyre/St. Matthews Housing Plan

Finally, although it is also often mentioned as a weakness, the housing stock in Daniel McIntyre and St. Matthews is a strength. It remains relatively affordable, despite rising cost, compared with the averages for Winnipeg. There is a variety of housing types and tenures within the neighbourhoods, and much of the housing is in relatively good condition. As well, there are many organizations working on housing and housing-related issues in the neighbourhoods, including housing providers, non-profit and private housing developers, and organizations providing support to lower-income and/or marginalized populations.

Weaknesses

The two neighbourhoods also share a number of weaknesses. These include concerns about the cost and quality of housing, a lack of available lots and green spaces, crime and perceptions of safety, exploitative businesses, and gaps in community participation.

Housing costs are rising throughout Winnipeg, and disproportionately more so in Daniel McIntyre and St. Matthews. For many people, the increases are more than they can afford. These increases, and conversions of rental housing to owner-occupied housing (as in condominium conversions or when rental houses are sold and the owners move in), may result in displacement if the tenant cannot find affordable housing options within the two neighbourhoods. Renters who want to buy a house may have to look outside of the neighbourhoods for more affordable ownership options.

The quality of housing is also a concern. Much of the housing in the two neighbourhoods requires repair. The housing stock is older, and high utility costs for uninsulated and poorly maintained properties are a concern for many households (Schulz 2012). More research is needed to identify what kinds of repairs are needed, as well as to better understand what kinds of programs/responses would improve housing quality most effectively.

Although increasing the quantity of housing in the two neighbourhoods was identified as a priority, there is little open space left to build large numbers of single family houses. Generally, the sites open for development are:

- Empty commercial or industrial sites, which are expensive to reclaim and retrofit
- Vacant lots, of which there are a tiny handful left. About 10 or 11 sites per year have older houses that are replaced with new construction

Daniel McIntyre/St. Matthews Housing Plan

- Existing commercial or residential buildings that can be densified or rebuilt as mixed-use commercial and residential buildings

This means that most new development would involve repurposing and retrofitting existing buildings, cleaning up contaminated sites, or replacing existing buildings with larger, mixed use facilities. All of these options add to the cost of the development.

Although some people identified the amount of parks and schoolyards as a neighbourhood strength, others identified a need for more green space, including community gardens and parkettes (small, single-lot-sized parks). While there are several large parks/schoolyards, there are many blocks where residents cannot use green space without crossing busy streets or walking distances that are inaccessible to children or people with mobility issues. Especially when considering increasing density through multiplexes or apartment buildings, it is important to consider families with small children, and the accessible green spaces that provide daily opportunities to spend time outside. Concerns were also raised that Valour Community Centre Orioles Site does not have enough programming, and that it is not well-maintained.

Safety was raised frequently as a concern in the two neighbourhoods. In **some cases, this relates to people's personal safety and their levels of comfort** - or lack of comfort - around the neighbourhoods. In other cases, it relates to gangs, prostitution, and crime that people see or hear about in the neighbourhoods, which then contributes to their overall sense of a lack of safety. Some environmental factors, such as lighting, trash and litter on the streets or in the back lanes, also contribute to a sense of a lack of safety.

Certain businesses, such as massage parlours, bars, payday loan stores, and pawn shops, were also mentioned as a concern in or near the neighbourhoods. People talked about how these businesses exploit the poverty in the neighbourhoods, and contribute to negative influences and perceptions of the neighbourhood.



Finally, although there is a strong sense of community and community organizing in the neighbourhoods, the DMSMCA has encountered difficulty in building relationships with renters, newcomers, and Aboriginal people. These groups represent large segments of the population in Daniel McIntyre and St. Matthews, and not having their voices represented at the DMSMCA is a large gap in addressing the needs of the community as a whole.

Daniel McIntyre/St. Matthews Housing Plan

Impediments to private investment in the area

Private investors and developers have identified a number of impediments to private investment in Daniel McIntyre and St. Matthews. These include:

- A perception in broader Winnipeg that the neighbourhoods are not safe and that there is a lot of crime. This reduces interest and demand for housing in the neighbourhoods.
- A neighbourhood NIMBY (Not In My Back Yard) attitude encountered in some proposed projects, making developers less willing to initiate new or innovative projects.
- A sense that developers cannot make enough of a profit, due to:
 - The lack of available land. Most of the empty lots have been built on, and most of the boarded buildings have been renovated or replaced. Land costs have increased as a result; even the value of existing empty lots or boarded buildings have increased substantially enough that the potential profit margin has decreased or vanished.
 - Of the sites available for larger development, or redevelopment, about 11 are contaminated from previous industrial or commercial uses, increasing development costs.
 - **Winnipeg's zoning regulations, which are primarily** designed for new developments, do not practically address the different context of mature neighbourhoods built over the last 60+ years.
 - Insufficient access to grants and subsidies to develop housing for low income households. Although there are numerous grants and subsidies available, these do not go far enough.
 - Increased cost of building (labour, materials, etc) making housing for low income households unprofitable to construct.

These impediments act as barriers to housing development in Daniel McIntyre and St. Matthews.

NIMBY—Not In My Backyard

New multi unit developments almost always attract opposition. In 2011 a developer wanted to build an innovative 18 unit block on Notre Dame. The community Association held a public information session for the development, notifying about 90 residents within 100 metres of the proposed project. 20 people showed up with most of them expressing concern about the project. (DMSMCA personal conversation)

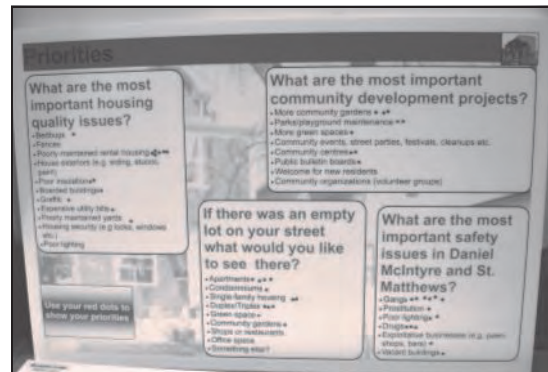
Developing the Plan

The Daniel McIntyre/St. Matthews Housing Plan was developed over 2011-2012. The process included extensive community consultation. This section outlines the community engagement processes that were used to gather feedback and input from the communities, and also describes what community members and stakeholders had to say.

Community Engagement

Community engagement, input, and ownership are integral to the success of the Housing Plan. The Plan will have a much greater chance of success if the community sees itself reflected in the Plan and is committed to the outcomes. The Daniel McIntyre/St. Matthews Community Association (DMSMCA) used a variety of tools to ensure that neighbourhood residents, community organizations, and housing providers and developers were engaged in the planning process.

These tools enabled community residents, stakeholders and others to learn about the current context of housing, to hear from neighbours and other community members and to provide input about their own perspectives and ideas for housing in Daniel McIntyre and St. Matthews.



Methods of Community Engagement and Information-gathering

The intent of the community engagement strategy was to share information about housing in the neighbourhoods and about the planning process, as well as to hear from community members about their concerns and priorities.

Often the residents whose lives will be most directly impacted by planning processes are either not consulted or have limited ability to participate in an ongoing process of change in their neighbourhood. This plan is intended to give voice to the goals, priorities and concerns of all of the residents of Daniel McIntyre/St. Matthews. A number of different methods of community engagement were used to hear from as wide a variety of individuals, households and communities as possible.

Daniel McIntyre/St. Matthews Housing Plan

Community Guidance

The DMSMCA created a community-led Planning Committee with 12 participating members to guide the housing plan development process. The Committee included neighbourhood residents, private developers, non-profit housing providers, and representatives from the DMSMCA Board of Directors and DMSMCA Housing Committee.

The Planning Committee met numerous times throughout the project, and offered advice and feedback on how best to connect with community residents and organizations, and on what kinds of tools would be most useful in gathering information about housing needs and priorities.

Electronic and print media

To kickstart the planning process, a pamphlet which included a self-guided walking tour of the neighbourhood was developed and 500 copies were distributed through community gathering places. The walking tour was a way to spark interest in housing issues, to share information on the types of housing in the community and the social uses of housing, and to invite community participation in the housing plan process.

A Facebook page was set up to share information and prompt discussion about housing topics in the two neighbourhoods. People could sign up for updates, read about the planning process as it unfolded and share their ideas through the discussion forums. 16 people used the Facebook page.

Information about events was sent to hundreds of residents and others **through the DMSMCA's community email lists**. As well, articles and advertisements describing the planning process and announcing events were placed in community newsletters and newspapers to reach the general public that had not self-identified as being interested in housing and/or community issues through the Facebook page or DMSMCA email lists. 200 Posters were put up throughout the two neighbourhoods to advertise the planning process and invite residents to the two public forums, and the final draft launch.



Door to door information sharing and gathering

A door-to-door survey was conducted by FrontStep Research Co-op to gather information from neighbourhood residents. FrontStep surveyed 201 households, including both renters and homeowners.

FrontStep utilized a systematic sampling methodology whereby approximately one-in-twenty five households were sampled. This provided an excellent opportunity to hear from neighbourhood residents who might not participate in the public forums or other community engagement processes.

The survey included questions about

- **households' housing histories in the neighbourhood, including tenure and mobility**
- level of satisfaction with the neighbourhood, including likes and dislikes
- housing concerns and desires, and
- household demographics.

A summary of the findings from the survey are in Appendix A. FrontStep also shared information with survey respondents about the housing planning process.

In-person conversations and meetings

A number of smaller in-person conversations and meetings were held with people who have a particular interest in housing in the Daniel McIntyre and St. Matthews neighbourhoods. These included focus groups, kitchen table groups, and one-on-one meetings.

Focus groups: Focus groups were held with a total of 42 organizations that serve community and housing needs in the two neighbourhoods to hear about the particular challenges facing different groups of community residents. The focus groups included Aboriginal organizations, faith-based groups, non-profit housing providers, private housing developers, and cultural organizations.

Kitchen table groups: Smaller gatherings were held with groups that were identified as having important concerns relating to housing, but who were less likely to attend the public forums.

One-on-one: Individual meetings were held with people and organizations who expressed interest, but were unable to attend the focus groups or kitchen table groups.

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Community gatherings and events

Numerous public gatherings were held in order to have a more open-ended discussion about housing with the community at large. These gatherings included public forums, a presentation at the annual general meeting of the DMSMCA, and finally a public event to present the draft housing plan to the community.

Public forums: Two public forums were held, one in each of the two neighbourhoods. While turnout for the first was low, with 6 people attending, there was good turnout and input at the second with 40 people participating. A brief presentation set the context for the housing plan discussion. Large poster boards summarized the concerns and suggestions that were identified through the focus groups. Participants used dots to prioritize action areas and added comments to the posters. A large map of the neighbourhoods allowed participants to use Lego to illustrate where and what kind of development they would like to see in the neighbourhoods. Finally, participants joined focused discussions to begin to develop strategies to address the identified goals and challenges.

DMSMCA fix-up grant applicants: The Housing Coordinator asked residents and property owners who were dropping off grant applications to review the public forum poster boards and encouraged them to provide feedback.

DMSMCA Annual General Meeting and open house: The Housing Coordinator took the public forum poster boards to the Annual General Meeting and the DMSMCA open house and encouraged participants to add their concerns and priorities. There was a good turnout at both events, with well over 100 attendees of whom 55 participated in the housing plan process.

Draft plan preview and launch:

This was an opportunity to hear back from the community whether the plan accurately reflected the concerns and priorities shared through the focus groups, public forums and survey. Email, newsletters and posters advertised the event. 15 people participated in reviewing the draft plan, and celebrating the community's work in developing the plan.



What we heard

Although numerous different opinions, concerns and priorities were offered throughout the consultation process, the major themes - a lack of housing, the rising cost of housing, and poor housing quality - were consistent throughout. This section summarizes what was heard in the focus groups, public forums and survey as they were where most of the discussions took place.

Focus groups

At the focus groups, participants talked about how Daniel McIntyre and St. Matthews are desirable neighbourhoods, but the most vulnerable **families can't find appropriate housing because of the current housing shortage**. They also talked about barriers to accessing housing, like lacking a full-time job or a credit history, and about the need for transitional housing to support people and families.



The Aboriginal, cultural, and faith-based organizations also talked about the distinct challenges facing the populations they serve. These include challenges finding housing for larger families; the importance of social and affordable housing for low-income households; the need for cultural awareness and religious sensitivity among tenants, landlords and neighbours.

Housing developers and providers talked about how expensive it is to build and maintain housing. This makes it especially difficult to provide housing for lower-income households. They also identified zoning and by-laws as a concern, since often these by-laws are designed for newer neighbourhoods, and may make it challenging to renovate or upgrade older houses in mature neighbourhoods.

Other concerns include neighbourhood safety, helping landlords, tenants, and homeowners maintain their housing, providing housing for seniors, and increasing cultural and religious awareness among neighbours and people in the community.

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Public forums and AGM

Throughout the community engagement processes, community members identified the lack of housing options and opportunities as a major concern. They talked about challenges they themselves, or someone they know, have experienced in looking for or maintaining housing.

Frequently these challenges are connected to the cost of housing. For some long-time renters, buying a house in the community has become impossible as prices have risen over the last few years. Others identified rising rents as a challenge, making it more difficult to stay in the area if they moved.

For many residents, improving home exteriors are a major priority, along with front yard maintenance. Poorly-maintained rentals are another area of concern. Expensive utility bills - possibly as a result of poor insulation or other inefficiencies - were also identified as an issue for many households.



Community members discussed the wide variety of local businesses on the main streets in the neighbourhoods. They consider this a very valuable asset in the neighbourhoods. It makes the neighbourhoods accessible and walkable, and residents can meet many of their needs within walking distance of their homes.

Survey

The door-to-door survey heard residents' preferences about housing and neighbourhood satisfaction. Overall, most respondents were satisfied with their housing and with the neighbourhoods, including the size and condition of their homes, and with their rental, mortgage and utility costs. The average length of time a respondent had lived in their home was 11.6 years, and in the neighbourhoods was 14.14 years. (FrontStep Research Co-op et al., 2012)

Some respondents identified the appearance and condition of rental properties, rental landowners and tenants as a concern. Other concerns included the overall appearance of the neighbourhoods, and the need for affordable housing. Many respondents also identified a preference for fewer rooming houses in the neighbourhoods. Respondents identified a preference for :

- more affordable rental housing

Daniel McIntyre/St. Matthews Housing Plan

- affordable home ownership
- student housing
- senior housing
- infill housing, and
- single family housing.

(FrontStep Research Co-op et al., 2012)

(See Appendix A for a synopsis of the survey findings)

Summary and discussion

Although community members rarely discussed complete communities specifically by name, they frequently discussed related ideas through conversations on housing and housing-related topics. In some cases, they discussed new ideas, but more often much of what they value is already in place.

In many ways, Daniel McIntyre and St. Matthews are already complete communities. Throughout the consultation process, community members talked about the benefits of living in neighbourhoods with a variety of options and choices for housing, shopping, education, and **other aspects of daily life; they talked about the area's diverse population** and current housing stock as a strength; and they identified numerous strategies to preserve and build upon these benefits for the two neighbourhoods.

Three major themes on the topic of housing emerged clearly. The first is that there simply is not enough housing, of all types. The second is that the cost of housing is rising rapidly and there is a lack of affordable and accessible housing. Finally, housing quality needs to be maintained and improved. Underlying these three areas is the awareness of an important role to be played by all levels of government in addressing housing concerns.

More housing

Housing in all of Winnipeg has been in short supply for the last several years. The population of Winnipeg has continued to grow while the number of available housing units has not kept pace. This has led to an extremely low rental vacancy rate, and higher house prices. A low vacancy rate often means that the most vulnerable populations are the least likely to be housed since they may not have the documentation, co-signers or damage deposits that landlords require.



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A low vacancy rate creates other problems for renters as well, and leads directly to the second theme identified, lack of affordability. The tight housing market inflates rent prices quickly, far more quickly than incomes, which means that housing becomes less and less affordable. Forcing people to spend a larger and larger portion of their income on housing leaves less income for other necessities and deepens poverty. It also means that people who were working towards home ownership face an increasingly uphill battle. Increases in house prices mean that neighbourhood residents who wanted to buy a house are being forced to look elsewhere as they simply can no longer afford to buy in the Daniel McIntyre and St. Matthews neighbourhoods.

Housing cost

Initially, residents would often state that increasing homeownership and the building of new detached single family homes should be a priority - as long as they were affordable.

With further conversation, residents would discuss the challenges they, their neighbours, family and/or friends were experiencing in finding affordable housing, and would bring up the importance of affordable housing, especially for seniors, students and those who could not afford to buy a home. The social norms and cultural expectations in favour of owning single family homes are tempered with the recognition that all types of housing are needed. These more in-depth conversations highlighted the essential role that rental housing plays in meeting community housing needs, especially for these specific populations.



From this vantage point, there is support for affordable rental housing in general. There is much less support for rooming houses, which are one form of affordable rental housing and play an important role in the housing continuum, as they provide low-cost housing for many people who would otherwise have a very hard time finding housing (Calhoun Research and Development 2011). Some concerns about rooming houses stem from social biases against renters, and especially low income renters. Other concerns relate to the upkeep of all houses in the neighbourhoods.

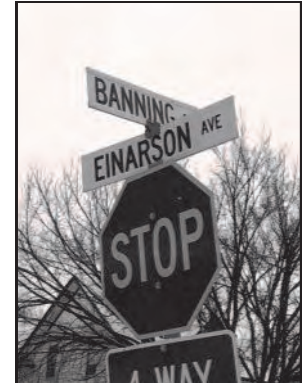
Housing quality

Housing quality was raised as a major concern in the two neighbourhoods. Many houses were not maintained when housing values were low and are now in need of major repairs. There is a sense that absentee landlords contribute to the problem by not maintaining properties, leaving tenants with few options. There were also concerns

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raised that many tenants and homeowners wanted to do a better job of maintaining housing but lack resources, both practical (i.e. access to tools/knowledge) and financial (i.e. loans/access to programs). Finally, there is a need to increase housing quality while maintaining affordability, so that those residences that do get upgraded do not see an increase in price so high that they becomes unaffordable for the original residents.

Many properties are not well maintained, and rooming houses are often among the worst maintained. Across Winnipeg the number of rooming houses is declining as landlords close operations, due to high operating costs and low incomes, and the high resale value of rooming houses as single family houses (City of Winnipeg, personal conversation 2012). Programs to support tenants, to mediate and support relationships between tenants and landlords, and to maintain the building in good condition can address these concerns and improve rooming houses condition (Calhoun 2011).



Overall, the public forums, focus groups and survey respondents felt strongly that the neighbourhoods needed more affordable rental units, while at the same time identifying badly maintained rental units as an ongoing and pressing issue.

For these reasons, maintaining a consistent balance of rental to owner-occupied housing, including the current balance of rooming houses, was identified an ideal way to maintain accessibility of housing for the diverse populations in the neighbourhoods. Supports for landlords and tenants, including of rooming houses, should be put in place to address community concerns about housing quality.

Housing advocacy

Community residents recognized that although the challenges described above are experienced in the Daniel McIntyre and St. Matthews neighbourhoods, a large part of the solution lies outside the neighbourhoods, in policies and structures that support or inhibit housing. The governments of Winnipeg, Manitoba and Canada all have a role to play in supporting the community vision for housing in Daniel McIntyre and St. Matthews, and so advocating to and working with these three levels of government is an integral part of long term change.

Other concerns

The community forums and focus groups also generated some comments and concerns about crime and the need for community development in the neighbourhoods.

Daniel McIntyre/St. Matthews Housing Plan

The comments and concerns relating to crime were primarily associated with wanting certain visible activities to be removed from the neighbourhood such as gangs, drugs, alcohol and prostitution. Coupled with this was a concern that the perception of the neighbourhood being home to these activities was just as harmful to the community as the actual activities themselves. These results were echoed in the FrontStep survey, which found that a significant number of respondents wanted to see more police and more Neighbourhood Watch activities in their communities.

Community residents also discussed the need to build connections and relationships between community members. The sense of community and neighbourliness in the two neighbourhoods is an often-mentioned strength, and residents made many suggestions about how to strengthen it. These included:

- more community festivals and events
- programs to increase cultural and religious sensitivity between tenants, landlords, and neighbours
- planting flowers and greening the neighbourhoods
- maintaining community gathering spaces, including community centres, parks/gardens, churches/mosques.

These considerations are beyond the scope of this Housing Plan, but the results and findings were shared with the community safety plan, which is currently under development.



The Daniel McIntyre/St. Matthews Housing Plan

The Daniel McIntyre/St. Matthews Housing Plan outlines the community vision, goals, objectives and actions relating to housing in the Daniel McIntyre and St. Matthews neighbourhoods. It provides direction for the City of Winnipeg, the Province of Manitoba, developers and housing providers to address the housing priorities identified by community residents and stakeholders.

The Plan will be implemented by the Daniel McIntyre/St. Matthews Community Association (DMSMCA) and housing stakeholders, including community members, private and non-profit housing providers and developers, community organizations, all levels of government, and other partners. It is a five-year plan, and will be in place from 2013 to 2017.

Housing plan history

The DMSMCA is a relatively new organization. It was established in 2007, and early on, housing was identified as an important priority for the two neighbourhoods.

To address this priority, the DMSMCA completed a housing strategy that ran from 2010 to 2012. It reads:

The people of the Daniel McIntyre and St. Matthews neighbourhoods have expressed their desire to have a healthy balance of home rental and home ownership options. Rental opportunities must be both affordable and offer a mix of units at market rates. As well as having an inclusive range of housing choices, residents envision a community that is safe, friendly, beautiful and sustainable. As a neighbourhood revitalization organization, Daniel McIntyre / St Matthews Community Association will work together with residents, landlords, businesses and community groups to reach these goals. (DMSMCA 2010).

The initial housing strategy was developed through community consultation, and resulted in four overarching themes to inform housing development in the Daniel McIntyre and St. Matthews neighbourhoods. These themes are:

- Safe and Secure Housing
- Healthy and Inclusive Range of Housing Options

Daniel McIntyre/St. Matthews Housing Plan

- Beautiful, Sustainable and Friendly Neighbourhood
- Local Leadership in Housing Issues

This initial housing strategy included a number of actions which the DMSMCA and community members have undertaken over the last few years.

This 2013-2017 Daniel McIntyre/St. Matthews Housing Plan builds on these overarching themes. Based in new and ongoing conversations with community members, the Plan contains detailed goals and action plans to move the Daniel McIntyre and St. Matthews neighbourhoods towards their common housing vision over the next five years.

Complete Communities in Daniel McIntyre and St. Matthews

A complete community is one that meets the needs of all of its residents.

In many ways, Daniel McIntyre and St. Matthews model complete communities: they include a variety of types of housing, and are close to many amenities. This enables residents to meet many of their everyday needs with ease and without having to travel too far from the neighbourhoods. Area residents identified specific aspects of complete communities that they would like to maintain and enhance in Daniel McIntyre and St. Matthews, including:

- the balance of residential and commercial spaces
- the balance and location of housing types, and
- targeting of specific areas for improvement.

(See table 17)



Daniel McIntyre/St. Matthews Housing Plan

Table 17: Summary of Complete Communities in Daniel McIntyre/St. Matthews

Balance of residential and commercial spaces	<ul style="list-style-type: none">• Maintain the current balance of commercial and residential spaces in the two neighbourhoods• Locate commercial spaces primarily on the main streets• New commercial development will include mixed-use commercial and residential above the ground floor• Continue to support and encourage smaller, locally-owned businesses
Balance and location of housing types	<ul style="list-style-type: none">• There is a need for more housing of all kinds• Low-rise apartment blocks and duplexes/multiplexes will address this need• Locate higher-density housing along the main streets, and lower-density housing along the residential streets• Maintain the current proportions of rental and owner-occupied housing• Maintain the current ratios of subsidized, affordable and market housing• Maintain the current ratios of specialty housing
Targeting of specific areas for improvement	<ul style="list-style-type: none">• Improve house interiors and exteriors through financially-accessible supports• Target geographic areas to be determined by the DMSMCA Housing Committee

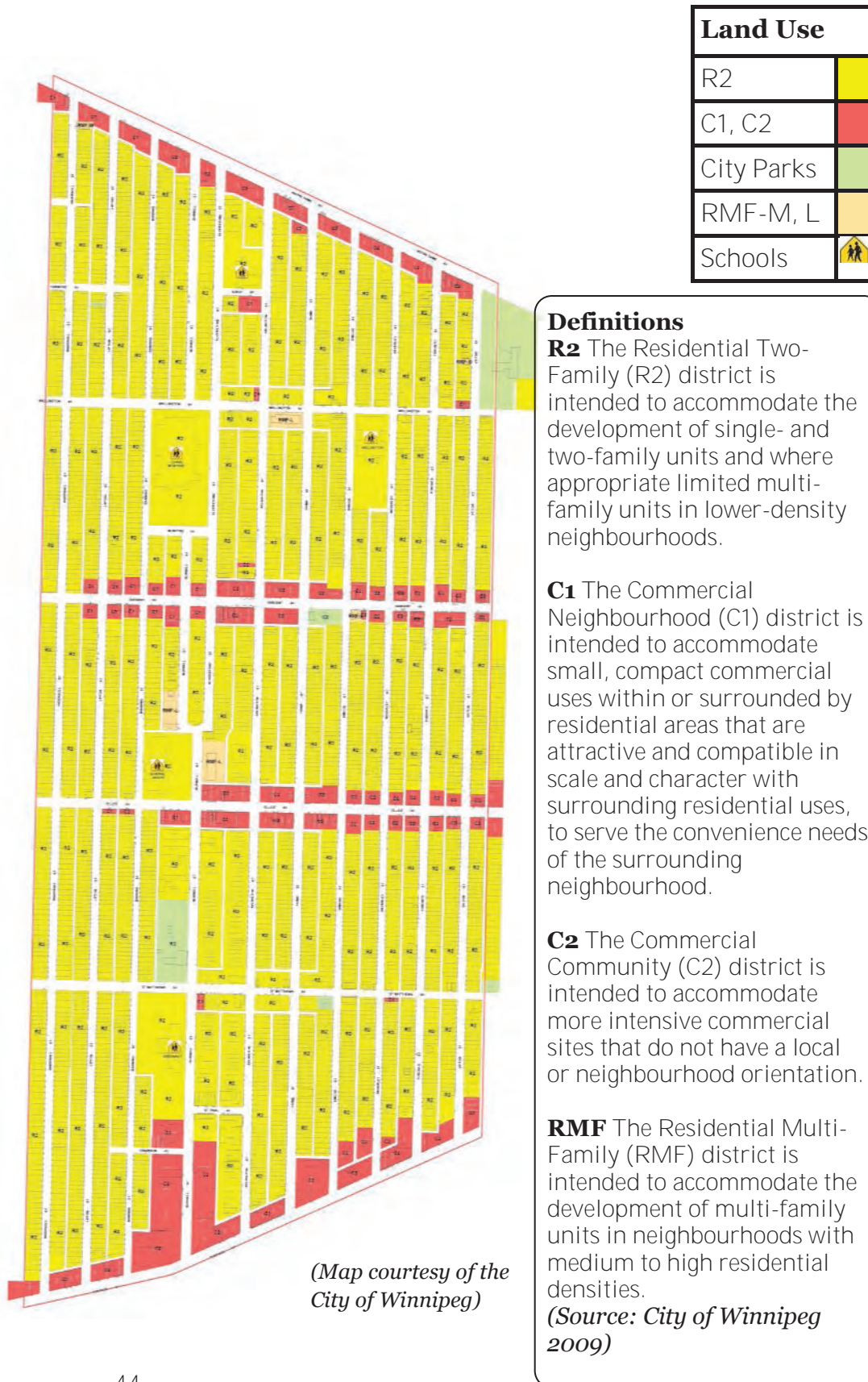
Balance of residential and commercial space

The current balance of commercial and residential will be maintained. Commercial spaces will continue to be located primarily on the main streets in the neighbourhoods, including intensification of these streets with more commercial spaces developed and used for locally-appropriate businesses. The preferred model for new commercial development is to have buildings with commercial uses on the ground floor and mixed-use commercial and residential above, with a strong preference for smaller and more locally-owned businesses.

Currently the neighbourhoods have about 5,100 housing units and about 180 commercial units which are mostly found on the east-west avenues that cross the neighbourhood. (See Map 7.)

Daniel McIntyre/St. Matthews Housing Plan

Map 7: Zoning and land use

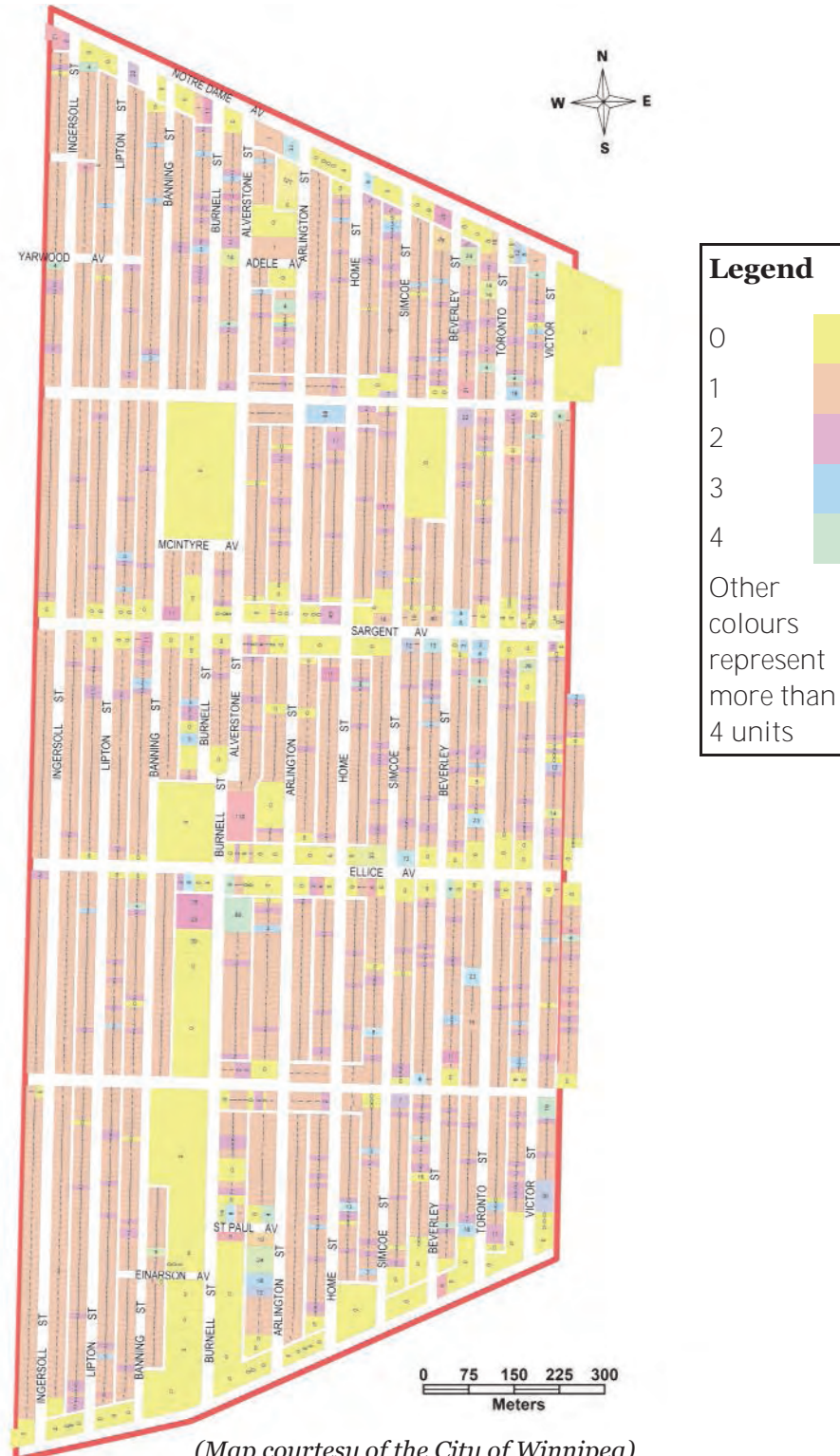


Daniel McIntyre/St. Matthews Housing Plan

Balance of location and density of housing types

There is a substantial amount of housing in Daniel McIntyre and St. Matthews with a good mix of densities. (See Map 8.)

Map 8: Existing density



(Map courtesy of the City of Winnipeg)

Daniel McIntyre/St. Matthews Housing Plan

There is a pressing need for more housing of all types in the two communities, as there is in the rest of Winnipeg. More housing in the two neighbourhoods is a priority, and increased densification is a way of achieving this goal. Low-rise apartment buildings (three or fewer storeys) and multiplexes are the most desirable way to achieve increased density on limited available land while maintaining the original feel of the neighbourhood.

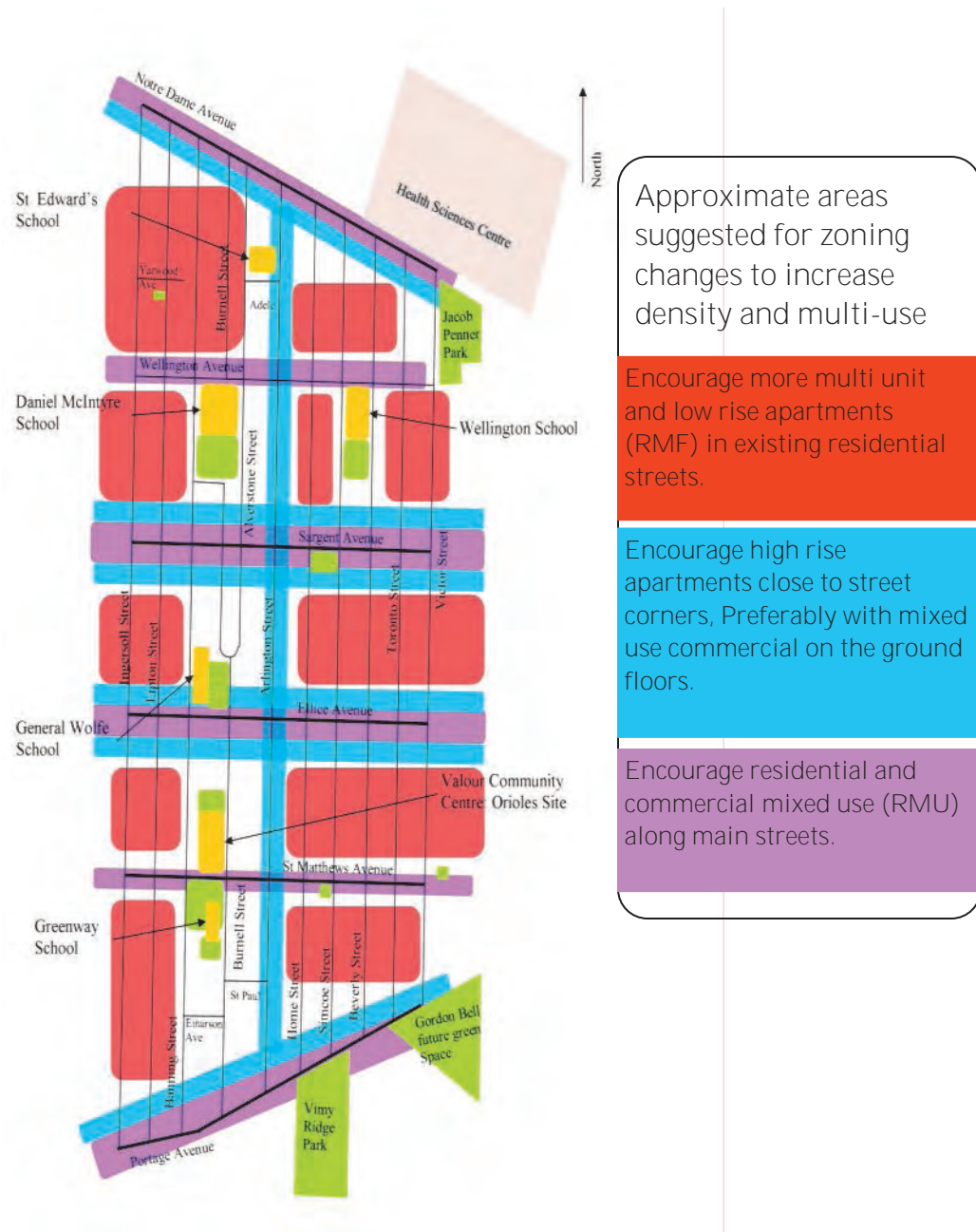
To maintain the current character of the neighbourhood, higher-density housing (e.g. high-rise apartment buildings, with more than three storeys) will be built along the main streets, while lower-density housing (e.g. single family houses, duplexes/multiplexes, low-rise apartment buildings) will be built along the residential streets. (See Figure 3 and Map 9.)



Figure 3: Public forum activity. Using toy building blocks to show where density could go on a large map of the Daniel McIntyre and St. Matthews communities.

Daniel McIntyre/St. Matthews Housing Plan

Map 9: Where can the density go?



This map shows how community members envision their community in the future. It shows where more intense housing and mixed-use development can be encouraged in Daniel McIntyre and St. Matthews. This map is a guideline only, and is based on the input received during the public forums and community engagement.

Daniel McIntyre/St. Matthews Housing Plan

Currently, the proportion of rental units to owner-occupied housing is roughly equal. There is a need for more rental housing to meet the pressing community housing needs, and also for more owner-occupied housing. The current ratio of rental to owner-occupied housing will be maintained.

Affordable housing is increasingly difficult for many low-income households to access. As housing prices and rents in Daniel McIntyre and St. Matthews increase along with or faster than Winnipeg prices and rents, many current residents are finding it difficult to stay in the neighbourhood. Subsidized and affordable units are an essential part of the housing continuum in Daniel McIntyre and St. Matthews. The ratio of subsidized, affordable and market units will be maintained to ensure that lower-income households can continue to access housing in the neighbourhoods.

There is currently a wide variety of specialty housing types in Daniel McIntyre and St. Matthews, which enrich the neighbourhoods' diversity and accessibility. Examples of existing specialty housing include social housing, seniors' housing, transitional housing, student housing and supportive housing. These various forms of specialty housing are an important way to meet the needs of the communities' households.

In Daniel McIntyre and St. Matthews, there are 877 units of social housing, which makes up about 17 percent of the housing in the two neighbourhoods (Province of Manitoba 2012). Of these 877 units, 77.5 percent are seniors' housing units (680 units), and 22.5 percent (197 units) are family housing (Province of Manitoba 2012).

The Kivalliq Inuit Centre provides temporary housing for up to 80 people who are in Winnipeg for medical reasons. There are currently two small transitional housing programs and 27 units of supportive housing. There is no student housing located in the neighbourhoods.

The current ratios of social housing in the two neighbourhoods should be maintained, as should the amount of transitional and supportive housing. As the amount of transitional, supportive and student housing is low (or none), there may be an opportunity for new transitional, supportive and/or student housing in Daniel McIntyre and St. Matthews.

Targeting of Specific Areas for Improvement

In order to continue the revitalization of Daniel McIntyre and St. Matthews, investment programs and improvement campaigns will be targeted to high priority areas. Programs will focus on improving house interiors and exteriors through financially-accessible supports, in geographic areas to be identified by the Daniel McIntyre/St. Matthews Community Association Housing Committee through further study.

The Housing Action Plan

The Daniel McIntyre/St. Matthews Housing Plan is intended to be a grassroots plan, with ownership at the community level and action carried out by neighbourhood residents, non-profit and private organizations, businesses, governments, and the Daniel McIntyre/St. Matthews Community Association. It builds on the first community housing strategy, the community consultations carried out in developing this plan, and the background research which provides context for the plan.

Community members identified three main areas of concern relating to housing in the Daniel McIntyre/St. Matthews neighbourhoods. These are:

- the need to **create more housing**
- the need to **lower the cost of housing**
- the need to **improve housing quality**

Throughout the community consultations and opportunities for feedback, each of these areas was discussed in detail. Community members, community-based organizations, housing providers and developers provided recommendations for how to best address each area through advocacy and education at personal, community and government levels. The plan has four goals which reflect these three main areas of concern, as well as the need for advocacy and education. These are:

- Stabilize and increase the number of units of housing available in the Daniel McIntyre/St. Matthews neighbourhoods, while maintaining the current ratio of rental units to owner-occupied units.
- Ensure that housing reflects the mixed-income characteristics of the Daniel McIntyre/St. Matthews neighbourhoods, and is financially accessible to all households.
- Coordinate resources to improve housing quality.
- Advocate to the City of Winnipeg, the Province of Manitoba and the Government of Canada for housing and housing supports that meet the needs of community residents and reflect the goals of the housing plan, based on community housing data.

How to read the plan

The Action Plan includes:

- **Goals**, which provide overall direction for housing in the Daniel McIntyre/St. Matthews neighbourhoods

Daniel McIntyre/St. Matthews Housing Plan

- **Objectives**, which frame the specific direction for the plan from 2013-2017
- **Actions**, which provide direction for the DMSMCA, community members, and other stakeholders interested in housing in the two neighbourhoods.

The actions are presented in a series of tables. Each table identifies a suggested lead for the action, and a timeline suggesting when in the five-year plan the action should take place. It also includes possible partners, and outputs and indicators that can be used to measure progress on the actions, objectives and goals. Although the goals, objectives and actions are numbered, this is for clarity and is not intended to prioritize some actions over others.

There will always be more work to be done on housing in the two neighbourhoods, and the community and the DMSMCA must continue to engage and discuss what the upcoming priorities and immediate tasks will be. This is part of the ongoing implementation and evaluation of the plan, and it should be amended as needed to meet community priorities and concerns. (See page 72 for more detail on evaluation).

Goal 1: Stabilize and increase the amount of housing available in the Daniel McIntyre and St. Matthews neighbourhoods, while maintaining the current ratio of rental units to owner-occupied units.

Participants in the community consultations and door-to-door survey identified the need for more housing of all types as the biggest priority for housing. They identified a lack of affordable housing as the biggest gap in available housing. Participants said larger and smaller families, single people, and people with disabilities were all in need of housing that meets their needs.

Objective 1: Work with developers and non-profit organizations to encourage housing development that fits with the vision of complete communities and reflects the goals of the Daniel McIntyre/St. Matthews housing plan. (See Table 18)

Daniel McIntyre/St. Matthews Housing Plan

Table 18 : Actions to achieve Objective 1

Action	Lead / Timing	Possible Partners	Outputs & Indicators
1a: Establish a residents housing development sub-committee	Housing Committee year 1	<ul style="list-style-type: none"> • DMSMCA Community Housing and Grants Coordinator • Community Members 	<ul style="list-style-type: none"> • Resident sub-committee established, meeting and functioning
1b: Gather data on tenure and occupancy to inform future housing needs (see objective 8)	DMSMCA Community Housing and Grants Coordinator year 2	<ul style="list-style-type: none"> • City of Winnipeg • Winnipeg Data Consortium 	<ul style="list-style-type: none"> • Spreadsheet
1c: Encourage the development of secondary suites	Housing Development Sub-Committee year 2-3 or as needed	<ul style="list-style-type: none"> • City of Winnipeg 	<ul style="list-style-type: none"> • Information sessions as needed
1d: Review zoning and bylaws for barriers to mixed use development, attached and detached secondary suites, and densification. (see objective 8)	Housing Development Sub-Committee year 2-3 and ongoing	<ul style="list-style-type: none"> • City of Winnipeg • Neighbourhood Renewal Corporations • Housing advocacy organizations 	<ul style="list-style-type: none"> • List of zoning and bylaw barriers and suggested changes • Meetings with the City of Winnipeg to advocate for zoning and bylaw changes
1e: Submit a request to the City of Winnipeg to receive development proposals relating to the Daniel McIntyre/St. Matthews neighbourhoods	Housing Development Sub-Committee year 1	<ul style="list-style-type: none"> • City of Winnipeg 	<ul style="list-style-type: none"> • Request submitted

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead / Timing	Possible Partners	Outputs & Indicators
1f: Review development proposals to ensure they match with the housing plan goals (see objective 9)	Housing Development Sub-Committee ongoing	<ul style="list-style-type: none"> • City of Winnipeg; Property, Planning and Development 	<ul style="list-style-type: none"> • Regular community attendance at zoning meetings • Less oppositions to proposals • Checklist or criteria to measure proposals against
1g: Soliciting development proposals and projects which meet the goals of the housing plan	Housing Committee year 2-3	<ul style="list-style-type: none"> • Private Developers • Non-profit Developers • City of Winnipeg • Province of Manitoba • Government of Canada 	<ul style="list-style-type: none"> • Development proposals which meet the goals of the housing plan
1h: Investigate the feasibility of DMSMCA developing infill housing.	DMSMCA Community Housing and Grants Coordinator year 3	<ul style="list-style-type: none"> • Neighbourhood renewal corporations • Non-profit housing developers 	<ul style="list-style-type: none"> • Feasibility report
1i: Create a land use and development study working with the Greening Committee and Safety Committee (See Objective 8)	DMSMCA Community Housing and Grants Coordinator ongoing	<ul style="list-style-type: none"> • City of Winnipeg • West End BIZ • Greening Committee • Safety Committee 	<ul style="list-style-type: none"> • Up to date list

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead / Timing	Possible Partners	Outputs & Indicators
1j: Build and maintain relationships with developers working in the neighbourhood	DMSMCA Community Housing and Grants Coordinator ongoing	<ul style="list-style-type: none"> • City of Winnipeg • Private housing developers • Non-profit housing developers • Province of Manitoba • Government of Canada 	<ul style="list-style-type: none"> • Meetings with developers
1k: Explore the development of a West End housing stakeholder group to address housing issues.	DMSMCA Community Housing and Grants Coordinator year 1	<ul style="list-style-type: none"> • Neighbourhood renewal corporations • City of Winnipeg • Province of Manitoba • Government of Canada • Private housing developers • Non-profit housing developers • Housing providers 	<ul style="list-style-type: none"> • Recommendation regarding development of the stakeholder group • Future actions as appropriate

Daniel McIntyre/St. Matthews Housing Plan

Goal 2: Ensure that housing reflects the mixed-income characteristics of the Daniel McIntyre and St. Matthews neighbourhoods, and is financially accessible to all households.

The cost of housing was also identified as a major concern through the community consultations. Both rental housing and homeownership costs continue to rise and displace people from the neighbourhood.

Community members want to see existing affordable housing maintained and new affordable housing created; in addition, there is a need for more accessible financial tools. Barriers to affordable housing include the conversion of apartments to condominiums and increased rents that come with renovations.

Objective 2: Gather and share information to improve access to appropriate housing. (See Table 19)

Table 19: Actions to achieve Objective 2

Action	Lead / Timing	Possible Partners	Outputs & Indicators
2a: Establish a Cost of Housing Residents Sub-committee	Housing Committee year 1	<ul style="list-style-type: none">• DMSMCA Community Housing and Grants Coordinator• Community members	<ul style="list-style-type: none">• Committee is meeting/ functioning
2b: Gather and map housing cost and demographic data (See objective 8)	Housing Cost Sub-committee ongoing	<ul style="list-style-type: none">• Winnipeg Data Consortium• Canadian Centre for Policy Alternatives• City of Winnipeg• Canada Mortgage and Housing Corporation (CMHC)• WinnipegREALTORS	<ul style="list-style-type: none">• Spreadsheet generated

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead / Timing	Possible Partners	Outputs & Indicators
2c: Continue gathering and mapping ownership and tenure information (see objective 8)	Housing quality sub-committee ongoing	<ul style="list-style-type: none"> • West End Business Improvement Zone • City of Winnipeg 	<ul style="list-style-type: none"> • Map/spreadsheet showing tenure information
2d: Share information to help (potential) residents access housing	DMSMCA Community Housing and Grants Coordinator ongoing	<ul style="list-style-type: none"> • Winnipeg Rental Network • New Journey Housing • Other housing organizations 	<ul style="list-style-type: none"> • Track referrals to partner organizations
2e: Gather data on specific zoning, and by-laws that unnecessarily increase costs (See objective 8)	Housing Quality Sub-committee year 2	<ul style="list-style-type: none"> • City of Winnipeg • Province of Manitoba • West End BIZ • Developers 	<ul style="list-style-type: none"> • List available

Objective 3: Establish financial systems which will make housing more accessible. (See Table 20)

Table 20: Actions to achieve Objective 3

Action	Lead / Timing	Possible Partners	Outputs & Indicators
3a: Conduct education sessions regarding existing financial assistance programs for rental and home ownership	Housing Cost Sub-committee year 2-5	<ul style="list-style-type: none"> • Non-profit sector • Credit unions • WinnipegREALTORS • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • Information sessions as needed

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Action	Lead / Timing	Possible Partners	Outputs & Indicators
3b: Investigate the feasibility of establishing a short term emergency loan system.	Housing Cost Sub-committee year 2	<ul style="list-style-type: none"> • Financial organizations • Non-profit organizations 	<ul style="list-style-type: none"> • Feasibility report
If 3b is feasible then: proceed with 3c-d			
3c: Establish criteria for a short term emergency loan system	Housing Cost Sub-committee year 3	<ul style="list-style-type: none"> • Financial organizations • Non-profit organizations • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • List of criteria • Application and repayment processes and procedures developed
3d: Access funding for a short term emergency loan system	DMSMCA Community Housing and Grants Coordinator year 4	<ul style="list-style-type: none"> • Financial organizations • Funders • Non-profit organizations • West End Business Improvement Zone 	<ul style="list-style-type: none"> • Short term emergency loans available.

Goal 3: Coordinate resources to improve housing quality.

The community consultations identified education and resources for improving housing quality for neighbourhood residents as a key area of focus. Many people viewed poorly-maintained rental units, both buildings and lots, as a housing quality concern in the neighbourhood and felt that any campaign to improve housing quality must target homeowners, landlords, and tenants.

Objective 4: Gather and map housing quality data. (See Table 21)

Table 21: Actions to achieve Objective 4

Action	Lead / Timing	Possible Partners	Outputs & Indicators
4a: Establish a residents Housing Quality Sub-committee	Housing Committee year 1	<ul style="list-style-type: none">• DMSMCA Community Housing and Grants Coordinator• Community Residents	<ul style="list-style-type: none">• Sub-committee is meeting/ functioning
4b: Produce an internal accessible document summarizing bylaws relating to housing concerns (see Objective 8)	Housing Quality Sub-committee year 2		<ul style="list-style-type: none">• Review of by-laws• Document produced
4c: Do a windshield scan and regular neighbourhood walks to identify houses or blocks to target for assistance (see Objective 8)	Housing Quality Sub-committee year 3	<ul style="list-style-type: none">• Residents• West End BIZ	<ul style="list-style-type: none">• List of housing quality priorities• Map showing housing quality by block

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead / Timing	Possible Partners	Outputs & Indicators
4d: Continue gathering and mapping ownership and tenure information (see Objective 8)	Housing Quality Sub-committee ongoing	<ul style="list-style-type: none"> • Housing Committee 	<ul style="list-style-type: none"> • Map/ spreadsheet showing tenure information
4e: Develop and distribute a form to residents and concerned stakeholders for gathering by-law infractions informed by 4b	Housing Quality Sub-committee year 4	<ul style="list-style-type: none"> • City of Winnipeg 	<ul style="list-style-type: none"> • Accessible form produced • Forms being filled in and submitted
4f: Develop and disseminate to residents, a list of relevant programs/grants for home maintenance and repair	Housing Quality Sub-committee year 2	<ul style="list-style-type: none"> • Program and grant providers • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • Completed list • Increased use of grants in the neighbourhoods
4g: Work with program providers in order to track neighbourhood use of grants and home improvement programs.	DMSMCA Community Housing and Grants Coordinator year 3-5 and ongoing	<ul style="list-style-type: none"> • Hardware stores • City of Winnipeg • Province of Manitoba • Government of Canada • Manitoba Hydro • Other non-profit organizations 	<ul style="list-style-type: none"> • Spreadsheet or data from program providers

Objective 5: Provide educational opportunities to support residents and owners (See Table 22)

Table 22: Actions to achieve Objective 5

Action	Lead/Resources/ Timing	Possible Partners	Outputs & Indicators
5a: Offer an educational workshop series for landlords, caretakers and tenants about rights and responsibilities	Housing Quality Sub-committee year 2-5	<ul style="list-style-type: none"> • New Journey Housing • Rental Network • Residential Tenancies Branch 	<ul style="list-style-type: none"> • Workshops as needed • Targeted community participation
5b: Offer home repair and maintenance workshops for residents.	Housing Quality Sub-committee year 2-5	<ul style="list-style-type: none"> • Hardware stores • Non-profit sector • Neighbourhood renewal corporations • Other training programs 	<ul style="list-style-type: none"> • Workshops as needed each year • Targeted community participation
5c: Develop a home maintenance mentorship program to connect new renters, new homeowners and seniors with established residents.	Housing Quality Sub-committee year 3	<ul style="list-style-type: none"> • Community members • Landlords 	<ul style="list-style-type: none"> • Develop a mentor recruitment and screening process • Recruitment of mentors • Mentor training • List of available mentors • Matching mentors with residents
5d: Establish a neighbourhood awards program to recognize people's contributions to housing, especially improving house exteriors and yards.	Housing Quality Sub-committee year 2	<ul style="list-style-type: none"> • Housing Committee 	<ul style="list-style-type: none"> • Development of criteria for awards • Annual selection and presentation of awards

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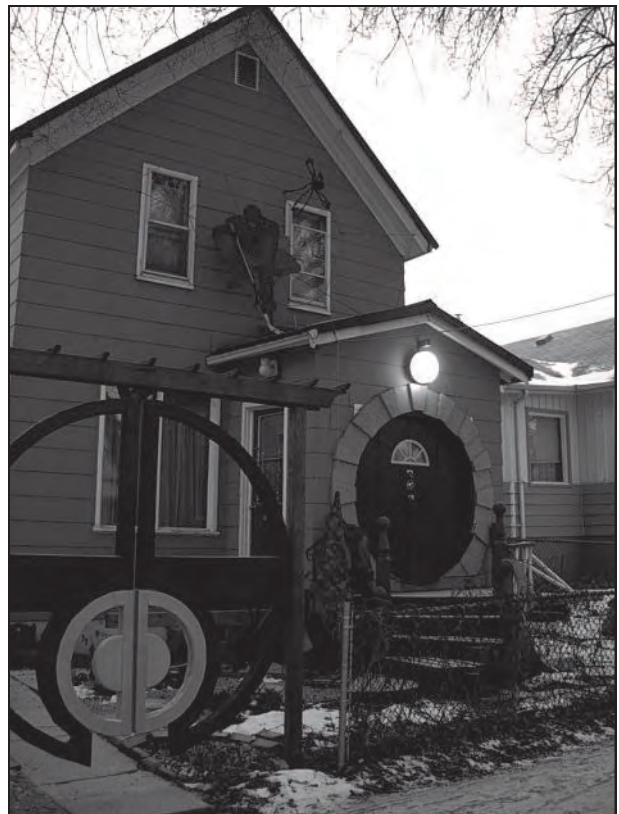
Objective 6: Offer financially accessible supports for housing quality improvements. (See Table 23)

Table 23: Actions to achieve Objective 6

Action	Lead / Timing	Possible Partners	Outputs & Indicators
6a: Develop partnerships for discounted bulk buying of materials and deliveries	Housing Quality Sub-committee year 2	<ul style="list-style-type: none"> • Residents • Hardware stores • Other bulk purchasers 	<ul style="list-style-type: none"> • Discounts available through DMSMCA
6b: Provide assistance accessing grants or programs (see 4f)	Housing Quality Sub-committee year 3	<ul style="list-style-type: none"> • Funders • Program providers 	<ul style="list-style-type: none"> • List of households assisted • Increased use of grants in the neighbourhoods
6c: Establish, stock (or access) and promote a tool library	Housing Quality Sub-committee year 2	<ul style="list-style-type: none"> • City of Winnipeg • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • Space secured • Tool drive ongoing • Spreadsheet showing use
6d: Hire summer students to assist with housing fix-ups	Housing Quality Sub-committee year 2-5	<ul style="list-style-type: none"> • Province of Manitoba • Service Canada • Funders 	<ul style="list-style-type: none"> • Students hired • Completed projects based on neighbourhood priorities
6e: Develop a list of community volunteers to assist with housing fix-up projects	Housing Quality Sub-committee year 2	<ul style="list-style-type: none"> • Residents 	<ul style="list-style-type: none"> • List of volunteers • Projects volunteers have assisted with
6f: Offer matching grants to residents and landlords to improve their properties	Housing Committee ongoing	<ul style="list-style-type: none"> • Funders 	

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Action	Lead / Timing	Possible Partners	Outputs & Indicators
6g: Carefully explore opportunities to improve rooming houses, including supports for upgrades and renovations, landlords, and tenants.	Housing Quality Sub-committee year 2	<ul style="list-style-type: none">• Province of Manitoba• Landlords• Tenants• Non-profit organizations	<ul style="list-style-type: none">• Identification of actions to improve the quality of rooming houses



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Objective 7: Explore the possibility of a Landlord/Tenant Co-operation Program (See Table 24)

Table 24: Actions to achieve Objective 7

Action	Lead/Timing	Possible Partners	Outputs & Indicators
7a: Explore the viability of Tenant Landlord Co-operation Program	DMSMCA Community Housing and Grants Coordinator year 1	<ul style="list-style-type: none"> • Neighbourhood renewal corporations • Winnipeg Rental Network 	<ul style="list-style-type: none"> • Feasibility report
If 7a is feasible then: proceed with 7b-e.			
7b: Seek funding for a staff position	DMSMCA Community Housing and Grants Coordinator year 2	<ul style="list-style-type: none"> • Neighbourhood renewal corporations • Landlords • Tenants 	<ul style="list-style-type: none"> • Grants applied for
7c: Communicate with interested stakeholders	Staff year 3	<ul style="list-style-type: none"> • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • Meeting with stakeholders
7d: Make a list of criteria for both landlords and tenants for participation in the TLC	Staff year 3	<ul style="list-style-type: none"> • City of Winnipeg • Neighbourhood renewal corporations • Winnipeg Rental Network • Landlords • Tenants 	<ul style="list-style-type: none"> • Criteria established
7e: Launch program	Housing Quality Sub-committee year 3	<ul style="list-style-type: none"> • Landlords • Tenants 	

Goal 4: Advocate to the City of Winnipeg, the Province of Manitoba and the Government of Canada for housing and housing supports that meet the needs of community residents and reflect the goals of the housing plan.

Government policy, actions, funding and support from all three levels of government have a significant effect on the quality, quantity and cost of housing. Government policies and actions can affect the quantity, cost and condition of housing in the two communities on a larger scale than the actions of individual community members and organizations. The community, acting with and through the DMSMCA, can effect greater change by working with each (or all) level of government.

Objective 8: Gather data relating to housing in the Daniel McIntyre and St. Matthews neighbourhoods to assist in plan implementation and evaluation, program development and advocacy. (See Table 25)

Table 25: Actions to achieve Objective 8

Action	Lead/Timing	Possible Partners	Outputs/Indicators
Create More Housing			
From 1b: Gather data on tenure and occupancy to inform future housing needs	DMSMCA Community Housing and Grants Coordinator year 2	<ul style="list-style-type: none"> • City of Winnipeg • Winnipeg Data Consortium 	<ul style="list-style-type: none"> • Spreadsheet
From 1d: Review zoning and bylaws for barriers to mixed use development, attached and detached secondary suites, and densification.	Housing Development Sub-committee year 2-3 and ongoing	<ul style="list-style-type: none"> • City of Winnipeg • Neighbourhood renewal corporations • Housing advocacy organizations 	<ul style="list-style-type: none"> • List of zoning and bylaw barriers and suggested changes • Meetings with the City of Winnipeg to advocate for zoning and bylaw changes

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead/Timing	Possible Partners	Outputs/Indicators
From 1e: Review development proposals to ensure they match with the housing plan goals	Housing Development Sub-Committee ongoing	<ul style="list-style-type: none"> • City of Winnipeg; Property, Planning and Development 	<ul style="list-style-type: none"> • Regular community attendance at zoning meetings • Less oppositions to proposals • Checklist or criteria to measure proposals against
From 1i: Create a land use and development study working with the Greening committee and Safety committee	DMSMCA Community Housing and Grants Coordinator ongoing	<ul style="list-style-type: none"> • City of Winnipeg • West End BIZ • Greening Committee • Safety Committee 	<ul style="list-style-type: none"> • Up to date list
Lower the cost of housing			
From 2b: Gather and map housing cost and demographic data	Housing Cost Sub-committee ongoing	<ul style="list-style-type: none"> • Winnipeg Data Consortium • Canadian Centre for Policy Alternatives • City of Winnipeg • Canada Mortgage and Housing Corporation • WinnipegREALTORS 	<ul style="list-style-type: none"> • Spreadsheet generated

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead/Timing	Possible Partners	Outputs/ Indicators
From 2c: Continue gathering and mapping ownership and tenure information	Housing quality sub-committee ongoing	<ul style="list-style-type: none"> • West End BIZ • City of Winnipeg 	<ul style="list-style-type: none"> • Map/ spreadsheet showing tenure information
From 2e: Gather data on specific zoning and by-laws that unnecessarily increase costs	Housing Quality Sub-committee year 2	<ul style="list-style-type: none"> • City of Winnipeg • West End BIZ • Developers 	<ul style="list-style-type: none"> • List available
Improve Housing Quality			
From 4b: Produce an internal accessible document summarizing bylaws relating to housing concerns	Housing Quality Sub-committee Distribution Costs year 2		<ul style="list-style-type: none"> • Review of by-laws • Document produced
From 4c: Do a windshield scan and regular neighbourhood walks to identify houses or blocks to target for assistance	Housing Quality Sub-committee year 3	<ul style="list-style-type: none"> • Residents • West End BIZ 	<ul style="list-style-type: none"> • List of housing quality priorities • Map showing housing quality by block
From 4d: Continue gathering and mapping ownership and tenure information	Housing Quality Sub-committee ongoing	<ul style="list-style-type: none"> • Housing Committee 	<ul style="list-style-type: none"> • Map/ spreadsheet showing tenure information

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead/Timing	Possible Partners	Outputs/ Indicators
General data collection			
8a: Review available census data	DMSMCA Community Housing and Grants Coordinator year 2	<ul style="list-style-type: none"> • Canadian Centre for Policy Alternatives • City of Winnipeg • Winnipeg Data Consortium 	<ul style="list-style-type: none"> • Summary completed
8b: Gather and review data on existing housing stock	DMSMCA Community Housing and Grants Coordinator ongoing	<ul style="list-style-type: none"> • Canadian Centre for Policy Alternatives • City of Winnipeg • West End BIZ 	<ul style="list-style-type: none"> • Summary completed
8c: Develop recommendations for future housing development.	DMSMCA Community Housing and Grants Coordinator year 3		<ul style="list-style-type: none"> • Recommendations list completed

Daniel McIntyre/St. Matthews Housing Plan

Objective 9: Advocate and work with the City of Winnipeg, the Province of Manitoba and the Government of Canada to meet the goals of the housing plan. (See Table 26)

Table 26: Actions to achieve Objective 9

Action	Lead / Timing	Possible Partners	Outputs & Indicators
9a: Establish a Residents' Sub-committee on Advocacy	Housing Committee year 1	Residents	Committee is meeting and functioning
9b: Compile a list of suggested by-law and zoning changes identified by the housing sub-committees (See 1d; 2e)	Housing sub-committees year 2	<ul style="list-style-type: none"> • Neighbourhood renewal corporations • City of Winnipeg • Residents seeking to create secondary suites • West End BIZ 	<ul style="list-style-type: none"> • List complete
9c: Advocate to the city to implement the zoning and by-law changes identified in the Housing Plan	Housing Committee ongoing	<ul style="list-style-type: none"> • Neighbourhood renewal corporations • Housing advocacy organizations • West End BIZ 	<ul style="list-style-type: none"> • Meetings with the City of Winnipeg
9d: Encourage the City to waive permit, construction and landfill fees for residents below a certain income level	Housing Committee year 2-3	<ul style="list-style-type: none"> • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • Meetings with the City • Process established to waive fees

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead / Timing	Possible Partners	Outputs & Indicators
9e: Ask the City of Winnipeg to provide notice and information of all property and development hearings and processes to the DMSMCA	Housing Committee year 1	<ul style="list-style-type: none"> • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • Notices from the City of Winnipeg
9f: Attend property and development related hearings including zoning variance meetings and advocate for the housing plan	Housing Committee ongoing	<ul style="list-style-type: none"> • City of Winnipeg • Neighbourhood renewal corporations • West End BIZ • Residents 	<ul style="list-style-type: none"> • Notices from the City of Winnipeg • Regular presence at neighbourhood zoning meetings
9g: Advocate for additional resources from the City of Winnipeg to support and develop housing	Housing Advocacy Sub-committee ongoing	<ul style="list-style-type: none"> • City of Winnipeg • Neighbourhood renewal corporations • Housing advocacy organizations • West End BIZ • Private sector 	<ul style="list-style-type: none"> • Meetings with the City of Winnipeg • Additional resources from the City directed towards housing
9h: Advocate the province for more rent subsidies for low income households	Housing Advocacy Sub-committee ongoing	<ul style="list-style-type: none"> • Housing advocacy organizations 	<ul style="list-style-type: none"> • Meetings with the Province • Participation and relations with organizations that are working on affordable housing • More rent subsidies available

Daniel McIntyre/St. Matthews Housing Plan

Action	Lead / Timing	Possible Partners	Outputs & Indicators
9i: Advocate with the province for more resources to improve, maintain and develop housing	Housing Advocacy Sub-committee ongoing	<ul style="list-style-type: none"> • Neighbourhood renewal corporations • Housing advocacy organizations 	<ul style="list-style-type: none"> • Meetings with Province • Additional funding
9j: Advocate to the Province to build more social housing	Housing Advocacy Sub-committee ongoing	<ul style="list-style-type: none"> • Housing advocacy organizations • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • Meetings with the Province • Relationships with organizations that are working on affordable housing campaigns • More social housing units
9k: Advocate to the Province to create and enact municipal based affordable housing tools	DMSMCA ongoing	<ul style="list-style-type: none"> • Housing advocacy organizations • Neighbourhood renewal corporations 	<ul style="list-style-type: none"> • Meetings with the Province • Meetings with the City
9l: Work in partnership with other organizations locally, provincially and nationally to advocate for a well-funded national affordable housing vision and strategy	DMSMCA ongoing	<ul style="list-style-type: none"> • Housing advocacy organizations • Neighbourhood renewal corporations • City of Winnipeg • Province of Manitoba 	<ul style="list-style-type: none"> • Membership in Right to Housing coalition and other housing advocacy organizations • Letters to government ministers, Canadian Mortgage and Housing Corporation etc.

Daniel McIntyre/St. Matthews Housing Plan

Timeline for Actions

Table 27: Timeline for actions

Action	Year 1	Year 2	Year 3	Year 4	Year 5
1a: Establish a residents housing development sub-committee					
1b: Gather data on tenure and occupancy to inform future housing needs					
1c: Encourage the development of secondary suites					
1d: Review zoning and bylaws for barriers to mixed use development, attached and detached secondary suites, and densification					
1e: Submit a request to the City of Winnipeg to receive development proposals relating to the Daniel McIntyre/St. Matthews neighbourhoods					
1f: Review development proposals to ensure they match with the housing plan goals					
1g: Soliciting development proposals and projects which meet the goals of the housing plan					
1h: Investigate the feasibility of DMSMCA developing infill housing.					
1i: Create a land use and development study working with the Greening Committee and Safety Committee					
1j: Build and maintain relationships with developers working in the neighbourhood					
1k: Explore the development of a West End housing stakeholder group to address housing issues.					
2a: Establish a Cost of Housing Residents Sub-committee					
2b: Gather and map housing cost and demographic data					
2c: Continue gathering and mapping ownership and tenure information					

Daniel McIntyre/St. Matthews Housing Plan

Action	Year 1	Year 2	Year 3	Year 4	Year 5
2d: Share information to help (potential) residents access housing					
2e: Gather data on specific zoning, and by-laws that unnecessarily increase costs					
3a: Conduct education sessions regarding existing financial assistance programs for rental and home ownership					
3b: Investigate the feasibility of establishing a short term emergency loan system					
3c: Establish criteria for a short term emergency loan system					
3d: Access funding for a short term emergency loan system					
4a: Establish a residents Housing Quality Sub-committee					
4b: Produce an internal accessible document summarizing bylaws relating to housing concerns					
4c: Do a windshield scan and regular neighbourhood walks to identify houses or blocks to target for assistance					
4d: Continue gathering and mapping ownership and tenure information					
4e: Develop and distribute a form to residents and concerned stakeholders for gathering by-law infractions informed by 4b					
4f: Develop and disseminate to residents, a list of relevant programs/grants for home maintenance and repair					
4g: Work with program providers in order to track neighbourhood use of grants and home improvement programs.					
5a: Offer an educational workshop series for landlords, caretakers and tenants about rights and responsibilities					
5b: Offer home repair and maintenance workshops for residents.					

Daniel McIntyre/St. Matthews Housing Plan

Action	Year 1	Year 2	Year 3	Year 4	Year 5
5c: Develop a home maintenance mentorship program to connect new renters, new homeowners and seniors with established residents.					
5d: Establish a neighbourhood awards program to recognize people's contributions to housing, especially improving house exteriors and yards.					
5d: Establish a neighbourhood awards program to recognize people's contributions to housing, especially improving house exteriors and yards.					
6a: Develop partnerships for discounted bulk buying of materials and deliveries					
6b: Provide assistance accessing grants or programs					
6c: Establish, stock (or access) and promote a tool library					
6d: Hire summer students to assist with housing fix-ups					
6e: Develop a list of community volunteers to assist with housing fix-up projects					
6f: Offer matching grants to residents and landlords to improve their properties					
6g: Carefully explore opportunities to improve rooming houses, including supports for upgrades and renovations, landlords, and tenants.					
7a: Explore the viability of Tenant Landlord Co-operation Program					
7b: Seek funding for a staff position					
7c: Communicate with interested stakeholders					
7d: Make a list of criteria for both landlords and tenants for participation in the TLC					
7e: Launch program					
8a: Review available census data					

Daniel McIntyre/St. Matthews Housing Plan

Action	Year 1	Year 2	Year 3	Year 4	Year 5
8b: Gather and review data on existing housing stock					
8c: Develop recommendations for future housing development.					
9a: Establish a Residents' Sub-committee on Advocacy					
9b: Compile a list of suggested by-law and zoning changes identified by the housing sub-committees					
9c: Advocate to the city to implement the zoning and by-law changes identified in the Housing Plan					
9d: Encourage the City to waive permit, construction and landfill fees for residents below a certain income level					
9e: Ask the City of Winnipeg to provide notice and information of all property and development hearings and processes to the DMSMCA					
9f: Attend property and development related hearings including zoning variance meetings and advocate for the housing plan					
9g: Advocate for additional resources from the City of Winnipeg to support and develop housing					
9h: Advocate the province for more rent subsidies for low income households					
9i: Advocate with the province for more resources to improve, maintain and develop housing					
9j: Advocate to the Province to build more social housing					
9k: Advocate to the Province to create and enact municipal based affordable housing tools					
9l: Work in partnership with other organizations locally, provincially and nationally to advocate for a well-funded national affordable housing vision and strategy					

Daniel McIntyre/St. Matthews Housing Plan

Plan implementation and evaluation

The implementation of the Daniel McIntyre/St. Matthews Housing Plan and realization of the goals, objectives and actions in the plan will rely on volunteer work from the DMSMCA board, the DMSMCA Housing Committee and its resident-based subcommittees, as well as on the DMSMCA staff. The Housing Plan also identifies a variety of potential partners who can contribute to its realization.

The Housing Plan is intended to be a living document, rather than carved in stone. It is not a rigid, step-by-step process, but is the ongoing process of implementing the action plan, evaluating the results, and reviewing the Plan. As such, evaluating the Plan is an ongoing part of the implementation process, not something to be left to the end. For this reason, the Plan includes outputs and indicators for each action. These offer a way to identify progress towards meeting objectives and goals.

As a living document, the Housing Plan can - and should - be updated as needed to reflect the needs and priorities of the Daniel McIntyre and St. Matthews communities. A preliminary timeline is included in the plan, identifying when in the five-year timeframe actions should be taken in order to build momentum and build on past achievements. However, the specific objectives and goals that the Daniel McIntyre and St. Matthews communities focus on will depend upon community priorities as well as the availability of resources, volunteers, and partners.

As part of the ongoing implementation and evaluation of the Housing Plan, the DMSMCA will build the Housing Plan into its annual work plans. The Housing Committee will report to the Board and community **members on the plan annually to review the previous year's work and to** assist the DMSMCA in identifying priorities for the upcoming year. In addition, through the Annual General Meeting and other community gatherings, the DMSMCA will check in with the community to determine if the Housing Plan is meeting expectations. (See Table 28)

Daniel McIntyre/St. Matthews Housing Plan

Table 28: Implementation and evaluation actions

Action	Lead/ Resources/ Timing	Possible Partners	Outputs & Indicators
Incorporate the Housing Plan into annual work plans	DMSMCA staff		<ul style="list-style-type: none">• Annual work plans include Housing Plan actions
Review the previous year's work	Housing Committee	<ul style="list-style-type: none">• Community members• DMSMCA staff	<ul style="list-style-type: none">• Annual report to the DMSMCA Board of Directors
Gather feedback from the community on Housing Plan outcomes	DMSMCA staff	<ul style="list-style-type: none">• Housing Committee• Community members	<ul style="list-style-type: none">• Regular feedback from community members

Glossary

Affordable housing is housing that costs less than 30 percent of a household's income. In this plan, it also refers to housing that is affordable to lower-income households in particular.

Apartment Block is a building with many complete individual housing units that share an entrance to the street. "Complete" means it has a kitchen and bathroom. Small apartment blocks have up to three floors, while large apartment buildings are four or more floors.

Complete Communities meet the needs of their residents, of all ages, economic backgrounds and abilities, to live, work and play without leaving the neighbourhood.

Condominium (condo) is a form of tenure where each dwelling is individually owned, but owners have collective ownership of shared facilities. Apartments are the most common form of condos.

Density means how many individual dwellings per area. 50 apartments in one building take up less space than 50 single family houses, so the apartments are denser. See also Higher density housing; Lower density housing.

Duplex/Triplex/Fourplex has apartments or suites with separate entrances to the street for each family, like a two-storey house with a complete apartment on each floor. "Complete" means it has a kitchen and bathroom. Duplex can also be extended to three-unit and four-unit buildings, or they can be called triplex and fourplex.

Emergency Shelter provides short term temporary housing for people. An emergency shelter can be in any kind of housing (duplex, apartment, house etc.)

Group Home is specifically designed for a small number of unrelated people in need of care, support, or supervision. Group homes are usually licensed. See also Supportive Housing

Housing Co-operatives are collectively owned by residents through purchasing a share in a co-op.

Higher density housing means more living units for a given area. In this plan, higher density housing means high-rise apartment buildings, with more than three storeys. See also Lower density housing; Density.

Infill Housing is new housing built within an existing established neighbourhood.

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Lower end of market housing is market housing that is affordable to lower income households.

Lower-density housing means fewer living units for a given area. In this plan, lower density housing means single family houses, duplexes/multiplexes, and low-rise apartment buildings. See also Higher density housing; Density.

Mixed Use means business and housing together in the same building.

Rooming House is a house in which tenants rent a room but share the kitchen and bathroom.

Row Housing is when houses share side walls. These are also called side-by-sides.

Seniors' Housing is specifically designed for older adults, often in an apartment building.

Single Family House is a “detached” house (meaning that it doesn't share a wall with another house) with only one dwelling.

Social Housing is subsidized by one or more governments.

Specialty Housing is housing that meets the needs of specific groups. See also seniors' housing, transitional housing, student housing, social housing.

Student Housing is housing specifically for students.

Supportive Housing is housing for people who need additional supports for daily living. This may include a variety of different types of supports, and may be part-time or full-time support.

Tenant-Landlord Cooperation Program is a way to promote the good maintenance of rental properties and to support good working relationships between landlords and tenants.

Transitional Housing is temporary safe housing intended for people who are looking for permanent housing.

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Appendix A - FrontStep Survey Results

Harris, J., Hunter, J., Hunter, V., Thiessen, L. 2012. DMSMCA Housing Survey. Front Step Research Co-op. Winnipeg, Manitoba.

This is the executive summary of the survey conducted by FrontStep Research Co-op. To see the full report, please contact the Daniel McIntyre/St. Matthews Community Association.

This report covers the information given by 201 respondents to the twenty-nine questions from the Housing Survey prepared for the DMSMCA. Respondents were part of a door-to-door sample population in the Daniel McIntyre and St. Matthews areas of Winnipeg. Survey takers employed by FrontStep Research Co-op conducted the surveys over the course of a few weeks during June and July of 2012.

The survey revealed a generally high level of satisfaction with life in the neighbourhood, while concurrently revealing many issues that residents would like to have addressed.

FrontStep's mission promotes the strengthening of connections in the community, and DMSMCA's project presented an ideal opportunity to engage the residents of Daniel McIntyre and St. Matthews. This mission was followed during this project as survey takers informed respondents about DMSMCA and FrontStep while handing out information leaflets. Survey takers promoted an openness to approach both organizations and encouraged respondents to contact both DMSMCA and FrontStep for more information and to get involved in the community.

I. HOME OWNERSHIP AND RENTING

Approximately 70% of respondents had lived in their neighbourhood for over five years, and approximately 58% of respondents had lived in their home for over five years. 60% of respondents were home owners and 37% were renters. The most common reasons for not owning their own home for people who rent were: not making enough money (22%), and bad credit (11%). There were no respondents who lived in the following dwellings: housing co-op, student housing organization, Manitoba Housing, transitional housing, or emergency shelter.

II. MOVING

Respondents who moved in the last 5 years did so an average of two times. Approximately 41% of respondents who had moved in the last five years said they had difficulty finding housing. 31% of respondents said they are planning to move in the next 1-3 years. When asked why, the most common reasons were the desire for a bigger home (16%), dissatisfaction with the neighbourhood (16%), and desire to own their own house (10%).

III. SATISFACTION

Levels of satisfaction were the following: with the home, 94%; with the neighbourhood, 84%; with the size of their home, 80%; with the inside condition, 70%; with the outside condition, 72%; with the location, 85%; with the yard, 73%; with the cost of utilities (for rental utilities, approximately half of renters pay for water and natural gas heat, and 43% pay for electric heat, and 78% pay for electricity), 67%; with rental costs, 64.5% (average rent per month is \$711.27)—and 79% of renters do not receive assistance to help pay rent; with mortgage payments, 79% (average mortgage payment is \$649.77 per month).

IV. HOUSING CONCERNS

The biggest concerns with housing were frustrations with rental properties—including the appearance and integrity of the buildings, rental landowners, and the renters themselves—(25%), concerns about community pride and appearance (10%), and a desire for affordable housing (10%).

V. REPAIRS

Most common desires for what to fix in the house were: bathrooms (6.5%) and basements (5.5%). Most common desires for what to fix outside the house were: painting (6%) and landscaping (5%).

VI. FAVOURITE THINGS ABOUT THE NEIGHBOURHOOD

The best things respondents liked about the neighbourhood were: the neighbours and other residents in the area (37%), location and convenience (29%), and the peace and quiet of the area (18%).

VII. THINGS MISSING IN THE NEIGHBOURHOOD

The things people most wanted to see that they found to be missing in the neighbourhood were: more police (10%), more resident participation in watching the area (8.5%), and more community activities and programs (6%).

VIII. THINGS TO GET RID OF IN THE NEIGHBOURHOOD

The things people most wanted to get rid of in the community were: prostitution (13%), issues related to drugs and alcohol (10%), and crime (8.5%).

IX. AGES OF RESIDENTS

Per home, on average, there were 2.52 adults, 0.3 adults over 65 years of age, and 1.2 children under 18 years of age.

X. HOUSEHOLD MAKE-UP

The most common household make-ups were: couple living with one or more children (31%), and home with extended family members (22%).

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XI. EMPLOYMENT AND INCOME

Per home, an average of 1.7 people were working. 17% of respondents said no one in the household was working. The most common ranges for household income were \$20 000 to \$40 000 (28%) and \$40 000 to \$60 000 (17%). The percentage of people with the lowest income (16% make under \$20 000) is almost the same as the percentage of people with the highest income (13% make over \$80 000).

XII. LANGUAGE

The most commonly spoken first languages were: English (57%), Tagalog/Filipino (26%), and German (4.5%). 32% of respondents spoke no additional language. The most common additional languages were: English (41%), French (12%), and Tagalog/Filipino (4%).

XIII. CULTURAL IDENTIFICATION

The most common cultural identifications were: Canadian (32%), Filipino (13%), Filipino-Canadian (10%), Aboriginal/Native/First Nations (10%), and Métis (5%). 35% of respondents classified themselves as immigrants and the most common categories were: family class (36.6%) and provincial nominee (13%).

XIV. DESIRE FOR CERTAIN KINDS OF HOUSING

The kinds of housing most people wanted to see more of were (all with more than 50% support): affordable rental housing, affordable home ownership, student housing, senior housing, infill housing, and single family housing. More senior housing had the most support. The kind of housing the most people wanted to see less of was rooming houses (it was the only kind of housing that people wanted to see less of that had more than 50% support against).

Appendix B - Community Consultation Materials

- Walking tour brochure
- Miniaturized posters from community forums
- Miniaturized posters from final community review forum

Scaled down walking tour brochure

A Housing Plan?

The Daniel McIntyre St. Matthews Community Association needs your help to create a housing plan for the community.

Over the next few months DMSMCA is inviting you to share your ideas and opinions on what you love and what you would like to change about housing in your community.

How can you participate?

1. Come to one or more of the public meetings. Details will be posted at the DMSMCA offices, and on Facebook
2. Send us your thoughts, ideas, pictures, art or concerns. You can email them to dmsmhousing@gmail.com or leave them at the DMSMCA office 823 Ellice
3. Visit our Facebook page [Daniel McIntyre/St. Matthews Housing Plan](#)

This pamphlet shows some ideas and examples of the housing variety in your neighbourhood. We encourage you to start thinking and talking about what housing works in your community. There is a walking tour map in this pamphlet and it highlights some of these different types of housing that already exist in your community.

Different Buildings . . .

Row Housing is when houses share side walls. These are also called side-by-sides.

Single Family House is a "detached" house (meaning that it doesn't share a wall with another house) with only one dwelling.

Duplex/Triplex/Fourplex has apartments or suites with separate entrances to the street for each family, like a two-story house with a complete apartment on each floor.

"Complete" means it has a kitchen and bathroom. Duplex can also be extended to three-unit and four-unit buildings, or they can be called triplex and fourplex.

Apartment Block is a building with many complete individual housing units that share an entrance to the street. "Complete" means it has a kitchen and bathroom. Small apartments have up to three floors, while large apartment buildings are four or more floors.

Types of Housing (or how the buildings get used)

Rooming House in which tenants rent a room but share the kitchen and bathroom.

Emergency Shelter provides short term temporary housing for people. An emergency shelter can be in any kind of housing (duplex, apartment, house etc.)

Transitional Housing is temporary safe housing intended for people who are looking for permanent housing.

Social Housing is subsidized by one or more governments.

Housing Co-ops are collectively owned by residents through purchasing a share in a co-op.

Seniors' Housing is specifically designed for older adults, often in an apartment building.

Group Home is specifically designed for a small number of unrelated people in need of care, support, or supervision. Group homes are usually licensed.

Student Housing is housing specifically for students.

Infill Housing is new housing built within an existing established neighbourhood.

Condominium (condo) is "attached housing" (meaning shared walls) where each complete dwelling can be individually owned.

Mixed Use means business and housing together in the same building.

Density means how many individual dwellings per area. 50 apartments in one building take up less space than 50 single family houses, so the apartments are denser.





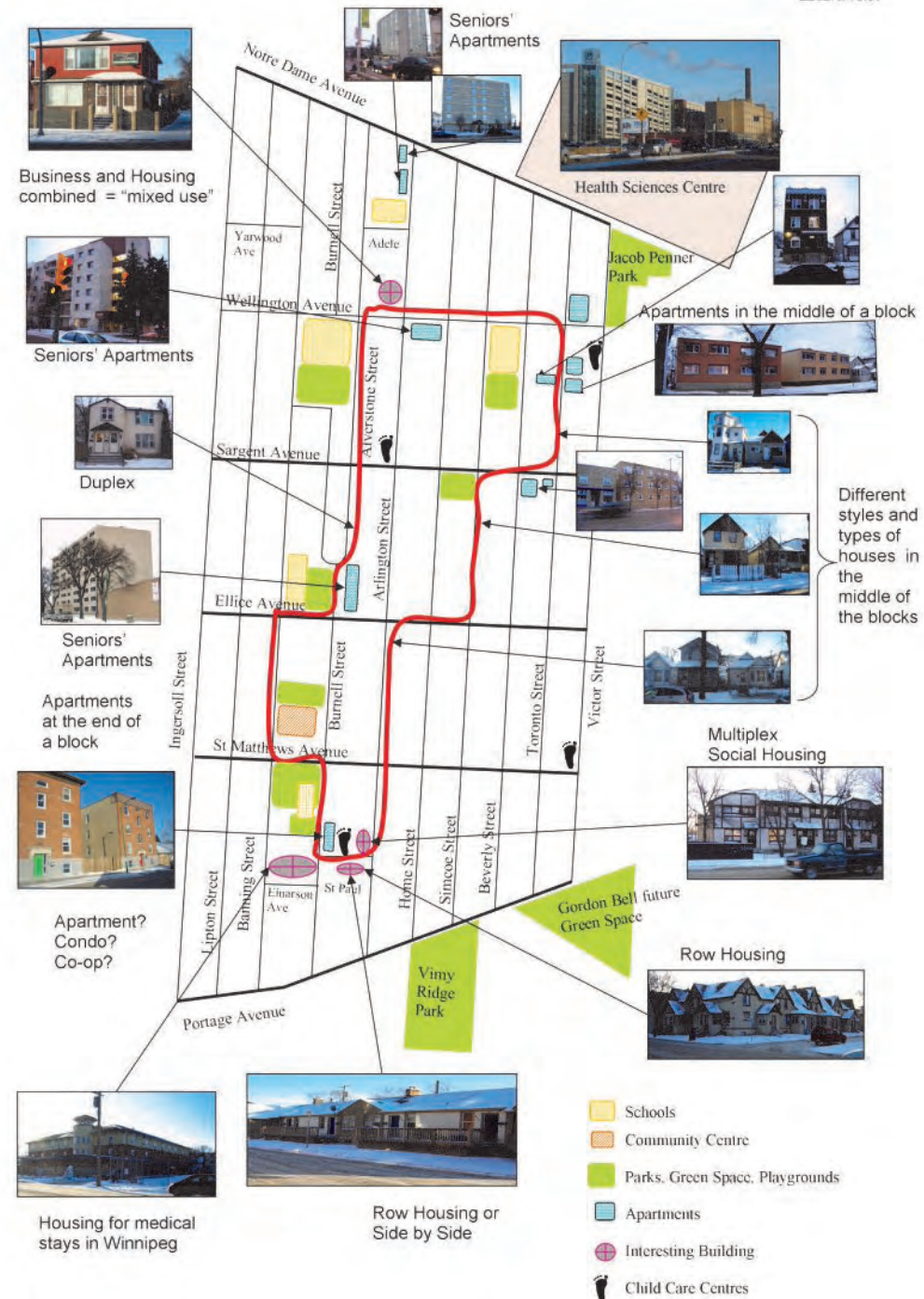


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Self Guided Walking Tour

This is a map of the Daniel McIntyre St. Matthews community. The path that is marked on it takes about 90 minutes to walk, and passes by many different kinds of housing, businesses, schools, and community services. Some of them are highlighted on the map, but there are many more.

As you walk along the path, think about what kinds of housing you see. Who in your community is served by the different types? What you want to see more of? What's your favourite house? Share your thoughts, and photos at dmsmhousing@gmail.com or post them on our Facebook page [Daniel McIntyre/St. Matthews Housing Plan](https://www.facebook.com/Daniel-McIntyre-St-Matthews-Housing-Plan)



Daniel McIntyre/St. Matthews Housing Plan

Miniaturized posters from community forums: Public Forum posters invited feedback, sparked additional discussion, and were produced in English and Tagalog

A New Housing Plan for Daniel McIntyre & St. Matthews Neighbourhoods



In Daniel McIntyre and St. Matthews the community is coming together to talk about housing, develop a housing plan and address housing issues.

The Housing Plan will:

- Run from 2012 to 2016
- Provide direction and guidance to the Community Association and the City of Winnipeg
- Reflect residents' ideas and goals for housing
- Build on the previous Housing Plan
- Be based on the City of Winnipeg's *Complete Communities* plan

Complete Communities

A complete community is one that meets the needs of **all** of its residents. Daniel McIntyre and St. Matthews must include many different kinds of housing to meet the needs of the communities' diverse residents.

In the *Complete Communities* plan, the City of Winnipeg says "**complete communities should provide a range of housing options to accommodate various incomes, household types, abilities and stages of life**".

Housing matters!

With good housing, it's easier to go to school or to get and keep a job. It also makes it easier to get ID like a driver's license or Manitoba Health card.

Good housing means housing that is not too crowded, doesn't need major repairs, and doesn't cost more than 30 per cent of household income.



Isang bagong Planong Pabahay para sa mga kapitbahayan ng Daniel McIntyre at St. Matthews



Ang mga mamamayan ng Daniel McIntyre at St. Matthews ay magpupulong upang makabuo ng mga planong pabahay at matugunan ang mga isyung pabahay. Ito ay isang pagkakataon upang matugunan ang mga isyung ito sa lebel ng kapitbahayan.

Ang Planong Pabahay ay:

- Magaganap mula 2012 hanggang 2016
- Magbigay ng direksyon at gabay sa mga Samahang Pamayanan ng DMSM at sa Lungsod ng Winnipeg
- Maisalamin ang mga ideya at layunin ng mga residente patungkol sa pabahay
- Magtayo mula sa nakaraang Planong Pabahay
- Mababata sa planong *Mga Ganap na Pamayanan* ng Lungsod ng Winnipeg

Mga Ganap na Pamayanan

Ang isang ganap na pamayanan ay yaong nakakatugon sa mga pangangailangan ng **lahat** na mga mamamayan. Ang Daniel McIntyre at St. Matthews ay kailangang maglakip ng iba't ibang uri ng pabahay upang matugunan ang mga pangangailangan ng mga iba't ibang residente ng pamayanan.

Sa planong *Mga Ganap na Pamayanan*, ang Lungsod ng Winnipeg ay nagsasaad na "**ang mga ganap na pamayanan ay dapat makapagbigay ng pagpipilian sa pabahay upang mapaunlakan ang iba't-ibang mga kita, mga uri ng sambahayan, kakayahan at mga yugto ng buhay**".

Mahalaga ang Pabahay!

Sa pamamagitan ng maayos na pabahay, magiging mas madali ang pagpasok sa paaralan o makahanap ng isang hanap-buhay at manatili rito. Magiging mas madali ding makakuha ng ID gaya ng lisensya sa pagmamaneho o kaya Manitoba Health card.

Ang maayos na pabahay ay pabahay na hindi masikip, hindi nangangailangan ng malakihang pagkumpuni, at hindi nagkakahalaga ng higit sa 30 porsiyento ng kita ng sambahayan.



Daniel McIntyre/St. Matthews Housing Plan

Background

Most people in Winnipeg are well housed. But there are also many people who don't have good housing.

In Daniel McIntyre and St. Matthews, about 29 percent of households don't have good housing. This is about 44 percent of renter households, and 13 percent of owner-occupied households.

A complete community includes many kinds of housing, to meet many different housing needs.



Demand and need

Over the last few years the demand for housing has increased. Winnipeg's economy is doing well, and its population is growing, with people moving here from other parts of Canada and around the world.

As a result rents and house prices are increasing, and the vacancy rate has dropped to about 1 percent.

Ten years ago, the average sale price for a house in Winnipeg was about \$88,000 today it's about \$229,000 That's a 160 percent increase. This increase is even steeper in Daniel McIntyre and St. Matthews.

In 2000, the average rent for a two bedroom apartment in Winnipeg's core area was \$582. Today, it's \$863, which is a 48 percent increase.

This increase in housing costs is difficult for many individuals and families to afford, as incomes have not increased as much.



Background

Karamihan sa mga tao sa Winnipeg ay maayos ang tirahan. Ngunit maraming mga tao din ang walang maayos na pabahay.

Sa Daniel McIntyre at St. Matthews, asbot sa 29 na porsiyento ng sambahayan ang walang maayos na pabahay. Ito ay nasa 44 na porsiyento ng mga sambahayang nangungupahan, at 13 na porsiyento ng mga sambahayang saniling pag-aari.

Ang isang ganap na pamayanan ay mayroong iba't ibang uri ng pabahay, upang matugunan ang iba't-ibang pangangailangang pabahay.



Pangangailangan

Sa mga nakalipas na taon ang pangangailangan ng pabahay ay nadagdagan. Maganda ang takbo ng ekonomiya ng Winnipeg, ang populasyon nito ay lumalaki, kabilang na ang mga taong lumipat ditto galing sa iba't ibang bahagi ng Canada at sa buong mundo.

Bilang resulta, tumataas na rin ang upa at presyo ng pabahay, at ang bilang ng mga nababakanteng bahay ay bumaba sa 1 porsiyento.

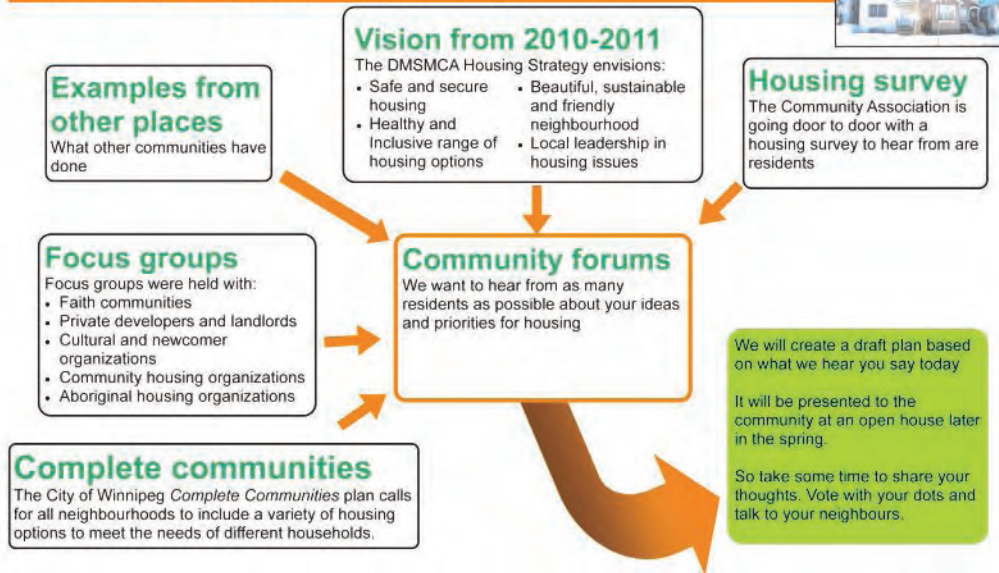
Noong nakaraang sampung taon, ang karaniwang presyo sa pagbebenta sa isang bahay ay \$88,000; ngayon, ito ay \$229,000. Iyon ay nasa 160 porsiyentong pagtaas.

Noong taong 2000, ang karaniwang upa sa may dalawang kwartong apartment sa kapital ng Winnipeg ay \$582. Sa ngayon, ito ay naging \$863, o pagtaas ng 48 porsiyento.

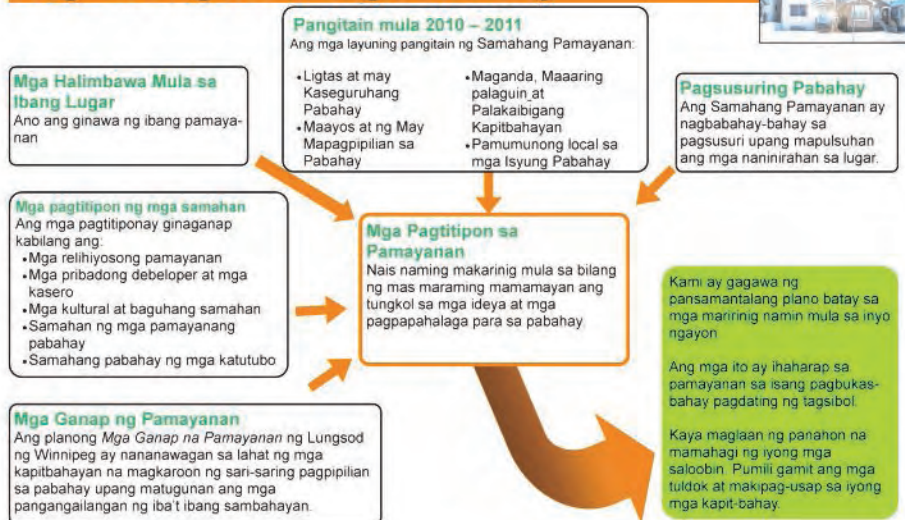
Itong pagtaas sa halaga ng pabahay ay naging mahirap na pasanin para sa maraming indibidwal at pamilya, gayung ang mga kita ay bahagya lamang ang itinaas.



Developing the Housing Plan



Pagbuo ng Planong Pabahay



Share your thoughts about housing!



What do you think are the best things in Daniel McIntyre and St. Matthews?

What do you think should be added to the neighbourhoods?

Use the sticky notes to share your thoughts about housing

What do you think should be removed from the neighbourhoods?

What do you think should be kept out of the neighbourhoods entirely?

Ibahagi ang iyong saloobin hinggil sa pabahay



Ano ang mga pinakamainam na bagay tungkol sa pabahay sa Daniel McIntyre at St. Matthews?

Ano ang mga bagong bagay na dapat maidagdag sa mga kapitbahayan?

Gumamit ng ta-laang may pandikit sa pagbahagi ng iyong mga saloobin

Ano ang mga dapat na tanggalin?

Ano ang mga dapat iwasan sa loob ng mga kapitbahayan?

Priorities

What are the most important housing quality issues?

- Bedbugs
- Fences
- Poorly-maintained rental housing
- House exteriors (e.g. siding, stucco, paint)
- Poor insulation
- Boarded buildings
- Graffiti
- Expensive utility bills
- Poorly maintained yards
- Housing security (e.g. locks, windows etc.)
- Poor lighting

Use your red dots to show your priorities

What are the most important community development projects?

- More community gardens
- Parks/playground maintenance
- More green spaces
- Community events, street parties, festivals, cleanups etc.
- Community centres
- Public bulletin boards
- Welcome for new residents
- Community organizations (volunteer groups)

If there was an empty lot on your street what would you like to see there?

- Apartments
- Condominiums
- Single-family housing
- Duplex/Triplex
- Green space
- Community gardens
- Shops or restaurants
- Office space
- Something else?

What are the most important safety issues in Daniel McIntyre and St. Matthews?

- Gangs
- Prostitution
- Poor lighting
- Drugs
- Exploitative businesses (e.g. pawn shops, bars)
- Vacant buildings

Mga Pagpapahalaga

Sino ang mga nangangailangan ng pabahay?

Ang populasyon sa Daniel McIntyre at St. Matthews ay nagbago sa loob ng mga nakaraang taon. Kung may bagong pabahay na gagawin, o kaya ay may babaguhin sa kasalukuyang pabahay, para kanino dapat ito nakalaan?

- Sa mga nakatatanda
- Mga maliliit na pamilya
- Mga malalaking pamilya
- Mga mag-aaral
- Mga walang asawa
- Mga sambahayang may mababang kita
- Mga sambahayang may mataas na kita
- Mga taong may kapansanan
- Mga taong pansamantalang naninirahan
- Mga bagong dating

Anu-ano ang mga pinamalaking balakid sa murang pabahay sa Daniel McIntyre at St. Matthews?

- Kakulangan ng pabahay na walang-patubo
- Kakulangan ng pabahay na may tulong-pinansyal
- Kawalan ng paraan na makakuha ng pondong pangkagipitan
- Paupahang pabahay na ginawang kondominyum
- Pagkaalis ng mga naninirahan sa kanilang tahanan sa panahong kukumpunihin ang mga gusali
- Kakulangan ng mga yunit na pang-isahan
- Kakulangan ng mga yunit para sa malalaking pamilya
- Kakulangan ng mga programang umaalalay sa pagbili ng tirahan

Anong uri ng mga pabahay ang kailangan sa Daniel McIntyre at St. Matthews?

Sa DMSM ay may maraming uri ng pabahay. Anu-ano ang uri ng pabahay ang nais mo pang makita?

- Mga bahay na nakabukod
- Mga bahay na bahagyang-nakabukod
- Mga hili-hilerang bahay
- Mga dalawang pinag-tabing bahay
- Mga tatlo o higit pang pinag-tabing bahay
- Mga mababang apartment/condominium (1-3 palapag na gusali)
- Mga katam-tamang taas na apartment/condominium (4-6 palapag na gusali)
- Mga matataas na apartment/condominium (7+ palapag na gusali)
- Paupahang pabahay
- Mga pabahay ng may tulong-pinansyal
- Pabahay na pang-kooperatiba
- Pabahay na sariling pag-aari

Gamitin ang iyong mga pulang tuldok sa pagpapakita ng iyong pagpapahalaga

Daniel McIntyre/St. Matthews Housing Plan

Priorities

Who needs housing?

The population in Daniel McIntyre and St. Matthews has changed over the last few years. If new housing is created, or if existing housing is changed, who should it be designed for?

- Seniors
- Small families (1 to 4 people)
- Large families (5 or more people)
- Students
- Single adults
- Low-income households
- High-income households
- People with disabilities
- People in transition
- Newcomers

What are the biggest barriers to affordable housing?

- Not enough non-profit housing
- Not enough subsidized units
- No access to emergency funds
- Rental units converting to condos
- Displacement of residents when buildings are renovated
- Not enough single person units
- Not enough units for big families
- Not enough home buying assistance programs

What kind of housing is needed?

There are many kinds of housing already in Daniel McIntyre and St. Matthews. What kinds of housing would you like to see more of?

- Detached houses
- Semi-detached houses
- Row houses
- Duplexes
- Triplexes / Fourplexes / Multi-plexes
- Low-rise apartments/condominiums (1-3 storey buildings)
- Medium-rise apartments/condominiums (4-6 storey buildings)
- High-rise apartments/condominiums (7+ storey buildings)
- Rental housing
- Subsidized housing
- Co-op housing
- Owner-occupied housing

Use your red dots to show your priorities

Mga Pagpapahalaga

Anu-ano ang mga pinakamahalagang isyung tungkol sa kalidad ng pabahay?

- Surot
- Bakod
- Paupahang pabahay na di-sapat ang pangangalaga
- Pang-labas na kaanyuan ng bahay (e.g. pantakip sa pader, estulo, pintura)
- Di-sapat na insulasyon
- Mga gusaling isinara
- Bandalismo
- Mataas na bayarin sa kagamitang-pambahay
- Mga bakurang di-sapat ang pangangalaga
- Kaseguruhan ng pabahay (kandado, bintana, atbp)
- Di-sapat na pailaw

Gamitin ang iyong mga pulang tuldok sa pagpapakita ng iyong pagpapahalaga

Anu-ano ang mga pinakamahalagang proyektong pampaunlad ng pamayanan?

- Mas maraming hardin sa pamayanan
- Pangangalaga sa mga parke at palaruan
- Mas maraming berdeng espasyo
- Mga kaganapan sa pamayanan, pagdiriwang sa kalye, piyesta, paglilinis, atbp
- Mga sentrong pamayanan
- Pampublikong pahayagan ng impormasyon
- Pagbati sa mga bagong maninirahan
- Samahang pamayanan (boluntaryong grupo)

Kung may bakanteng lote sa iyong kalye, ano ang gusto mong makita roon?

- Mga apartment
- Mga kondominyum
- Pabahay na pang-isahang pamilya
- Mga dalawan o tatluhan pinag-tabing bahay
- Berdeng espasyo
- Pamayanang hardin
- Mga tindahan o kainan
- Mga tanggapan
- May iba pa?

Anu-ano ang mga pinakamahalagang isyung pangkaligtasan sa Daniel McIntyre at St. Matthews?

- Mga gang
- Prostitusyon
- Di-sapat na Pailaw
- Mga droga
- Mga kalakalang mapanamantala (e.g. sanglaan, bar)
- Mga bakanteng gusali

Daniel McIntyre/St. Matthews Housing Plan

More Housing

There is an urgent need for more housing in all of Winnipeg. In Daniel McIntyre and St. Matthews all kinds of housing are needed, especially affordable rental housing. The low vacancy rate and rising rents make it very difficult for many people to find an affordable place to live in the neighbourhoods, and the requirements for renting have increased (e.g. ID, employment, local references, co-signers).

What should the priority be?

Although the Community Association will play many roles, where should its focus be?

Use your blue dots to show which area is your priority



Coordinate access to housing

In this role, the Community Association would work to make access to housing easier.

Examples:

- Promoting a rental network for the neighbourhoods
- Helping tenants learn about their rights and responsibilities
- Developing a Tenant-Landlord Cooperation program

Coordinate housing information and resources

In this role, the Community Association would gather information about housing in the neighbourhoods, and would coordinate efforts to improve housing.

Examples:

- Conducting regular neighbourhood scans for housing concerns
- Working with partners to build new infill housing
- Researching funding programs and resources

Advocate for residents on housing issues

In this role, the Community Association would advocate with government and developers to increase housing that meets neighbourhood needs.

Examples:

- Working with developers to convert old industrial buildings (McGavins and other property on Burnell) into community housing
- Working with the City to have empty lots and boarded buildings sold to non-profit housing developers
- Advocating to the governments of Winnipeg, Manitoba, and Canada for a sustainable, well-funded affordable housing strategy

Karagdagang Pabahay

Matindi ang pangangailangan ng karagdagang pabahay sa buong Winnipeg. Sa DMSM, kinakailangan ang lahat na uri ng pabahay, lalo na ang abot-kayang paupahang pabahay. Ang mababang bilang ng pagkabakante at tumataas na upa ay nagdudulot ng hirap para sa maraming tao na makahanap ng abot-kayang tirahan sa mga kapitbahayan, at ang mga kinakailangan upang makaupa ay nadadagdagan (e.g. ID, hanap-buhay, mga local na pagsanggunian, mga maglalagda).

Ano dapat ang binibigyang-halaga?

Bagama't marami ang papel na gagampanan ng Samahang Pamayanan, saan ba ito dapat bumaling?

Gamitin ang iyong mga asul na tuldok sa pagpapakita ng iyong pagpapahalaga



Pagtugmain ang mga nagbibigay-daan sa pabahay

Sa papel na ito, ang Samahang Pamayanan ay gagalaw upang gawing mas madali ang pagbibigay-daan sa pabahay.

Mga halimbawa:

- Pagsusulong ng isang network ng paupa para sa mga kapitbahayan
- Pagtulong sa mga nangungupahan na matutunan ang kanilang mga karapatan at responsibilidad
- Pagbuo ng programang Pakikipagtulungan sa pagitan ng Nangungupahan at Kasero

Pagtugmain ang mga impormasyong pabahay at mga pinagkukunan

Sa papel na ito, ang Samahang Pamayanan ay mangangalap ng impormasyon tungkol sa pabahay sa mga kapitbahayan, at pagtugmain ang mga pagsisikap na mapabuti ang pabahay.

Mga halimbawa:

- Pagsasagawa ng madalas na pagsisiyasat sa mga kapitbahayan para sa mga suliranin pabahay
- Pakikipag-ugnayan sa mga kasosyo upang makapagtayo ng panibagong karagdagang pabahay
- Pagsasaliksik ng mga programa at pagkukunang pampondo

Paghihimok sa mga mamayanan patungkol sa mga isyung pabahay

Sa papel na ito, ang Samahang Pamayanan ay maghihimok sa mga pamahalaan at debeloper na madagdagan ang pabahay na makatugon sa pangangailangan ng mga kapitbahayan.

Mga halimbawa:

- Pakikipag-ugnayan sa mga debeloper na gawing pamayanang pabahay ang mga lumang gusaling pang-industriya (McGavins at iba pang ari-arian sa Burnell)
- Pakikipag-ugnayan sa Lungsod maibenta ang mga bakanteng lote at sinaradong gusali sa mga non-profit na debeloper ng pabahay
- Paghihimok sa mga pamahalaan ng Winnipeg, Manitoba, at Canada para sa isang estratehiyang pabahay na maaaring palaguin, may sapat na pondo, at abot-kaya

Cost of Housing

Rents and house prices have increased dramatically in Daniel McIntyre and St. Matthews over the last 10 years. This has created difficulties for many people, as rents have risen beyond what they can afford. For others who have been renting and saving to buy, the cost of homeownership is now beyond their reach. For landlords and developers, the cost of building and maintaining housing has also increased, making it harder to offer affordable housing.

What should the priority be?

Although the Community Association will play many roles, where should its focus be?

Use your blue dots to show which area is your priority



Maintain existing and create new affordable housing

In this role, the Community Association would work with landlords, developers, non-profit organizations and the Province to protect the existing affordable housing, and increase the amount of affordable housing

Examples:

- Working with developers to develop densely built units to keep rents and prices low
- Working with landlords to access subsidy programs

Develop financial tools

In this role, the Community Association would work with community members to identify financial challenges in accessing and maintaining housing and develop tools to address these gaps.

Examples:

- Developing an emergency loan fund to cover rent gaps
- Developing community funding models to help pay for large expenses
- Developing community structures to finance projects on a larger scale (e.g. co-operative housing, community managed rental companies)

Advocacy

In this role, the Community Association would work with community organizations and advocates to lobby the federal, provincial and municipal governments for supports for housing for low-income households.

Examples:

- Advocating for the government of Manitoba to provide more rent supplements and subsidies for affordable housing
- Advocating for the City to develop policies that support affordable housing development
- Advocating for the federal government to develop a sustainable, well-funded affordable housing strategy

Halaga ng Pabahay

Ang upa at presyo ng mga bahay ay lubhang tumaas sa DMSM sa nakalipas na 10 taon. Ito ay lumikha ng kahirapan para sa maraming tao, gayung ang halaga ng upa ay tumaas nang higit sa kanilang kakayahan. Para sa iba na umuupa at nag-iimpok upang makabili, ang halaga ng pagmamay-ari ng bahay ay lampas na sa kanilang maabot. Para naman sa mga kasero at mga debeloper, ang halaga ng pagpapatayo at pangangalaga ng pabahay ay tumaas din, dahilan upang naging mas mahirap ang pag-alok ang abot-kayang pabahay.

Ano dapat ang binibigyang-halaga?

Bagama't marami ang papel na gagampanan ng Samahang Pamayanan, saan ba ito dapat bumaling?

Gamitin ang iyong mga asul na tuldok sa pagpapakita ng iyong pagpapalaga



Pangangalagaan ang kasalukuyan at gumawa ng panibagong abot-kayang pabahay

Sa papel na ito, ang Samahang Pamayanan ay makikipag-ugnayan sa mga kasero, debeloper, samahang non-profit ang sa Lalawigan upang maipagtaggol ang kasalukuyang abot-kayang pabahay, at mapadami ang bilang ng mga abot-kayang pabahay.

Mga halimbawa:

- Pakikipag-ugnayan sa mga debeloper na gumawa ng mga siksikang yunit upang mapanatili mababa ang upa at presyo
- Pakikipag-ugnayan sa mga kasero na magbigay-daan sa mga programang may tulong-pinansyal

Pagbuo ng mga kagamitang pinansyal

Sa papel na ito, ang Samahang Pamayanan ay makikipag-ugnayan sa mga kasapi ng pamayanan upang kilalanin ang mga puwang sa kakayahang mangalaga ng pabahay, at bumuo ng mga kagamitan na tutugon sa mga puwang na ito.

Mga halimbawa:

- Pagbuo ng isang pautang na pondong pangkagipitan upang mapunan ang mga puwang sa pag-upa.
- Pagbuo ng huwarang pagpopondo sa pamayanan upang umalalay sa malakihang gastusin
- Pagbuo ng sistema sa pamayanan na magpopondo ng mga malakihang proyekto katulad ng kooperatibang pabahay o mga kumpanyang nagpapaupa na pangangasiwaan ng

Paghihimok

Sa papel na ito, ang Samahang Pamayanan ay makikipag-ugnayan sa mga samahang pamayanan na hihimukin ang mga pamahalaang pederal, panglalawigan, at munisipyo na sumuporta sa pabahay para sa mga sambahayang may mababang kita. Mga halimbawa:

- Himukin ang pamahalaan ng Manitoba na magbigay ng pandagdag-upa at tulong-pinansyal para sa abot-kayang pabahay
- Himukin ang Lungsod na bumuo ng mga patakaran na sumusuporta sa pagpapalago ng abot-kayang pabahay
- Himukin ang pamahalaang pederal na bumuo ng isang estratehiya para sa abot-kayang pabahay na maaaring palaguin at may sapat na pondo.

Housing Quality

Although most houses in the neighbourhoods are in good condition, many could use some work. Every year 10 to 15 properties are boarded up or demolished, and other buildings are not as well maintained as they could be.

What should the priority be?

Although the Community Association will play many roles, where should its focus be?

Use your blue dots to show which area is your



Coordinate resources to improve housing quality

In this role, the Community Association would apply for and administer grants for housing improvement in the neighbourhoods. Examples:

- Managing grants for emergency home repair funds
- Creating a tool bank that residents can use for minor repairs
- Organizing targeted street/block fix-up weekends

Provide education for residents about housing quality

In this role, the Community Association would provide workshops and tools to assist residents in improving the quality of housing in the neighbourhoods. Examples:

- Providing training for tenants and new homeowners about home maintenance
- Organizing workshops on bedbug identification, prevention, and management
- Providing information on bylaws and how to address bylaw infractions

Advocate with the Province and City

In this role, the Community Association would meet regularly with staff at the City and the Province to address housing issues.

Examples:

- Working with the City to increase its proactive response to addressing nuisance issues (e.g. dumping in back lanes)
- Advocating to the Province for increased funding for housing improvement programs for low-income households
- Advocating for the City to designate Daniel McIntyre and St. Matthews as a Housing Improvement Zone

Kalidad ng Pabahay

Bagama't karamihan sa mga tirahan sa mga kapitbahayan ay nasa maayos na kalagayan, marami rin ang nangangailangan ng pagkukumpuni. May mga gusaling napapabayaang 10 hanggang 15 na ararian bawat taon ang sinasara o ginigiba, at ang iba naman ay kulang sa karampatang pangangalaga.

Ano dapat ang binibigyang-halaga?

Bagama't marami ang papel na gagampanan ng Samahang Pamayanan, saan ba ito dapat bumaling?

Gamitin ang iyong mga asul na tuldok sa pagpapakita ng iyong pagpapahalaga



Pagtugmain ang mga mapagkukunan upang mapabuti ang kalidad ng pabahay

Sa papel na ito, ang Samahang Pamayanan ay hihiling at mamahala ng mga kaloob para sa pagpabuti ng pabahay sa mga kapitbahayan.

Mga halimbawa:

- Pagpamahala sa mga kaloob para sa pondong pangkagipitan sa pagkumpuni sa mga tirahan
- Paglikha ng imbakan ng mga kagamitan na maaaring gamitin ng mga mamamayan sa pagkukumpuni
- Pagsagawa ng lingguhang pagkukumpuni

Pagbigay pangaral sa mga mamamayan tungkol sa kalidad ng pabahay

Sa papel na ito, ang Samahang Pamayanan ay magbibigay ng pagsasanay at kagamitan na makakatulong sa mga mamamayan na mapabuti ang kalidad ng pabahay sa mga kapitbahayan.

Mga halimbawa:

- Pagbibigay ng pagsasanay para sa mga nangungupahan ukol sa pangangalaga ng tahanan
- Pagsagawa ng pagsasanay ukol sa pag-iwas at paglutas ng problem sa surot
- Pagbibigay impormasyon ukol sa mga tuntunin at ang pagtugon sa paglabag nito

Pagbigay pangaral sa mga mamamayan tungkol sa kalidad ng pabahay

Sa papel na ito, ang Samahang Pamayanan ay magbibigay ng pagsasanay at kagamitan na makakatulong sa mga mamamayan na mapabuti ang kalidad ng pabahay sa mga kapitbahayan.

Mga halimbawa:

- Pagbibigay ng pagsasanay para sa mga nangungupahan ukol sa pangangalaga ng tahanan
- Pagsagawa ng pagsasanay ukol sa pag-iwas at paglutas ng problem sa surot
- Pagbibigay impormasyon ukol sa mga tuntunin at ang pagtugon sa paglabag nito

Community Development and Safety



The Daniel McIntyre and St. Matthews neighbourhoods have very diverse populations that have been changing over the last decade. There is a need for cultural awareness and religious sensitivity between tenants, landlords and neighbours.

In addition, safety is an ongoing issue in the neighbourhoods. The violence associated with gangs, drugs, and prostitution is a challenge. It affects where people choose to live and how comfortable they are in their neighbourhood. The Community Association is currently finalizing a 3 year safety plan.

Develop a stronger sense of community

In this role, the Community Association would build relationships among neighbours, tenants, landlords, and business owners.

Examples:

- Organizing and hosting street festivals
- Organizing events and neighbourhood gatherings
- Working with community partners to maintain and increase community spaces (e.g. parks/gardens, bulletin boards, libraries, pools and recreation centres, churches/mosques)

Work to make the two neighbourhoods safe for residents and visitors

In this role, the Community Association would increase opportunities for residents to act on their safety concerns.

Examples:

- Strengthening relationships with Winnipeg Police Services
- Providing information and education about what to do about safety issues
- Creating a safety committee to conduct safety audits and address concerns

What are your thoughts?

Use a sticky note to add a comment.

Pagpapalago at Kaligtasan ng Pamayanan



Ang kapitbahayan ng Daniel McIntyre at St. Matthews ay mayroong sari-saring populasyon na patuloy ang pagbabago sa nakalipas na dekada. Mayroon ding pangangailangan ng kamalayang pangkultura at pagpapabuya sa mga relihiyon sa pagitan ng mga nangungupahan, kasero, at mga magkakapitbahay.

Sa karagdagan, ang kaligtasan ay isang tuloy-tuloy na isyu sa mga kapitbahayan. Ang karahasan na nauugnay sa mga gang, droga, at prostitusyon ay isang hamon. Naaapektuhan nito kung saan magpasayang manirahan ang mga tao at ang kanilang kaginhawaan sa kanilang tinitirhan. Ang DMSM ay kasalukuyang tinatapos ang isang planong kaligtasan sa loob ng 3 taon.

Pagsikapang gawing ligtas ang dalawang kapitbahayan para sa mga naninirahan at mga panauhin

Sa papel na ito, ang Samahang Pamayanan ay magdadagdag ng mga pagkakataon para sa kanilang mga mamamayan na kumilos para sa kanilang suliraning pangkaligtasan.

Mga halimbawa:

- Pagpapalakas ng ugnayan sa Winnipeg Police Services
- Pagbibigay impormasyon at kaalaman tungkol sa mga dapat gawin sa mga isyung pangkaligtasan
- Paglikha ng mga lupon ng pangkaligtasan upang magsagawa ng pangkaligtasang pagsusuri at tugunan ang mga suliraning pangkaligtasan

Pagbuo ng isang mas matibay na pagmamalasakit sa pamayanan

Sa papel na ito, ang Samahang Pamayanan ay magtatatag ng ugnayan sa pagitan ng mga magkakapitbahay, nangungupahan, kasero, at nagnenegosyo.

Mga halimbawa:

- Magbuo at magtanghal ng mga pagdiriwang sa kalye
- Magtanghal ng mga kaganapan at pagtitipon sa kapitbahayan
- Pakikipagugnayan sa mga kasosyo sa pamayanan upang mapangalagaan at madagdagan ang mga espasyong pampamayanan (e.g. mga parke/hardin, pahayagan ng impormasyon, aklatan, palanguyan at sentrong panglibangan, simbahan/moske)

Ano ang iyong saloobin?

Gumamit ng talaang may pandikit upang magdagdag ng puna.

Daniel McIntyre/St. Matthews Housing Plan

Miniaturized posters from final community review forum

A New Housing Plan for Daniel McIntyre & St. Matthews Neighbourhoods



In Daniel McIntyre and St. Matthews the community is coming together to talk about housing, develop a housing plan and address housing issues.

The Housing Plan:

- Runs for 5 years from 2013 to 2017
- Builds on previous Housing Vision
- Reflects residents' ideas and goals for housing
- Provides direction and guidance to residents, developers, the Community Association, the City of Winnipeg and other stakeholders
- Is based on the City of Winnipeg's *Complete Communities* plan

Why does housing matter?

With good housing, it's easier to go to school or to get and keep a job. It also makes it easier to get ID like a driver's license or Manitoba Health card.

Good housing means housing that is not too crowded, doesn't need major repairs, and doesn't cost more than 30 per cent of household income.

Complete Communities

A complete community is one that meets the needs of **all** of its residents. Daniel McIntyre and St. Matthews must include many different kinds of housing to meet the needs of the communities' diverse residents.

In the *Complete Communities* plan, the City of Winnipeg says "**complete communities should provide a range of housing options to accommodate various incomes, household types, abilities and stages of life**".



Background

Most people in Winnipeg are well housed. But there are also many people who don't have good housing.

In Daniel McIntyre and St. Matthews, about 29 percent of households don't have good housing. This is about 44 percent of renter households, and 13 percent of owner-occupied households.

A complete community includes many kinds of housing, to meet many different housing needs.



Demand and need

Over the last few years the demand for housing has increased. Winnipeg's economy is doing well, and its population is growing, with people moving here from other parts of Canada and around the world.

As a result rents and house prices are increasing, and the vacancy rate has dropped to about 1 percent.

In 2001 the average sale price for a house in Daniel McIntyre and St. Matthews was about \$45,000. Today it's about \$170,000. That's roughly a 370 percent increase.

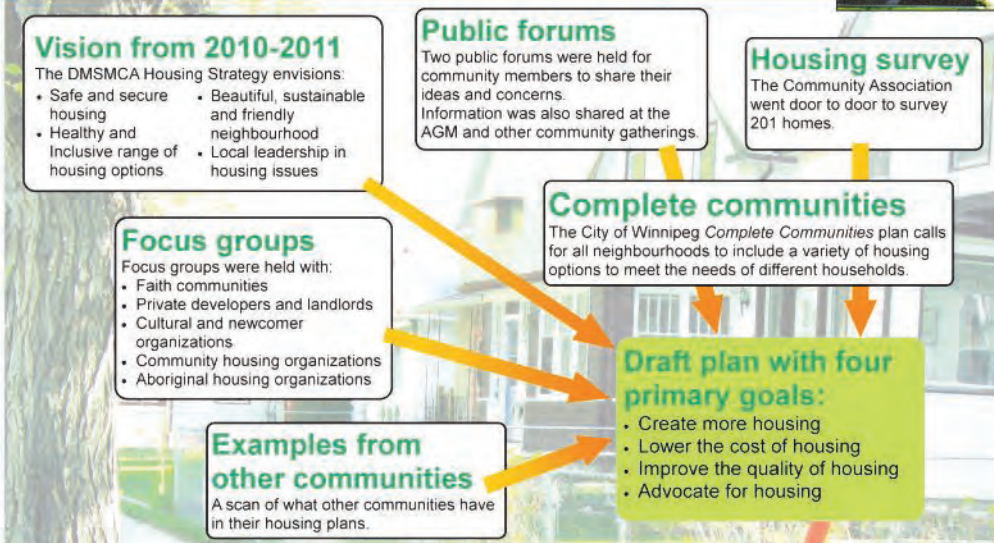
In 2000, the average rent for a two bedroom apartment in Winnipeg's core area was \$582. Today, it's \$863, which is a 48 percent increase.

This increase in housing costs is difficult for many individuals and families to afford, as incomes have not increased as much.



Developing the Housing Plan

To develop the housing plan the DMSM Community Association gathered input from many community residents, stakeholders and other relevant sources:



Create More Housing

Goal 1: Stabilize and increase the amount of housing available in the DMSM neighbourhoods, while maintaining the current ratio of rental units to owner-occupied units.

Objective #1:

Work with developers and non-profit organizations to encourage housing development that fits with the vision of complete communities and reflects the goals of the housing plan.



Lower the Cost of Housing

Goal 2: Ensure that housing reflects the mixed-income characteristics of the neighbourhoods, and is financially accessible to all households.

Objective #2:

Gather and share information to improve access to appropriate housing.

Objective #3:

Establish financial systems which will make housing more accessible.



