

ANNUAL REPORT 2016

West Broadway Community Organization

2016 - 17 Annual Report

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Board of Directors 2016 – 17

Ian Buxton

Kayla Chafe

Todd Donahue

Sam Hagenlocher

Choi Ho

Matthew Kreider

Brent Mitchell – *Chair Person*

David Nickarz

Gillian Roy

Joff Schmidt – *Secretary*

Andrea Shalay – *Treasurer*

Ian Sunabacka

Jasmine Tara

Stacey Watson

Report from WBCO's Board Chair

On behalf of the West Broadway Community organization's Board of Directors I'd like to highlight and thank two groups that are crucial to both the success of our organization and the flourishing of our neighbourhood.

Our staff is, to a person, a dedicated group that daily exceed our expectations and often beat the odds to build and maintain the community that is West Broadway. We would not be where we are today if not for their selfless service that regularly exceeds their pay.

Our volunteers prove, with every action they take, that one person can make a difference and a group of people can make a community. In areas as diverse as housing, gardening, food security, and goal setting they improve lives today and secure a better future for West Broadway.

Heartfelt thanks to all of you.



Brent Mitchell , Board Chair

Executive Director's Report

2016 was a challenging year in our world. Faced with enormous issues like climate change, nuclear weapons, famine, etc it is difficult to imagine how any of us can create the changes needed to preserve our environments, our democracies, and the future wellbeing of our families. Yet, working in West Broadway over the past ten years, I have seen firsthand the impact that local people can have and I am convinced that transformative changes, whether for individuals or between two, 200, or two-billion people can and must begin at a community level.

In October, West Broadway launched a new Five-Year Community Plan (2016 – 2021) capturing the priorities of our neighbourhood and offering concrete strategies for improving our collective wellbeing. Hundreds of tenants, homeowners, business owners, workers, and stakeholders took part in the development of this plan, and its success depends on sustaining our commitment to one another. In an age of individualism, fear of others, and social isolation, nothing is more important, more revolutionary than removing barriers between people, defining common goals, and strengthening local communities.



Greg MacPherson, Executive Director

From the Good Food Club's numerous volunteer suppers to the dozens of fruit trees planted across the neighbourhood in partnership with Mulvey School, 2016 was a year of community building in West Broadway. Landlords worked with West Broadway Community Organization staff to improve conditions for local tenants, thousands of pounds of fresh food was grown by local residents, sold to local residents by local residents, and several jobs were created at the Good Food Club Market in 2016. As concerned as I am for the future, WBCO continues to be a source of optimism for me, particularly now as the organization celebrates its 20th anniversary. The following pages highlight only a fraction of the work accomplished by my colleagues over the past 12 months, a modest illustration that together our potential is great and our future will be what we make it.

West Broadway Community Organization

Complete Staff Listing 2016- 2017

Yassin Ahmed	<i>Urban Nature Educator</i>
Zorya Arrow	<i>Community Gardens Coordinator</i>
Cory Bellhouse	<i>WBCO Accountant</i>
Kailey Bradco	<i>Community Compost Coordinator</i>
Nicolas Collantes	<i>GFC Market Intern</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 Housing Coordinator</i>
Rebecca Froese	<i>GFC Market Intern</i>
Aynslie Hinds	<i>Spring Cleanup and Snoball Coordinator</i>
Mike Litwin	<i>GFC Market Intern</i>
Liana Lutz	<i>WBCO Accountant</i>
Greg MacPherson	<i>Executive Director</i>
Karl Maire	<i>Rooming House Handy-person/PIP Inspector</i>
Mike Maunder	<i>Community Voices and Front Desk</i>
Shaun McKimmie	<i>GFC Market Intern</i>
Catherine Smith	<i>GFC Market Intern</i>



Mike Maunder—Community Outreach and Front Desk

West Broadway's Community Wellbeing Program

The role of the Community Wellbeing Coordinator is to build relationships between local organizations and individuals, with the end goal of strengthening West Broadway social fabric and overall safety. This effort is guided by the recommendations of WBCO's Five-Year Safety Plan (2010).

2016-17 Program Highlights:

- Nearly 400 West Broadway Active Transportation surveys filled out demonstrating need for bike-ability and walk-ability in West Broadway.
- Partnered with the City of Winnipeg and Winnipeg Trails Association to expedite the Westminster/Balmoral/Granit cycling corridor—now due to be constructed 2017-2018
- Three safety meetings were held with local groups around the increased sightings of used needles in West Broadway. As a result staff at several organizations received harm reduction training through The 595, and a partnership with Street Connections led to several new disposal sites being added in the neighbourhood
- Cigarette butt disposal units installed at two garden site locations – in partnership with West Broadway Biz and Take Pride Winnipeg
- WBCO hosted Town Hall with Chief Smyth – in partnership with the Winnipeg Police Service, DMSMCA and SNA
- First stage planning of a neighbourhood snow clearing program – to be proposed in the fall 2017 and implemented in the winter of 2017- 2018
- Senior Safe Ride program has been offered at numerous GFC and WBCO events
- 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
- March for Peace – in partnership with DMSMCA and SNA – 300 attendees
- West Broadway's Five-Year Community Plan organizing and Town Hall – 60 attendees



**Bike To Work Day and WB
Active Transportation Survey Kiosk**

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 Manager of Green Space Programming is responsible for supporting community gardening efforts in our neighbourhood. This includes:

- Allocating plots, providing resources as well as organizing and communicating with gardeners
- 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

Accomplishments in 2016:

Kid's Garden Program: Over **250** children visited the kids garden in 2016 to learn about gardening, nature and the environment.

Klinic Permaculture Project: Now in its **fourth 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. We also added new signage to this site in 2016 to improve visibility.



Zorya Arrow:
Manager of Greenspace Programming

Planted 21 edible Trees and Shrubs in West Broadway:

Tot lot- 1 Dwarf Apple
Spirit park- 1 Crabapple
Club 201 Furby- 1 Large Apple, 1 Dwarf Apple
Klinic- 1 Dwarf Apple, 3 Cherry Trees, 2 Hascap Bushes
BNC - 3 Apricot Trees, 2 Dwarf Apple Trees, 1 Chokeberry Bush
Mulvey School with grade 4-5 Class – 5 Dwarf Apple Trees

Workshops/Events: We provided a comprehensive selection of **11** garden related events to West Broadway residents throughout the 2016 garden season with an average attendance of 13 people.

Composting: Our Summer Compost Coordinator added improved signage to all compost sites, leaf scoops for easy access, and increased compost site usage by designing and distributing informational composting brochures to apartment buildings in the neighbourhood.

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.

We could not do this work without the generous support of our funders. Thank you to all of our 2016 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 2016-17, 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, 2016 saw club members gain access to great food, new friendships, employment training, and personal empowerment.

A few of GFC's 2016 Highlights:

- Members who received Safe Food Handler training: **73**
- Child and youth participants in Kids Cooking Classes: **475**
- Members attending GFC farm trips: **90**
- Number of Good Food Boxes distributed: **500**
- Amount of good quality, local, affordable food provided at West Broadway Farmers' Market: **Over \$16 000**
- Total members: **1350+**
- Total Volunteer hours in 2016: **1200+**
- Children and Youth who attended GFC's Summer Fun Fest (Kids Day): **210**
- GFC - number of plates of food served or people fed in 2016: **Over 5000**
- Amount of good quality, local, affordable food provided at GFC's indoor Mini Market: **Over \$17, 000**
- Participants who attended skill building workshops, classes, or outings in 2016: **1050**
- Odd jobs provided by GFC to West Broadway Community Members: **40**



Ailene Deller, GFC Coordinator

Thank you to our supporters and partners:

Neighbourhoods Alive!, the Winnipeg Foundation, the Graham C. Lount Family Foundation, Local Investment Toward Employment, Assiniboine Credit Union, 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 the Good Food Club great.



Kids Cooking Class



West Broadway Farmers' Market

Our year in photos



Annual Snoball Winter Carnival



Good Food Club Farm Trip Summer 2016



Community Plan Workshop 2016



Huge Spring Plant Sale 2016



**Audrey Logan (Gardening Expert and Golden Shovel Recipient 2015)
Talks About Klinik Garden**



2017 Annual Spring Clean-up



Good Food Club Coordinators Kelly Frazer (right), and Ailene Deller (left), with GFC Member, Farrah, in West Broadway's Good Food Garden



Mike Litwin, 2016 GFC Market Intern, mentors Good Food Club member, Sam, harvest squash to be sold at the West Broadway Farmers' Market



Spirit Park in full bloom after revitalization efforts in 2015—2016

Housing Initiatives Coordination

The West Broadway Housing Department is comprised of Housing Development Coordinator Kelly Frazer and Rental Housing Outreach Worker Michael Deakin. Staff collaborate to support the implementation of West Broadway's Five-Year Housing Plan (2014-2019) in association with local residents and stakeholders.

2016 Housing Highlights:

WBCO's Property Improvement Program (PIP)

In 2016, PIP disbursed \$32,725.05 in exterior fix-up grants, awarding 14 to rental landlords and an additional nine to homeowners. In 2016 alone, PIP leveraged \$59,813.95 in private investment.

WBCO Rooming House Interior Fund (RHIF)

The RHIF program was created to encourage urgent repairs and safety focused renovations within West Broadway's rooming house stock. RHIF works to ensure that local housing remains affordable and safe for vulnerable and isolated community members. Through the first 18 months of programming, \$37,908.50 in grants were disbursed, leveraging \$38,178.49 in private investment. In total, nine grants were disbursed to five rooming house owner/operators. Independent, local contractors continue to be employed in the majority of projects for both PIP and RHIF.



**West Broadway Housing Department:
Michael Deakin and Kelly Frazer**

Advocacy, Education, and Resource Support for Renters and Landlords

- WBCO works to ensure that the perspectives and priorities of local property owners and tenants are upheld through membership in the West Broadway Housing Stakeholders Committee, End Homelessness Winnipeg, the Right to Housing Coalition, Winnipeg Rental Network, the Rooming House Organizing Committee, the Rooming House Task Force, and the Bed Bug Management Committee
- In 2016, WBCO re-launched the West Broadway Renters' Committee (WBRC). Meetings enable tenants to share concerns and work collectively to solve issues that affect the community at large.
- The West Broadway housing front-line workers network was launched, a 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, Assiniboine Credit Union, Canadian Centre for Policy Alternatives, Institute of Urban Studies, Wolseley Family Place, Daniel McIntyre St. Matthew's Community Association, Spence Neighbourhood Association, Resource Assistance for Youth, Winnipeg Rental Network, Right to Housing Coalition, Habitat for Humanity, MLA Rob Altemeyer, Crossways in Common, West Broadway BIZ, and countless neighbourhood tenants, landlords, and homeowners.



Downsizing & Decluttering workshop
Downtown/Point Douglas Healthy Aging Resource Team



**Property Improvement Program
At Work 2016**

Rooming House Outreach Program (RHOP)

A strength-based initiative, launched in 2012, the Rooming House Outreach Program (RHOP) provides support to the tenants and landlords of West Broadway's numerous rooming houses. It is currently the only program of its kind in Manitoba, striving to address the unique challenges and opportunities that are represented by this important form of affordable housing within. 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 ensuring tenants and landlords are aware of and utilizing existing resources.

2016 Highlights

- 13 raised gardens constructed with 100% donated materials, provides gardening for over 40 tenants
- Formation and monthly meetings of the Club 201 rooming house tenants committee
- Evictions were prevented for six tenants
- Introduction of over 60 new community resources to 35 participants
- Five participants attended Adult Learning Centres
- Five participants connected to family doctors
- Three participants secured photo identification
- Continuation of "Coffee Talks," held in common space of participating rooming homes, allowing program participants an opportunity to discuss concerns and successes, as well as participate in collective decision-making in a safe group-environment
- Group outing to the Winnipeg Art Gallery with passes graciously donated by WAG, with more than 75% of attendees marking their first ever art gallery experience
- Group outing to Rainbow Stage with 10 participants
- 18 group recreational get-togethers hosted within three participating rooming homes
- Transitions with increased stability for six tenants who were evicted or returning to institution
- One tenant who was openly dealing drugs was successfully evicted, and one tenant who was consistently disruptive and violent was evicted, greatly improving the safety of all tenants
- Three participants completed planned move-outs for positive reasons
- Significant repairs undertaken in participating rooming houses: painting, patching, electrical repairs and upgrades, repairs to plumbing and bathrooms, replacement and repairs to windows, replacement and repairs to dead-bolt locks and door frames greatly enhancing the safety, security, and livability for participants
- Largest uptake ever on Rooming House Interior Improvement Fund and Property Improvement Program grants from rooming house owners and operators



Michael Deakin , Rental Housing Outreach

Thank you to our supporters and partners:

The City of Winnipeg's Homelessness Partnering Strategy, Neighbourhoods Alive!, Assiniboine Credit Union, Winnipeg Regional Health Authority, Resource Assistance for Youth (RaY), Nine Circles, Good Food Club, Daniel McIntyre St. Matthew's Community Association (DMSMCA), Eagle Urban Transition Centre (EUTC), Ray Inc., Citizen's Bridge, Spence Neighbourhood Association (SNA), Red River Coop, CIBC, Rainbow Stage, Cloverdale Paint, Manitoba Opera, Centre Flavie-Laurent, Red Valley Garden Centre, Sage Gardens, Scott's Inc., Andrew Hogue

Small Grants 2016

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 2016:

Recipient

All Saints Anglican Church
 Art City
 Bar None
 Bell Tower Community Café
 CKUW
 Club 201
 Clubhouse of Winnipeg
 RaY
 Senior program BNC
 Synonym Art Consultant
 The Leaf
 The WRENCH
 West Broadway BIZ
 West Broadway Community Organization
 West Broadway Community Organization
 West Broadway Community Organization
 West Broadway Community Organization
 West Broadway Community Services
 West Broadway Safety Committee
 West Broadway Youth Outreach
 Westminster Housing Coop
 Westminster Housing Society
 Winnipeg Trails Association
 595

Project

All Saints Consultation Initiative
 Art City Parade
 Prison Rideshare
 DRIVE: Connecting Bell Tower
 Radio Camp
 Rooming House BBQ Project
 Energy Efficient Lighting
 Summer Wrap up
 Bridge on Broadway
 Wall-to-wall mural event
 Broadly Speaking
 West Broadway Bike Bazaar
 Sherbrook street festival
 Community Planning Process
 West Broadway News Project
 Community Garden Project
 Community Voices
 Community Garden Project
 Youth Camping Trip
 Snoball Winter Carnival
 Gardening Committee Project
 Raised Garden Project
 Community Bike Lane Project
 Mapping Harm Reduction Project





May 16, 2017

INDEPENDENT AUDITORS' REPORT

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, 2016, 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, 2016, current assets and net assets as at December 31, 2016.

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, 2016 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.



Chartered Professional Accountants

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Financial Position

December 31, 2016

	2016	2015
ASSETS		
CURRENT		
Cash	\$ 51,209	\$ 74,586
Accounts receivable (Note 4)	30,720	28,073
Prepaid expenses and deposits (Note 5)	6,263	3,809
Goods and Services tax recoverable	2,005	2,075
	<u>90,197</u>	<u>108,543</u>
CAPITAL ASSETS (Note 6)	179,320	184,744
	<u>\$ 269,517</u>	<u>\$ 293,287</u>
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 54,510	\$ 15,030
Deferred contributions (Note 7)	129,980	176,926
Current portion of long-term debt (Note 8)	4,072	4,453
	<u>188,562</u>	<u>196,409</u>
LONG-TERM DEBT (Note 8)	50,193	53,884
DEFERRED CONTRIBUTIONS RELATED TO CAPITAL ASSETS (Note 9)	26,075	27,975
	<u>264,830</u>	<u>278,268</u>
NET ASSETS		
Unrestricted	(37,357)	(27,025)
Internally restricted (Note 10)	42,044	42,044
	<u>4,687</u>	<u>15,019</u>
	<u>\$ 269,517</u>	<u>\$ 293,287</u>

 (Chair) Director
 (Treasurer) Director

WEST BROADWAY DEVELOPMENT CORPORATION

Statement of Operations

Year Ended December 31, 2016

	2016	2015
REVENUES <i>(Schedule 4)</i>		
Grants	\$ 520,978	\$ 530,545
Donations	5,703	3,206
Fundraising and other	41,075	63,991
Interest	55	46
Project management fees	34,298	29,480
Amortization of deferred contributions related to capital assets	1,900	1,900
	<u>604,009</u>	<u>629,168</u>
EXPENSES		
Equipment	4,699	5,655
Insurance	7,042	6,044
Interest	2,368	2,749
Management fees	34,298	29,480
Promotions	65	3,305
Office and supplies	6,122	9,601
Phone	4,210	4,114
Professional fees	58,391	42,054
Project expenses	188,371	201,588
Property tax	5,532	4,894
Rent	13,075	16,075
Repairs and maintenance	6,696	5,301
Salaries and benefits	263,116	331,519
Sub-contracts	8,269	8,325
Subscriptions and dues	689	-
Utilities	3,442	3,663
	<u>606,385</u>	<u>674,367</u>
DEFICIENCY OF REVENUES OVER EXPENSES BEFORE AMORTIZATION	(2,376)	(45,199)
AMORTIZATION	(7,956)	(7,907)
DEFICIENCY OF REVENUES OVER EXPENSES	<u>\$ (10,332)</u>	<u>\$ (53,106)</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

