

# ANNUAL REPORT 2015



# West Broadway Community Organization

## 2015 - 16 Annual Report

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*A few of WBCO's current staff members outside the office at 608 Broadway in June of 2016*



## Report from WBCO's Board Chair

Some years are harder than others for the West Broadway Community Organization. This year was harder than most. Pretty well every endeavour we undertook had more than its share of challenges and innumerable set-backs. These challenges can take a lot out of a board and staff because, to a person, we care deeply about this neighbourhood.

It's a credit to everyone who faced these challenges that no one gave up and no one gave in. As a result we have had many successes and, I believe, other successes have only been delayed.



***Brent Mitchell , Board Chair***

### WBCO Board of Directors 2015 – 16

Todd Donahue - <i>Vice Chair</i>	Choi Ho
Brent Mitchell – <i>Chair Person</i>	Matthew Kreider
Andrea Shalay – <i>Treasurer</i>	Audrey Logan
Joff Schmidt – <i>Secretary</i>	David Nickarz
Kayla Chafe	Gillian Roy
Angus Cruikshank	Jasmine Tara
Sam Hagenlocher	Will Tarleton

## Executive Director's Report

2015 was a year of transition for West Broadway Community Organization (WBCO). Several long serving program coordinators and board members moved on to other work and a few well-established initiatives like the Soup Bee Social Enterprise and Broadcaster Community Newspaper were concluded. I am very proud of the fact that those who left our workplace did so on happy terms and that our programs and mandate continue to build momentum with every new volunteer and with the fresh ideas and energy of new staff. Our organizational capacity, policies, professionalism, diversity, inclusivity, and morale have never been stronger and I owe a huge debt of gratitude to my colleagues who continue to turn what is often challenging work into hard earned successes for our community.



***Greg MacPherson, Executive Director***

Over the following pages, WBCO's workers offer highlights of programming efforts. It is difficult to quantify the enormous personal investment of staff and the generosity of volunteers and partners but if nothing else I hope this report will illustrate in some small way that WBCO continues to be an innovative social and economic driver in our neighbourhood and that interesting, hardworking people are still the essence of this community.

# West Broadway Community Organization

## Complete Staff Listing 2015 - 2016

Jazmin Alfaro	<i>Community Connections/Safety Coordinator</i>
Zorya Arrow	<i>Community Gardens Coordinator</i>
Brit Brade	<i>Urban Nature Educator</i>
Raia Bryan	<i>Urban Nature Educator</i>
Michael Deakin	<i>Rooming House Outreach Coordinator</i>
Ailene Deller	<i>Good Food Club Co-Coordinator</i>
Kelly Frazer	<i>Good Food Club and Office Coordinator</i>
Leah Goertzen	<i>Housing Coordinator</i>
Aynslie Hinds	<i>Spring Cleanup Coordinator</i>
Jovan Lottis	<i>Rooming House Outreach Coordinator</i>
Liana Lutz	<i>WBCO Accountant</i>
Greg MacPherson	<i>Executive Director</i>
Mike Maunder	<i>Community Voices and Front Desk</i>
Mélanie Richard	<i>GFC Summer Intern (YMCA)</i>
Ellen Smirl	<i>Housing Coordinator</i>
Bowen Smyth	<i>Compost Coordinator</i>
Steve Solomon	<i>Rooming House Handy-person/PIP Inspector</i>
Mike Tarleton	<i>Snoball Coordinator</i>
Joely Valencerina	<i>GFC Summer Intern (Winnipeg Foundation)</i>
Allyson Watts	<i>WBCO Accountant</i>



***Liana Lutz, WBCO Accountant***



***Kelly and Ailene - the Good Food Club***

# Front Desk and Community Voices

As Front Desk Person, I attempt to provide a welcoming atmosphere to whoever walks in WBCO's door, and to people on the phone looking for information or help. West Broadway is a hugely diverse neighbourhood and the requests cover a wide gamut – a senior looking for help dealing with an unfair tax bill, homeless people looking for accommodation, people needing food, people needing help with bed bugs. Sometimes, people are coming just to get out of the cold for a few minutes, or a chance to use the phone or the photocopier. All WBCO staff are here to offer help and hospitality, sometimes just listening, but just as often helping community members connect with services or people who can help.

As I have been associated with WBCO since 1997, I have knowledge about what our organization has done in the past and this sometimes helps other staff with present-day planning. I help with two other programs which formerly were WBCO programs and which help give voice to local residents: The Broadcaster and the Community Voices Program.

The Broadcaster Community Newspaper, was on the verge of ceasing publication in the Spring of 2015, but Terese Taylor, publisher of the Wolseley newspaper, *The Wolseley Leaf*, came to the rescue, and now publishes The Broadcaster as a West Broadway supplement four times a year. Fundraising has enabled us to work with local writers to ensure West Broadway content, as well as conducting two writers' workshops at the Cornish Library.



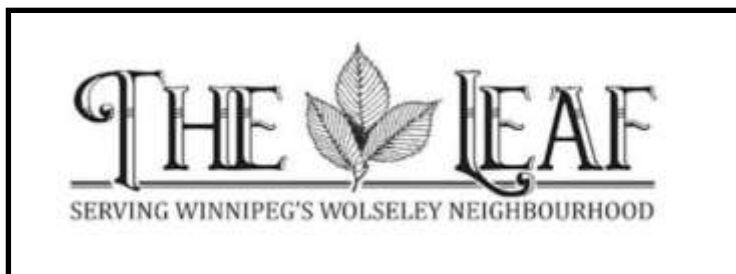
*Mike Maunder, WBCO Front Desk*

I am also working with several organizations to coordinate the Community Voices Program, which is now housed at Hope Mennonite Church. During the past year, we continued twice-monthly meetings at Lions Place in which groups of 10-25 seniors met and shared stories from their past. West Broadway's Small Grants program facilitated the purchase of a microphone and headphone system which makes it possible for seniors who are hard-of-hearing to participate fully in the meetings. The Community Voices Program continues to host various groupings of West Broadway residents sharing stories in all kinds of ways – from collaging to creating music playlists of their lives. With the help of youth from Just TV, several of these stories are now being filmed and will be shown at a **West Broadway Film Night** in November.

## Thank you to our supporters and partners:

Neighbourhoods Alive!  
Assiniboine Credit Union  
Lions Place  
Hope Mennonite Church

West Broadway Community Ministry  
The Good Will Social Club  
Agape Table  
The Wolseley Leaf



# West Broadway's Community Outreach Program

WBCO's Community Outreach Coordinator works to build relationships between local organizations and individuals, with the end goal of strengthening West Broadway's social fabric, safety and livability. This program is guided by the recommendations of WBCO's Five-Year Safety Plan.

## 2015 Program Highlights:

- WBCO hosted the Winnipeg Police Service's Personal Safety Workshop series. WPS members facilitated two one-hour information sessions with questions and discussion on crime prevention and enhancing personal safety. Each event was attended by three to five local staff and five to ten community members.
- WBCO co-hosted a 'Bite Back Winnipeg' workshop on bed bug elimination for tenants – 15 tenants
- Seven safety audits were conducted with a total of 34 residents:
  - ◊ Three neighbourhood audits
  - ◊ Four home-audits of individual suites
- WBCO partnered with the WRENCH to host a Rodeo for bicycle safety – 30 participants
- 20 capacity/safety building meetings held in 2015:
  - ◊ Three Neighbourhood Walkabouts (30 people)
  - ◊ 12 weekly summer residents meetings at 165 Maryland (23 people total)
  - ◊ Four Big Ideas Committee Meetings (27 people)
  - ◊ One Maryland-Sherbrook block Party and five planning meetings (60 people)
- WBCO's Senior Safe Ride program is now offered at numerous GFC and WBCO events
- West Broadway Network met bi-Monthly with representation from community non-profit groups discussing issues of common concern and sharing resources and upcoming programming dates
- Coordinator attends regular meetings with safety staff of partnering organizations at SNA and DMSMCA
- WBCO began a partnership with The Wolseley Leaf newspaper, which replaced the WBCO run Broadcaster Community Newspaper. The leaf now provides West Broadway specific information on events, resources, and perspectives.



***Winnipeg Police Service workshop on  
Personal Safety in West Broadway***

## Thank you to our supporters and partners:

Neighbourhoods Alive!, the West Broadway BIZ, Westminster Housing Society, the residents of 145 and 165 Maryland, Westminster Church, the Winnipeg Police Service, the City of Winnipeg



# West Broadway Community Gardens

West Broadway Community Organization's *Gardens Coordinator* is responsible for supporting community gardening efforts in our neighbourhood. This includes:

- Allocating plots, providing resources as well as organizing and communicating with gardeners in our eight community gardening sites
- Organizing community volunteers, supervising the compost coordinator, two Urban Green Team garden staff, and two Green Wave summer staff from Take Pride Winnipeg, as well as community members performing odd jobs
- Organizing educational garden related workshops, work parties, and community events
- Supporting greening efforts and initiatives in West Broadway
- Partnering with neighboring community organizations on programming



*Zorya Arrow, Gardens Coordinator*

## A few of 2015's Accomplishments:

- **Kid's Garden Program:** Over **250** children visited the kids garden in 2015 to learn about gardening, nature and the environment.
- **Klinic Permaculture Project:** Now in its **third season**, this garden offers residents hands-on learning in traditional garden practices, plant knowledge and provides the community with access to traditional medicines and food.
- **Spirit Park Revitalization Project:** Hosting **15** Greenwave students we pruned grapes, fertilized soil, harvested and turned compost, planted native species, weeded, laid gravel pathways, and build a leaf storage container at our oldest garden sites.
- **Workshops/Events:** We provided a comprehensive selection of **12** garden related events to West Broadway residents throughout the 2015 garden season.

## Thanks you Our Supporters and Partners

We currently have over **130 gardeners** and **volunteers** working at **eight** sites in the community.

In addition to our individual participants and volunteers, we partner with the following organizations that help make our work possible: Cornish Child Care Centre, Art City, Mulvey School, West Broadway Youth Outreach Program, Resource Assistance for Youth (RaY), Broadway Neighbourhood Centre, Nature Manitoba, Wolseley Family Place, West Broadway Biz, Klinic Community Health Centre, Green Action Centre, Daniel McIntyre / St. Matthews Community Association, Spence Neighbourhood Association and Gordon Bell Senior Off Campus, Westminster Housing Society and the Winnipeg Regional Health Authority.

## Thank you to our Funders

We could not do this work without the generous support of our funders. Thank you to all of our 2015 funders!: Neighbourhoods Alive!, TD Friends of the Environment, Service Canada, The Jewish Foundation, The Government of Manitoba, Take Pride Winnipeg

## The Good Food Club

The Good Food Club (GFC) had another hugely successful year in 2015-16, with over 1100 community members signed on as members of the GFC and continued success in all areas of our programming. From the indoor market to the outdoor markets, Kids Cooking Classes to community suppers, from workshops on food handling to individual counseling with our in-house Registered Dietitian, 2015 saw club members gain access to great food, new friendships, employment training, and personal empowerment.

### A few of GFC's 2015 Highlights:

- Number of plates of food prepared by the GFC in 2015: **2650**
- Members who received Safe Food Handler training: **94**
- Total attendance of Kids Cooking Classes: **400 children**
- Children and Youth who went on farm trips: **65**
- Adults who went on farm trips: **90**
- Amount of good quality, local, affordable food provided at West Broadway Farmers' Market: **\$12 000.00 worth**
- Participants who attended skill building workshops, classes, or outings in 2015: **650**
- Number of Good Food Boxes distributed: **1200**
- Total Volunteer hours in 2015: **1000+**



*Ailene Deller, GFC Coordinator*



*Kelly Fraser, GFC Workshop Coordinator*

### Thank you to our supporters and partners:

Neighbourhoods Alive!, the Winnipeg Foundation, the Lount Family Foundation, Local Investment Toward Employment, Assiniboine Credit Union, the Hawthorn Foundation, the YMCA, Manitoba Community Services Council, MAFRA, Healthy Living Manitoba, Healthy Together Now, Buys Family Farm, Broadway Neighbourhood Centre, Crossways in Common, and the hundreds of GFC members and volunteers who make this program what it is.



**Good Food Club Holiday Community Dinner**



# Our year in photos



**Annual Snoball Winter Carnival**



**WBCO co-hosted the December 3, 2015  
Community Forum on Rooming Houses**



**The WBCO Kids Garden**





WBCO proudly supported the neighbourhood's newest single family home, built by Habitat For Humanity



The Rooming House Outreach Program's 'Club 201' pot luck supper



This year's Annual Spring Clean-up

# Housing Initiatives Coordination

WBCO's Housing Initiatives Coordinator works to support the implementation of West Broadway's Five-Year Housing Plan (2014-2019) in association with local residents and housing stakeholders.

## 2015 Housing Highlights:

### WBCO's Property Improvement Program (PIP)

In 2015 PIP allocated \$42642.72 in funds for exterior fix-up grants in the West Broadway neighbourhood awarding a total of 17 grants to rental properties and 11 more to homeowners. In 2015, PIP leveraged \$118666.13 in private investment

### WBCO Rooming House Interior Fund (RHIF)

To date, four rooming house property owners have accessed RHIF to upgrade the livability of their properties. Projects include the installation of a sump pump, security cameras, new bathroom fixtures, and new flooring. Four additional landlords are in the process of submitting RHIF applications and are expected to be approved over the coming months



*Leah Goertzen , Housing Coordinator*

### Rooming House Outreach Program Support

Key successes achieved this year include interior improvements to nine units and one common area: including new paint, flooring, and window repair. With financial support from the Rooming House Interior Improvement Fund (RHIF), two rooming house landlords installed new front entrance lock systems along with a new door to improve security measures. With the RHOP program active in two additional rooming houses during the summer of 2016, we anticipate improving livability for an additional 40 community residents over the coming year. Through outreach and relationship building efforts, WBCO's network of rooming house operators has grown to include 14 rooming houses in the neighbourhood, representing an open channel of communication for problem solving, education and sharing objectives with a stakeholder group that has been historically isolated

### Advocacy, Education, and Resource Support for Renters and Landlords

- As an active committee member of West Broadway Housing Stakeholders, Right to Housing, Winnipeg Rental Network and the Rooming House Task Force, WBCO works to ensure that the perspectives of local property owners and tenants are shared widely
- In 2016, WBCO supported residents in the creation of the West Broadway Renter's Committee (WBTC). Monthly meetings have enabled tenants to share concerns and work collectively to solve issues. The WBTC creates connections between WBCO and over 50 neighbourhood renters
- In 2015-16 WBCO hosted four educational workshops ranging from newcomer rental education to bed bug education
- The West Broadway housing front-line workers network was launched, a quarterly meeting for West Broadway based housing support workers to discuss strategies and share resources.

## Thank you to all our partners and supporters:

City of Winnipeg, Neighbourhoods Alive!, United Way and Assiniboine Credit Union, Canadian Centre for Policy Alternatives, Institute of Urban Studies, Wolseley Family Place, Daniel McIntyre-St Matthews Community Association, Spence Neighbourhood Association, Resource Assistance for Youth, Winnipeg Rental Network, Right to Housing Coalition, Habitat for Humanity, MLA Rob Altemeyer's Office, Crossways-in-Common, West Broadway BIZ and countless neighbourhood homeowners, tenants and landlords



## Rooming House Outreach Program (RHOP)

A strengths based initiative launched in 2012, the Rooming House Outreach Program (RHOP) provides supports to the tenants and landlords of West Broadway's numerous rooming houses. The program works to ensure that safe, long term tenancies can be maintained and evictions can be prevented - this includes addressing social and structural issues within the dwelling, building relationships between those involved, and connecting tenants and landlords to existing resources. Due to staff change and a break in funding, RHOP's programming paused in July and was restarted again in late September.

### Highlights October 2015 to May 2016:

- 30 participating tenants were introduced to more than 50 local programs and resources
- Launch of 'Club 201', a committee/social group open to local rooming house tenants. The club hosts twice monthly recreational get-togethers with food, games, problem solving, and good conversation.
- Group outing to Winnipeg Art Gallery with passes graciously donated by WAG. 75% of attendees reported having their first ever art gallery experience
- Group outing to Rainbow Stage, tickets donated through the RS Community Support Program. 90% of participants had never attended live theatre before
- 18 group recreational get-togethers hosted within three participating rooming homes
- Three participants secured photo identification
- Three participants secured family doctors for the first time in their lives
- Through RHOP intervention, evictions were prevented for two tenants
- Three participants completed planned move-outs for positive reasons
- Ten participants secured community memberships at the University of Winnipeg Duckworth Gym
- Seven participants were empowered/equipped to improve the livability of their suite
- RHOP assisted in facilitating painting, patching, electrical repairs and upgrades, repairs to plumbing and bathrooms, replacement/repairs to windows, replacement/repairs to dead-bolt locks and door frames; greatly enhancing the safety, security, and livability of participating houses
- RHOP now has a waiting list of rooming houses wanting to participate in this program



*Michael Deakin , RHOP Coordinator*

### Thank you to our supporters and partners:

The City of Winnipeg's Homelessness Partnering Strategy, Neighbourhoods Alive!, Assiniboine Credit Union, the Winnipeg Regional Health Authority, Winnipeg Art Gallery, Rainbow Stage, Cloverdale Paint, Resource Assistance for Youth (RaY), Nine Circles, Good Food Club, DMSMCA, Ray Inc, Citizen's Bridge, SNA, Red River Coop, CIBC, and the numerous landlords, tenants, and neighbours involved in this program.

# Small Grants 2015

Thanks to Neighbourhoods Alive! the West Broadway Community Organization is able to offer small grants for a wide variety of community development activities in our neighbourhood. We proudly supported the following in 2015 :

Project	Recipient
Art City	Annual Parade
CKUW	Radio Camp
Club House	Participant Chairs
Club House	Art Program
West Broadway BIZ	Skate Park Study
West Broadway Community Org	Communications Project
Sherbrook St Fest	Sherbrook Festival 2015
Westminster Housing Society	Family Health Project
West Broadway Community Org	Klinic Garden
Winnipeg Food Share Coop	Good Food Project
Wolseley Family Place	Food Connections
West Broadway Community Org	Living Prairie Garden
Memory Mondays	Seniors Programming
The Leaf	West Broadway News Project
Green Heart	Community Garden Project
Hope Mennonite Church	Community Voices
Gateview Tenants Group	Community Garden Project
Broadway Neighbourhood Centre	Youth Camping Trip
West Broadway Community Org	Rooming House Garden Project
West Broadway Community Org	2015 WB Spring Clean-Up
Synonym Art Consultation	Public Art Project
West Broadway Community Org	Snoball Winter Carnival
Broadway Neighbourhood Centre	Bathroom Renovations
Bar None	Rides to Prison
West Broadway Community Org	Five-Year Plan Supplies





June 16, 2016

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## INDEPENDENT AUDITORS' REPORT

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### **To the Members of West Broadway Development Corporation**

We have audited the accompanying financial statements of West Broadway Development Corporation, which comprise the statement of financial position as at December 31, 2015, and the statements of operations, changes in net assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

#### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian Accounting Standards for Not-for-Profit Organizations and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

#### **Basis for Qualified Opinion**

In common with many not-for-profit organizations, the Organization derives revenue from grants and donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, verification of these revenues was limited to the amounts recorded in the records of the Organization. Therefore, we were not able to determine whether any adjustments might be necessary to contributions, excess of revenues over expenses, and cash flows from operations for the year ended December 31, 2015, current assets and net assets as at December 31, 2015.

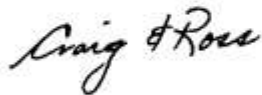
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Independent Auditors' Report to the Members of West Broadway Development Corporation *(continued)*

Qualified Opinion

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements present fairly, in all material respects, the financial position of the West Broadway Development Corporation as at December 31, 2015 and the results of its operations and its cash flows for the year then ended in accordance with Canadian Accounting Standards for Not-for-Profit Organizations.

A handwritten signature in black ink that reads "Craig & Ross". The signature is written in a cursive, flowing style.


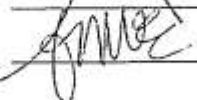
Chartered Accountants

# WEST BROADWAY DEVELOPMENT CORPORATION

## Statement of Financial Position

December 31, 2015

	2015	2014
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash (Note 3)	\$ 74,586	\$ 36,139
Accounts receivable (Note 4)	28,073	150,791
Prepaid expenses and deposits (Note 5)	3,809	5,214
Goods and Services tax recoverable	2,075	3,083
	<u>108,543</u>	195,227
<b>CAPITAL ASSETS (Note 6)</b>	<u>184,744</u>	191,614
	<u><b>\$ 293,287</b></u>	<u><b>\$ 386,841</b></u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT</b>		
Accounts payable and accrued liabilities	\$ 15,030	\$ 23,298
Deferred contributions (Note 7)	176,926	199,633
Current portion of term loan due on demand (Note 8)	-	3,291
Current portion of long-term debt (Note 9)	4,453	4,282
	<u>196,409</u>	230,504
<b>LONG-TERM DEBT (Note 9)</b>	53,884	58,337
<b>DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 10)</b>	<u>27,975</u>	29,875
	<u><b>278,268</b></u>	<u><b>318,716</b></u>
<b>NET ASSETS</b>		
Unrestricted	(27,025)	10,845
Internally restricted (Note 11)	42,044	57,280
	<u>15,019</u>	68,125
	<u><b>\$ 293,287</b></u>	<u><b>\$ 386,841</b></u>

 (Chair) Director  
 (Treasurer) Director

# WEST BROADWAY DEVELOPMENT CORPORATION

## Statement of Operations

Year Ended December 31, 2015

	2015	2014
<b>REVENUES (Schedule 4)</b>		
Grants	\$ 530,545	\$ 639,303
Donations	3,206	15,555
Fundraising and other	63,991	86,519
Interest	46	189
Project management fees	29,480	25,832
Amortization of deferred contributions related to capital assets	1,900	1,900
	<u>629,168</u>	<u>769,298</u>
<b>EXPENSES</b>		
Equipment	5,655	5,957
Insurance	6,044	6,003
Interest	2,749	2,749
Management fees	29,480	25,832
Promotions	3,305	505
Office and supplies	9,601	10,601
Phone	4,114	3,918
Professional fees	42,054	38,147
Project expenses	201,588	323,039
Property tax	4,894	1,471
Rent	16,075	12,767
Repairs and maintenance	5,301	6,474
Salaries and benefits	331,519	292,501
Sub-contracts	8,325	27,207
Subscriptions and dues	-	1,300
Utilities	3,663	3,207
	<u>674,367</u>	<u>761,678</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE AMORTIZATION	(45,199)	7,620
AMORTIZATION	<u>(7,907)</u>	<u>(8,237)</u>
<b>DEFICIENCY OF REVENUES OVER EXPENSES</b>	<u>\$ (53,106)</u>	<u>\$ (617)</u>



# Thank you to our funders!



Thank you also to:

**HRSDC**

**Healthy Living Manitoba**

**Hawthorn Foundation**

And the hundreds of volunteers who have made our efforts possible

