

West Broadway Community Land Trust  
Community Engagement & Planning  
Session 1: What is a Community Land Trust?  
December 5, 2024  
5-8pm at the Cornish Library

### Notes from Discussion

1. How will affordability be defined?
  - a. This would be up to us/the land trust. Affordability thresholds are usually set according to market value, or resident incomes. For example, keeping rents below 80% median market rate or below 30% of the median renter's income.
2. How to keep the housing affordable in perpetuity? How to survive financially while keeping rents affordable?
  - a. Part of this is governance – because residents get to make decisions, rent increases are only approved when they're necessary for the building.
  - b. Some more legal approaches that we can consider such as putting restrictions on title.
  - c. There comes a point when the mortgage is paid where you start to have cash-surplus-to-need. Now you can start to look at significantly reinvesting into the building or looking at other acquisitions.
  - d. Other options – some government grants available for renovations, which also enforce affordability conditions.
3. Thinking about the Vienna model; turning decent housing into social housing. Post-war modern buildings that weren't super attractive, but still decent.
  - a. Similar perhaps to Downtown Eastside Land Trust, where they're looking to acquire an SRO. Don't want to take on the very run-down SROs because of the costs and risk associated, but don't want to take on the ones that are already gentrified. Selective in targeting decent, but still low-rent buildings. Should be considered in the acquisition plan.
4. Should the land trust be neighbourhood-centric? What about looking outside of West Broadway?
  - a. Inexpensive options in Spence/North Point Douglas.
  - b. Advantage of working in West Broadway is that it's easier to be "by the community, for the community." We don't necessarily have relationships established in these other neighbourhoods.
  - c. By establishing a CLT in West Broadway, it can create some precedence and encourage others in other neighbourhoods. Can collaborate with them.
5. How do we act, and who are we as neighbours/community members? How/who to include in this?
  - a. If we're thinking of low-rent housing/rooming houses. How do we ensure these people are included in decision-making?
  - b. Make these meetings more accessible:
    - i. Food is good

- ii. Offer childcare, bus tickets, rides.
    - iii. Go meet people where they are instead of asking to come to WBCO.
    - iv. Do outreach at markets, meal programs, 1 just city.
  - c. What about design charettes?
    - i. Put together a clear set of drawings to share information in a clear way. Have to think about the right questions to ask.
    - ii. An opportunity for people to share their opinions.
    - iii. This is useful, but we also want to bring people into the governance. It's not only about collecting feedback.
  - d. Meetings should be in the neighbourhood:
    1. Concern about sessions at Old Grace (in Wolseley) and West End Commons (in West End).
    2. These are already scheduled, but we can consider that for future meetings. The traveling sessions will be an opportunity to see different examples of community housing.
    3. Maybe we could set up tours of these instead of just seeing the board/MPR room.
6. What affiliation do we have with others? Any other stakeholders engaged? What partnerships do we have?
- a. Siloam is interested in operating, Westminster Housing Society doesn't have capacity to expand now but might in future. Reached out to Kinew Housing and North End Housing Project without reply. Haven't approached too many operators yet. Other potentials – Five Stones, West Central Women's Resource Centre, Manitoba Inuit Association, RAY, Acorn.
  - b. Five Stones has helped with looking at Rooming House options and walkthroughs.
  - c. Engaged a few local rooming house landlords
  - d. Other land trusts through Canadian Network of Community Land Trusts, especially Parkdale, BC Land Trust, Downtown Eastside, Toronto Chinatown CLT.
  - e. WBCO organizes a housing stakeholders group including Westminster Housing Society, Westminster Housing Co-op, RAY, Acorn, UWCRC, West Broadway Tenants Committee, West Broadway BIZ, End Homelessness Winnipeg, and three levels of government. Potential to include some of these in a multi-stakeholder governance model. Will be important to have Indigenous groups as stakeholders, especially if there's a plan for decolonization/land back.
7. What's been the response from government?
- a. Have spoken about it in passing with province/fed reps, but mostly at city with staff and councillor Rollins.
    - i. They're supportive and curious, but want to see mechanism to ensure affordability is protected. Weren't keen to support acquisition costs for a first acquisition, but offered support with business planning and could be a source of renovation funding.

- ii. Being in a Housing Improvement Zone means we have access to funding through the City's Housing Rehabilitation and Investment Reserve for community-supported housing projects.
  - iii. Will have to be a demonstration project, help lobby for acquisition funding and future support. The first project should look good.
- 8. What looks good?
  - a. Where tenants are happy, where there is a good quality of life.
  - b. Where the "by us, for us" model is clear, tenants are invested in the neighbourhood.
- 9. What about options other than rental housing, like community land, businesses, gardens? Also what about connecting random, interested residents who are interested in tying their homes to a community/collective model?
  - a. Maybe this becomes a question about what do we do first? What spaces do we want to start with and where to go from there.
  - b. Is expansion important? The presentation mentioned that this is necessary for financial viability.
    - i. A question that we hope to answer through the business plan. A question of scale – how to achieve a place of organizational/administrative stability where you can pay staff to handle the administrative complexity of the CLT model.
    - ii. Some people say you need 100 units, others say you can start with one building and go from there.
    - iii. The proposal is to partner with operators, which means that there's staff from two organizations that get paid. If we do it this way, have to figure out what is an appropriate administrative fee while keeping rents down.
    - iv. There are good operators to partner with who can help keep costs down compared to having the CLT do property management.
- 10. Can we have these meetings recorded?
  - a. Did not come to full agreement, but possible to do an audio recording for future meetings.
  - b. Should have a minute-taker at next meetings.
  - c. Could WBCO record a narrated presentation on today's powerpoint to be shared?