

## SNA History of Projects with the Housing Committee

Written Jan 2014

The following are projects completed with support of the Housing Committee. The programs and projects at SNA are made stronger by the collaborations with various stakeholders but also the differing departments within. Committees such as the Environment & Open Spaces or Safety Committees may have been involved in the following projects. Also, please note that some projects are ongoing while others have ended.

### Projects solely done by Spence Neighbourhood Association

Project:	Date:
Lighting Project – Light sensing lights were available for installation on every building in Spence from Balmoral to Agnes. Most houses installed at least one light and SNA kept free replacement lights for 6 years. In later years, a few other lights were available under the Rental Safety program.	2000 to 2004
Lot Improvement – The Spence area had over 35 vacant lots not including the triangles on Cumberland. The Winnipeg Development Fund made a small amount of money available for greening. The current garden lots and green space where leveled and improved.	2000-2003
Fencing –A grant program specifically for fences was available two years. \$400.00 were made available to help fence properties.	2000-2002
Boarded House Decoration – In the late 90s, several properties were derelict and boarded. Community members painted some of the boards on the windows to get rid of the dreariness.	2000-2002
Rooming House Buzzers – Buzzers were made available to helped visitors contact tenants without shouting or throwing stones at the windows.	2003
CHII – Grants made available to homeowners and landlord. From 2004 to 2009, some grants were used to improve the interior of rental properties in particular, rooming houses. In 2006, curb appeal grants of \$800 were added for homeowners. Initially, the owner was not required to make a contribution but in 2009, funders request beneficiaries to at least contribute 5%.	2000-2014
Winnipeg Inner city Research Alliance (WIRA) research projects – SNA was part of the Institute of Urban Studies steering committee for research on inner-city housing issues.	2002 – 2005
Collaboration with Canadian Centre for Policy Alternatives – Housing research projects including some with students in the Jim Silver program.	2009 – 2010
Infill- 33 infill houses with 4 accessible – SNA gave over-sight and sold houses to new homeowners many of whom were first-time buyers.	2004-2011
House Moving – 4 houses moved from Langside. 2 by Spence, 1 by HOP and one by WHS. UofW purchased properties between Furby Place and Portage and offered the houses free along with the cost of moving to SNA. Only 4 of the 10 were deemed movable or worth moving. SNA asked HOP and WHS to help. Three were sold for homeownership and the one with WHS became a rental property.	2008-2009

Roofing Project – This is to help property owners improve the roofs on	2012 - 2013
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older houses. Project is used to invest HIZ funding remaining at the end of the year in Spence. Not as much participation as expected.	
Rental Safety Coordinator – staff persons hired to work with landlord and tenants to make rental properties available. NA! funding was used to provide locks, swing bars and peepholes.	2005 – 2014
Homelessness Mentor –this position was created to work primarily with homeless individuals providing supports and to help establish a rental history and to keep them housed.	2009 – 2013
Housing Training Initiative – this program was a series of workshops that provided basic housing training for community members. It was started by WHRC, NECRC and SNA. Later Central Neighbourhoods and DMSMCA became involved.	2005 – 2011
Vacant Buildings Coordination Group – Group consisted of reps from all NRCs, vacant building administrators and bi-law enforcement officers. Bi-law Enforcement officers were encouraged to focus and building identified by the Housing Coordinators. Resulted in a stronger bi-law and better enforcement.	2009 – 2011
Assisted homeowners applying for RRAP, NHA and the Hydro Lower Income Energy Efficiency Program. SNA piloted with Manitoba Hydro in 2008	2004 – 2011
Bed Bug Coordination – Working with DMSMAC and WBDO to coordinate a bed-bug strategy. Collaboration of resources and resource staff is ongoing.	2012 – 2014
Property development and management – Started by SNA but now of interest as a joint project between DMSMCA and WBDO. A feasibility study was conducted 2014.	2009 – 2014
Presentations to City Committees – With other organizations and alone, SNA has made presentation to various city committees including EPC for housing and zoning issues. Spence Non-profits lobby against granting business permits to private clubs, money marts and pawned shops	2000 – 2014
Collaboration with Community Development Courses at the University of Winnipeg. Students did research projects on themes agreed to between them and SNA.	2002 – 2014
Rental Tenancy Branch – Workshops on rights and responsibilities of landlords and tenants. Workshops on ways landlords increase rents above guidelines. Discussions on looking into how rents may be kept affordable.	2005 – 2014
Rooming House Improvement – Discussion is on going to work with landlords to improve rooming houses and the relationships between tenants and landlords.	2011 – 2014
Co-op Housing –Co-op Housing subcommittee is created. In September of 2014 the <i>West End Non-Profit Housing Cooperative Limited</i> group is incorporated.	2010 – 2014
Purchase and renovation of 615 Ellice with funding from Winnipeg Development Fund, NA! and Community Places. The front mosaic received funding from the West End Biz	2006 – 2010

### Projects in Partnership with Winnipeg Housing Rehabilitation Corporation

Project:	Date:
Renovation of 29 properties in Spence. Most were sold for homeownership. Some houses were part of a rent to own program with single dwelling units and up-down duplexes. The houses were rented to the proposed owners for 5 years. Several were not able to make the purchase and the house was sold at considerably higher prices to others. SNA and WHRC together selected houses and interviewed the proposed owners. One renovation was a Masters Project with a student the University of Manitoba.	1999- 2005

### Projects by Other Stakeholders – Less involvement but supports from SNA were provided.

Project:	Date:
Lazarus Housing renovated and managed 97 units. Some of these were to be sold.	1999 – 2013
Lazarus Housing renovated 22 houses for homeownership	1999 – 2005
HOP Renovated 9 Houses for Homeownership	2000 – 2010
HOP Built 11 infills houses and has plans for 2 or 3 more	2010 – 2013
WHS renovated one house/4 suites and may do 2 more	2010 – 2013
WHRC has two apartment buildings in the neighbourhood; a number of tenants RGI . They are building condo buildings in Centennial which may become an option for Spence.	On Going
SAM Management built and manages 16 “Pocket Suites.” Several tenants are on RGI. This was to be an alternative to rooming house but has proven very costly.	2006-2013
Habitat built 4 single family homes in Spence	2003 – 2004
Worked with Lions Housing Centres to accumulate land for a major housing project. The money was all from Lions.	2008 - 2013
Steering Committee of the West End Commons project. Some HIZ funding for research into ground heat. Lions, St Matthews, City and SNA submitted a proposal for a ground heat utility for Lions, St. Matthews Building and Sherbrook Pool.	2009 - 2010
Research with Friends of Sherbrook Pool on future development of the Pool. Part of steering committee that revised the by-laws and set-up a new organizational structure.	2009 - 2012
Initial review of unique projects at 695 Furby and 380 McGee	2010 - 2011

### Projects with Community Members

Project:	Date:
Cozy Suites on Spence – 2 rooming houses, one to 5 suites and another to 7 rooms. Lower two units are accessible. The owners are inclusive of tenants with a variety of needs.	2004 – 2005
Provided application assistance and references for Landlords for Rental RRAP	2000 – 2010

