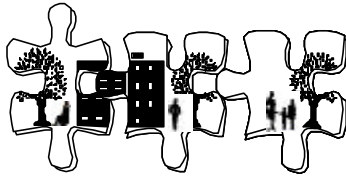




WINNIPEG INNER CITY RESEARCH ALLIANCE



**Housing Intervention and Neighbourhood Development:
Harnessing Change in West Broadway**

**Report 1: Census Analysis and Views of Key Informants
and Residents on Neighbourhood Change**

November 2004

Housing Intervention and Neighbourhood Development:

Harnessing Change in West Broadway

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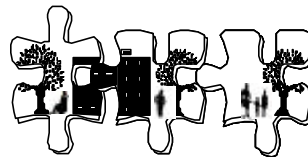
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Project Description

During the period leading to the early 1990s the West Broadway area of inner city Winnipeg experienced many signs of neighbourhood decline, such as residential fires, housing abandonment and structural deterioration. From the mid 1990s considerable amounts of volunteer energy, public funding and philanthropic resources were devoted to turning the neighbourhood around, focusing efforts through community development, employment training, arts programs, housing upgrading and other themes. Many individuals and organizations combined their capabilities in the attempt to create an inclusive and diverse community.

Casual observation in West Broadway suggests that the interventions have been influential. Many houses have been renovated and the appearance of many street faces in the neighbourhood indicates physical improvement. This suggests movement towards the attainment of a stable and mixed neighbourhood. However, at the same time, anecdotal evidence also suggests that in some respects, neighbourhood revitalization may have led to resident turnover rather than, or as well as, to improvement in the lives of residents. For example, there are reports of rising rents due to low vacancy rates and of upgrading of rental units, leading in turn to residents moving out of the area to more affordable districts such as the St. Matthews and Spence neighbourhoods and the North End.

The study Housing Intervention and Neighbourhood Development was grounded in the need to take stock of changes in the neighbourhood and to relate these to knowledge of the nature of neighbourhood change. It was intended that this would enable an informed assessment of whether dynamics such as gentrification, disinvestment and stabilization appear to be in operation in parts of the neighbourhood. This assessment, in turn, would support discussion of strategies that could be implemented to help guide how the neighbourhood would unfold.

Project Objectives

The project examined neighbourhood conditions in West Broadway, housing market activity and perceptions of residents and key informants. It aimed to identify recent changes and to assess them in relation to neighbourhood dynamics such as gentrification, disinvestment and stabilization. In order to inform the problem stated above, the project had the following specific objectives:

1. To identify spatial patterns in renovation and demolition activity since 1998:
The City of Winnipeg was able to supply building permit data for the West Broadway neighbourhood from January 1st, 1999 to July 12th, 2003. This data proved extremely useful though it was limited in two ways. First, not all building renovation/maintenance activity is performed with a permit. We had intended to track all residential modifications using a 1998 photo inventory of 800 properties throughout the neighbourhood as the basis for comparisons with current conditions. Unfortunately, this analysis was limited by the coarse resolution of the original photographs.

Second, work indicated by building permits is not necessarily carried out. However, inspection of the data revealed very few building permits for which the work was not done.

Brian Grant of West Broadway Development Corporation was very helpful in locating additional sources of information to assist in our analysis of renovation activity since 1998.

2. To identify spatial patterns in rent increases since 1998, and the reasons used to justify the increases:
Several requests were made to the Residential Tenancies Branch for the required information. However, after protracted delays our requests were not fulfilled.
3. To compare the current physical condition of housing with that in 1998:
The HIND researchers met with members of a North Point Douglas research team to discuss the methods they had developed for assessing housing conditions. We decided that it would prove difficult to make firm comparisons between the current state of housing stock in West Broadway and the situation in 1998, largely because of the limitations of the photographic inventory mentioned above.
4. To compare Census figures from 1996 and 2001:
Analysis of census data was done between 1996 and 2001 and it was extended back to 1971. Variables included: unemployment, average household income, ethnicity, population age and housing quality.

The analysis was done in stages: pre-1960, 1960-1981, 1981-1991 and 1996-2001. This was for the purpose of demonstrating trends such as progressive decline and recent revitalization.
5. To gather the views on neighbourhood change of key informants knowledgeable of the area:
The key informant interviews (see protocol in Appendix 1) brought out three sets of group comparisons to assess key informant views on the neighbourhood's change: resident vs. non-resident; length of familiarity with neighbourhood; and community workers vs. business owners.
6. To understand how different types of residents and previous residents feel about change in the area:
Semi-structured interviews were conducted with a sample of residents (see Appendix 2) and the analysis focused on four differentiating variables: homeowners vs. renters; education levels; men vs. women; and average household income.

Like the key informant interviews responses were categorized for easy summation and the most frequent responses assessed using the different variables

Five respondents were ex-residents and two were in a transitional stage of moving out. There was difficulty in locating ex-residents so the eventual sample size was too small to make any definite conclusions in the analysis of their responses.

7. To convene a process of discussion on strategies for relating to the processes of change:

A focus group session was held to meet this particular objective. The session included a presentation on the findings from the interviews and the census data analysis. The participants were then posed questions regarding the conclusions drawn from the previous analysis and asked to make comments regarding the results. Finally the participants were asked to discuss strategies for developing the neighbourhood further.

8. To disseminate the findings and analysis locally and to selected external audiences:

The results of the study have been disseminated in the focus group, at conferences and journal articles.

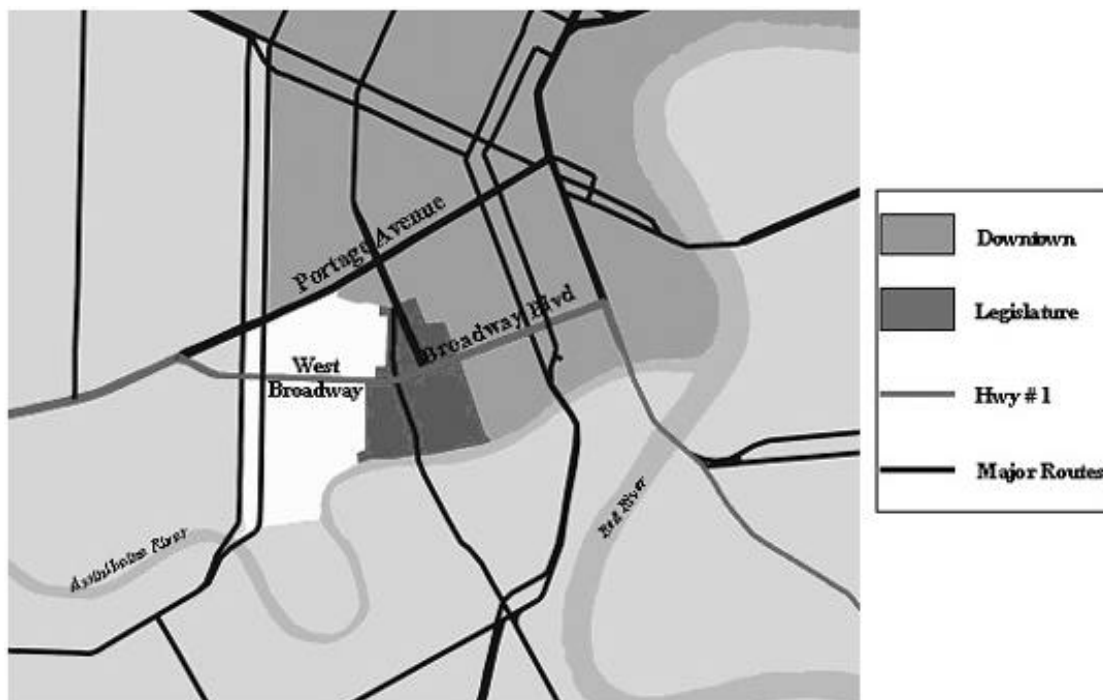
The present report deals with Objectives 4 through 6 and a companion report covers Objective 1. Objectives 7 and 8 are ongoing.

Introduction to West Broadway

By the mid-1990s, the Winnipeg inner-city neighbourhood of West Broadway was known as one of the most dilapidated in the city. Characterized by a mixed but largely marginalized population, and a deteriorating housing stock, the neighbourhood was becoming a turf for gangs and violent crime, and the media had tagged it with the title Murder's Half Acre. Recognizing that this title signalled further deterioration of their neighbourhood, residents decided to take action, initially forming an inclusive coalition called the West Broadway Alliance including, over the years, organizations such as Art City, Little Red Spirit Aboriginal Headstart, AIDS Shelter Coalition of Manitoba, Winnipeg Housing and Rehabilitation Corporation, Westminster Housing Society, the Assiniboine Credit Union; as well as many local individuals.

The revitalization efforts that followed focused on community development, employment programs and upgrades to the housing stock. Half a decade later, there is evidence that the neighbourhood has been rescued from continuing deterioration. Neighbourhood initiatives of the past and present, in combination with market forces, have led to various processes of change now in operation. The neighbourhood must now gain control of the various dynamics of neighbourhood change if it is to sustain its diverse social mix.

Following a brief history of the neighbourhood and recent interventions we will demonstrate what the neighbourhood was like prior to the implementation of initiatives using 1991 and 1996 census data. The changes that have occurred since will be shown through the analysis of 2001 census data and spatial patterns of interventions. Results of interviews conducted in the summer of 2003 with key informants and neighbourhood residents will be discussed to outline some key trends and changes that have occurred



over the last five years and why these changes have been occurring. Finally, suggestions from the interviews on methods to improve the neighbourhood will be presented.

West Broadway is located south-west of Winnipeg's central business district and is surrounded by three main arteries, Osborne Street, Portage Avenue and Maryland Avenue to its east, north and west respectively. To the south flows the Assiniboine River. Four neighbourhoods surround West Broadway to its south, north and west. Osborne Village and West Gate are south of the neighbourhood, Wolseley to the west and Spence to the north.

The land use is as diverse as the neighbourhood itself. Commercial zoning is located along Portage, Broadway, Sherbrook and Maryland. The rest of the neighbourhood, except for a few small parcels, is residentially zoned. The left over parcels are either institutional or parkland.

West Broadway has long been a neighbourhood filled with activity. Its housing is a mix of apartment buildings; single family dwellings and side by sides. Businesses exist along its busiest streets: Broadway Avenue, Sherbrook Street and Portage Avenue. On the west side of Osborne Avenue Great West Life has constructed two large office buildings and across this border stands the Legislature building.

The neighbourhood's proximity to the downtown places strong pressure on the real estate market. However, following a prosperous beginning in the early to mid 1900's West Broadway began to decline. Urban sprawl was a major factor in this and by the 1960's large single family dwellings had been turned into rooming houses, 91% of the units were rented and high levels of transience and incomes below \$16,000 were common (WBDC web page 2004).

The efforts of concerned residents attempted to reverse what appeared to be a trajectory of continuing decline. As a community West Broadway has organized and developed a number of groups and services to improve living conditions. Most notable, perhaps, is the West Broadway Development Corporation or the WBDC, put together in 1997 following the informal coordination of the West Broadway Alliance. The development corporation is the legal arm of the Alliance. Its intent was to stabilize West Broadway through multiple actions under housing, social and beautification interventions. The development corporation has started programs such as the West Broadway Green Team, the Job Centre and a construction-training program called Youth Builders. A Community Land Trust (CLT) and the Tenant Landlord Corporation (TLC) were also implemented to improve housing quality and affordability.

The following analysis of census data, interventions and interview results will reveal the state of West Broadway prior to the implementation of interventions and demonstrate changes that occurred between 1991 and 1996 and 1996 and 2001.

Census Data Analysis (1971-2001)¹

West Broadway has changed dramatically over the years. Its population, housing stock, physical appearance and socio-economic status have all been altered through the years and continue to change as the neighbourhood attempts to revitalize itself.

This part of the study will look at how the neighbourhood has changed through an analysis of census data from 1971 to 2001.

Pre-1960's

West Broadway was a bustling neighbourhood housing some of Winnipeg's most elite and wealthy citizens. Homes were grandiose and exhibited architectural elements that are only seen in buildings from the same era.

By 1960 West Broadway had over 2000 housing units². It was at this time that new development began to occur on Winnipeg's fringes. Suburban lifestyles were being pursued by large sections of the population, including West Broadway residents.

1960-1981

Following the exit of higher income residents to newer developments and subsequent out-migration of medium income residents, housing units began to filter to Winnipeg's lower income population.

Between 1971 and 1981 dwelling construction produced less than 600 units while there was an overall decrease in units of 660 during this same time. The rate of construction was lower than the rate of loss during this period, so there was depletion of the housing stock.

West Broadway's population was also decreasing, dropping almost 30% between 1971 and 1981. Owner occupation increased during this same period by 0.6% suggesting that a small number of new residents may have taken advantage of low property values. Average household income was at an all-time low at the end of this period at \$12,578 compared to an average household income of \$23,208 for the rest of the city.

The unemployment and labour force participation rates between 1971 and 1981 also reflect the declining state of the neighbourhood. The steady rise in unemployment was higher and steeper than the city of Winnipeg's during this period. Additionally, between 1971 and 1986 the participation rate dropped by more than 5%.

¹ This analysis is also a part of a thesis entitled *Neighbourhood Change and Canadian Inner Cities: The Case of West Broadway*, by Ayoka Anderson, 2004

² Unless otherwise noted, all census data is sourced to "Community Data Network, 2001, Customized Stat Canada Tabulations"

1981- 1991

This time period saw the most dramatic changes overall beginning with population and housing. Between 1981 and 1986 the population increased by 37% and housing units by 43%. This is indicative of the time when single family dwelling units were being converted into rooming houses. The population rise in combination with a decrease in owner occupation of 5% between 1981 and 1986 corroborates this conclusion.

The second half of this period had a reverse effect in housing and population. Housing units decreased by 17% and population by almost 17%. The percentage of units in need of major repair increased during this period from 9.25% in 1981 to 11.41% in 1991. This decrease in the total number of units and increase in units needing major repairs could have been due to things such as absentee landlords. In these cases owners would purchase properties that have dropped in value and would rent them at low rates with low maintenance strategies to people who cannot otherwise afford adequate housing.

Average household income increased during this period by 38%. This is contrary to the increasing unemployment rate during the same time. The average income does correlate with a rise in the labour force participation rate for the first five years, but does not explain the decrease in the next half of the period. There is also an inconsistency with the number of residents spending 30% or more of their household income on rent. During the first five years the percentage increased from 33% to 51%. This dropped to 50% in 1991, but was still fairly high.

This stage of the neighbourhood's life was the most dramatic, for the decline occurred following the loss of higher income residents. The next stage, however, points towards a complete decline. It is at this time that characteristics of decline were at their highest and West Broadway was truly in need of attention.

1991- 1996

This stage was the period when residents began to take notice of their neighbourhood's declining state. The neighbourhood's image as well as its physical reality were tarnished. All data exhibited West Broadway as the declining neighbourhood. Following a population loss of 16% in 1986 to 1991 the neighbourhood's population continued to drop losing another 6% by 1996.

Analysis of changes in the age structure of the populations between 1991 and 1996 for Winnipeg and West Broadway shows an equal decrease of 6.5% of 75 year olds. Another comparison is that both city and neighbourhood show losses and gains in the same age categories, but the differences are significant.

West Broadway showed a much greater decrease in persons between the ages of 25-64 where people between the ages of 30-34 years decreased the most by 4.32%. Winnipeg, on the other hand, showed much less decrease in these categories with the highest decrease of 0.72% for the 30-34 year olds. Between the ages of 15-19 and 20-24 West

Broadway had a major increase of 3.57% and 8.20%. Winnipeg had a much lower increase in these age groups of 0.17% and 0.53%.

Another notable decrease for West Broadway was in the population between the ages 5-9 and 10-14. The 5-9 year olds had decreased by 3.04% and the 10 to 14 year olds decreased by 1.01%.

In 1996 West Broadway had a higher ratio of males to females between the ages of 15 and 49 years old. There was a higher percentage of females in West Broadway, though, between the ages of 20-29 and 75 years and older. In comparison with the city of Winnipeg, the percentages of males and females in the 40-74 year age group and the 0-19 year age group were higher than West Broadway. The 20-39 year age group West Broadway showed a much larger percentage than Winnipeg.

These changes and numbers in West Broadway's population suggest that families and seniors were the largest out-movers between 1991 and 1996. That families were leaving the neighbourhood may suggest that a concern for safety existed and it is plausible that this was caused by decline and an increase in crime.

The largest in-movers were most likely single students looking for affordable housing. The population with some university increased by 7%. Educationally, West Broadway had fairly close numbers with Winnipeg in 1996, except within the levels of "Some University" and "University Degree". West Broadway exceeds Winnipeg by more than 5% for persons with some university and Winnipeg exceeds West Broadway by 5% for persons having a university degree. Together with nearly 24% at technical school level this also indicates that West Broadway had a large portion of students, who are traditionally renters.

Owner occupation in 1991 was 6%, dropping to 5% in 1996. Winnipeg's homeownership rate, on the other hand, went up between these two years by 1.43%. In 1996 West Broadway had the highest rental percentage of the inner city and the city of Winnipeg at 95.14%. This is a difference of 28.78% from the inner city and 57.17% from Winnipeg.

In addition to high tenancy rates the quality of housing was both poor and old. In 1991 43% of the units were constructed prior to 1946 and in 1996 this number rose to 52%. Units requiring major repair also rose from 11.41% (1991) to 15.74% (1996). Winnipeg was also experiencing an increase in this area, but not to the extent that West Broadway was.

The break down of ethnicities in West Broadway's population at this time is also indicative of the neighbourhood's marginalization. Although the neighbourhood comprises multiple ethnicities, the percentage of the population with Aboriginal origin (28%) was higher than the inner city and Winnipeg as a whole. Aboriginals in inner city

neighbourhoods tend to experience high rates of unemployment, poverty and low education levels.³

In 1991 West Broadway's average household income was \$17,368, compared to Winnipeg's average of \$42,169. In 1996, while Winnipeg's average income level rose to \$44,937, a 6% increase, West Broadway's decreased by 7% to \$16,211. This was even less than the average income for the inner city at \$28,588.

Rent to income ratio in West Broadway was also considerably higher than the rest of the city. Using the measure of low income we see that 63% of tenants, 13% more than in 1991, were paying more than 30% of their incomes on rent in 1996. This was 16% more than the inner city. Although the city of Winnipeg experienced a 13% increase as well it was still 20% lower than West Broadway.

The unemployment rate also increased during this period, more than in previous stages. It increased by 7.2% to 29%, while Winnipeg's unemployment rate dropped by 0.6% to 8.2%. The inner city in 1996 had a 15.4% unemployment rate, a difference of 13.6% with West Broadway.

At the end of this stage we see the neighbourhood at its lowest. It was widely recognized as a neighbourhood demonstrating signs of increasing deprivation. At this point the neighbourhood would either fall into complete deterioration or by some form of intervention be turned around. This did occur for the neighbourhood. Concerned residents came together and formed the West Broadway Alliance (WBA). This organization represented groups that worked in the neighbourhood. Later the West Broadway Development Corporation (WBDC) was formed as a legal arm to the WBA. The WBDC's job was to initiate and oversee projects for the purpose of improving the neighbourhood. In the next stage we will see how these initiatives have changed a once deteriorating neighbourhood into a revitalized and vibrant one.

1996-2001

West Broadway's population did not change much from 1996 to 2001, decreasing by less than 2%. The changes in age groups were also not notable. The same comparisons could be drawn between West Broadway and the city of Winnipeg as were taken from the 1996 data discussed in the previous stage. There was an unusually large population between the ages of 20-40. The age group 20-24 made up 13.8% of the neighbourhood's population, compared to the city's 8.5%. This suggests that a high number of students still lived in the neighbourhood despite the drop in residents with some university.

There was also a change in ethnic groups. What is of most interest in this case was the decrease in the Aboriginal population of 1.23%. This was not unlike the rest of the city. Winnipeg's Aboriginal population dropped by 0.8% and the inner city's dropped by 3.19%. This decrease in the Aboriginal population does not appear important when we

³ Walker, R. 2003. "Engaging the urban Aboriginal population in low-cost housing initiatives: Lessons from Winnipeg". *Canadian Journal of Urban Research* vol. 12 no. 1 Supplement, 99-118.

realize that this was occurring throughout the city. The interesting note, however, is that the population claiming to be of single Canadian origin doubled and there were significant increases in other ethnic groups suggesting noteworthy change in the ethnic demographic of the neighbourhood.

According to McLemore *et al.*⁴ a neighbourhood experiencing revitalization sometimes loses non-majority ethnic groups. The exiting of this population maybe an indication that the neighbourhood population is increasing in terms of economic, educational and employment status. In West Broadway, however, the population of other ethnic groups *increased*, so this may not be true here, so it may not be an indicator of revitalization in this case.

The population in West Broadway tended to follow the pattern of the number of housing units, but in this last stage (1996-2001) the population decreased while housing units increased. The increase is slight (2.8%), but it demonstrates two things: an increase in construction and the demolition of deteriorating units. Another noticeable point in relation to housing is the drop in the number of units requiring major repairs from 15.74% in 1996 to 12.23% in 2001. This drop is particularly interesting to note when the city of Winnipeg's numbers continued to rise as did the inner city's.

Owner occupation also rose by 1.3% in this period to 6.2%. This is the highest it had been since 1981 when it peaked at 10.8% before dropping 5% five years later. This increase in homeownership reflects the types of housing initiatives that have been going on in the neighbourhood. Programs like the West Broadway Community Land Trust and Lion's Housing have concentrated on homeownership models to improve the neighbourhood. The increase in homeownership is also an indication that gentrification⁵ could be occurring. This is also notable in the increase in average household income during this time of 22.5% compared to Winnipeg's 15.5%. In 1991 and 1996 Winnipeg's increase was twice the difference in West Broadway, but this significant jump for West Broadway points to a change in the neighbourhood.

Although the average household income did increase in West Broadway the low-income index still exhibits the declining state the neighbourhood was once in. In 2001 West Broadway had a low-income index for families of 55% and for individuals the index was 70%. These figures are more than twice that of the inner city and three times that of the city. Fortunately the percentage of tenants spending 30% or more of their income on rent has decreased by more than 10% demonstrating a change in the prevalence of economic housing stress.

⁴ McLemore, R., C. Aass and P. Keilhofer. 1975. *The Changing Canadian Inner City*. Information Canada, Ottawa.

⁵ Gentrification refers to the renovation of downgraded housing and the displacement of lower income residents by incoming, more affluent groups. See report 2.

We can also see a change in the unemployment rate as it dropped by almost 15% between 1996 and 2001. This coincides with an increased participation rate suggesting that the employment status was increasing.

Interview Analysis

Two sets of interviews were conducted: Key informant interviews were held with people actively involved in the neighbourhood at various levels; and semi-structured interviews were held with ex-residents and residents in targeted areas.

In the next sections the interviews will be reported question by question, categorizing the two sets of interviews into various differentiating variables. The key informant interviews are broken into three sets of variables: employment relationship, community history, and resident status. The first differentiates between those with only business interests and those with both business and community interests. The second differentiates between respondents with less than 10 years familiarity with the neighbourhood and those with more than 10 years familiarity. The final differentiates between resident and non-resident respondents. In the analysis, responses to qualitative questions were categorized for easy summation and are listed in tables to compare responses between variables in the interviews.

Key Informant Results

The key informants were identified through contacts of all the researchers and through snowball sampling. We chose key informants based on the following categories academics, politicians, landlords, business owners, real estate agents and developers.

The large number of key informant interviewees, 43, is reflective of the high level of community activity in the neighbourhood. There were 24 men and 19 women. 25 of the respondents lived in the area, 2 used to live in the neighbourhood and 11 never lived in the neighbourhood. 25 of the respondents, that is, 58%, had been familiar with the neighbourhood for more than 10 years. 53% of the respondents were employed within the community and 51% worked in developing the neighbourhood.

Familiarity with & Roles in the Neighbourhood

Key informants working in West Broadway for business purposes reported less familiarity in time with the neighbourhood than those involved in community work. There was, however, an equal portion of business persons with more than 10 years experience in the neighbourhood. This suggests the existence of both old and new businesses in the neighbourhood.

In the case of respondents involved in community work there were 24.2% more that had been involved in the neighbourhood for more than 10 years than less than 10 years familiarity. In comparison to the business persons this suggests that those with interests in the community were more inclined to maintain their familiarity than those with business interests only.

How long have you been familiar with the West Broadway neighbourhood?			Employment Relationship		Community History		Resident Status	
	Responses	Response %	Business person only	Business &/or only community	Less than 10 years	More than 10 years	Non-Resident	Resident
Less than 10 years	18	0	50	37.9			73.3	50
More than 10 years	25	41.8	50	62.1			26.7	50
What is your role in the community?								
employed in community	23	0	28.6	65.5	66.7	44	60	50
community work	22	53.4	0	75.9	50	52	40	21.4
housing	7	51.1	28.6	17.2	11.1	20	13.3	17.9
business owner	5	16.2						
landlord	2	11.6						
political	2	4.6						
volunteer	2	4.6						
academic	1	4.6						
home office	1	2.3						
medicine	1	2.3						

The number of residents familiar with the neighbourhood was also evenly divided between the two variables. However, the non-resident respondents had a different ratio. Fewer non-residents have had a more than 10 year relationship with the community. When this is compared with the results for Question 2 we see that more non-residents are involved in the community than residents, which suggests that the initiatives were being carried out by people newer to the area. This does not appear to be the case, though, in the housing sector of West Broadway. More persons involved in this area had been familiar with the neighbourhood for more than 10 years than those familiar with the neighbourhood for less time.

Perception of Change in the Last 5 Years

The top responses to the question “What changes have you noticed in the neighbourhood over the past five years” ranked as housing, beautification, safety, business, residents, community and organizational change. Changes in housing included renovations, façade improvements and overall higher quality units. Beautification included street-scaping, road repairs, planters and cleanup. Respondents noted improved lighting, more pedestrians and fewer acts of vandalism as evidence of improved safety. They also noted decreases in other criminal activities and prostitution. Change in businesses was noted in the newer businesses coming and in some instances the removal of others. Changes in residents included both a change in demographics, supported by census data, and change in resident attitudes with regards to the neighbourhood’s stability. Change in community refers to the establishment of a more community oriented neighbourhood, including more

community activities. Finally, organizational change is noted in the improvements to services and the implementation of new organizations to help various resident groups. Overall each group noted these in a similar ranking. Where dissimilarities occur assumptions can be made regarding the particular group. The first major difference is noted with regards to housing in the community history group. Those with longer familiarity in the neighbourhood commented more on the housing change than the other group. This may be due to the knowledge of the longer involved group regarding the state of the neighbourhood's housing stock prior to this period as discussed in the Census analysis. This difference between the two groups continues in each area except for community and organizational change. In these areas those with less familiarity have mentioned these areas more, further suggesting that those involved in the initiatives are newly familiar workers.

Similar to the community history group, the employment relationship group demonstrates a difference between business owners and those involved in the community. Business owners made mention of areas related to business appearance and location more than the community workers. In the areas of community and organizational change, however, community workers noted change more than business workers. This demonstrates their concern with the neighbourhood's social fabric.

What changes have you noticed in the neighbourhood over the past 5 years?			Employment Relationship		Community History		Resident Status	
POSITIVE	Responses	Response %	Business person only	Business &/or only community	Less than 10 years	More than 10 years	Non-Resident	Resident
housing	33	76.7	78.6	75.8	66.7	84	80	75
beautification	25	58.1	71.4	51.7	44	68	66.7	53.6
safety	24	55.8	57.1	55.2	55.5	56	73.3	46.4
business	20	46.5	57.1	41.4	38.9	52	53.3	42.9
residents	14	32.6	35.7	31	22.2	40	40	28.6
community	13	30.2	28.6	31	44.4	20	53.3	17.9
organizational	11	25.6	21.4	58.6	38.9	12	40	17.9
perception change	7	16.3						
affordability	4	9.3						
traffic	2	4.7						
no response	1	2.3						
services	1	2.3						
NEGATIVE	24	48.3	0	48.3	38.9	28	40	28.6
gentrification	5	11.6						
affordability	4	9.3						
safety	4	9.3						
housing	3	7.0						
traffic	3	7.0						
organizational	2	4.7						
business	1	2.3						
general non-improvement	1	2.3						
physical	1	2.3						

The non-residents had more responses for all the areas than the residents did. This suggests that either the non-residents are more involved in the neighbourhood initiatives and are aware of the changes organizationally or that general outside perception of the neighbourhood has changed.

“A lot of pride in neighbourhood.”

“Many professional and community resources available.”

“Community getting involved in upkeep.”

“Cops are proactive as well as reactive now.”

“People are starting new businesses.”

The responses were generally positive. There were, however, some negative comments regarding changes in the neighbourhood. Community workers appeared to be most concerned with these changes. The main concerns were about gentrification, affordability and safety. Although safety was noted as a positive change some respondents still felt that it was an issue that needed more attention.

“Rents increased 25%.”

“Increase in violent crime.”

“Not a lot of change for low income people in housing.”

“Lots of traffic.”

“Dynamic children’s programs are almost gone.”

Reasons for Changes

The reasons most noted for the changes mentioned in Question 3 were organizational change, housing, resident, governmental, community and safety. Except for two of these areas the two groups under employment relationship are close in the responses. They differ the most in response to government intervention and community intervention. The business people reference government intervention more, while the community workers reference community intervention instead.

Another reference to those with less familiarity with the neighbourhood is also seen at this point. This group points out the effect of organizational change more than those with a longer history in the neighbourhood. The more familiar respondents demonstrated their belief in organizational change as a reason for improvement by making it their most mentioned response. They also, however, point out the effect of community and safety changes more than their counterparts. This reiterates their knowledge of the neighbourhood’s history.

Non-residents demonstrate their knowledge of the interventions by making organizational change and government intervention their top two responses for reasons for change. Unlike the non-residents, the residents concentrated more on local reasons for change placing organizational change on top and housing second. Only 21.4% of this group mentioned government intervention compared with 46.7% of the non-residents.

“All levels of government notice the issues now.”

“Safer Communities and Neighbourhood Act.”

“Residents are taking ownership of the community and the problems.”

“Westminster Housing and WBDC are pushing the housing projects.”

In your opinion, why do you think these changes have occurred?			Employment Relationship		Community History		Resident Status	
POSITIVE	Responses	Response %	Business person only	Business &/or only community	Less than 10 years	More than 10 years	Non-Resident	Resident
organizational	21	48.8	57.1	61.9	55.6	44	53.3	46.4
housing	17	39.5	42.9	37.9	38.9	40	40	39.3
residents	14	32.6	28.6	34.5	33.3	32	40	28.6
governmental	13	30.2	50	20.7	33.3	28	46.7	21.4
community	11	25.6	7.1	34.5	16.7	32	20	28.6
safety	8	18.6	14.3	20.7	11.1	24	26.7	14.3
awareness	6	14.0						
physical	5	11.6						
affordability	4	9.3						
business	4	9.3						
outside perception	3	7.0						
services	2	4.7						
NEGATIVE	9	11.6	0	17.2	16.7	8	13.3	10.7
governmental	3	7.0						
safety	3	7.0						
affordability	1	2.3						
outside development	1	2.3						
outside perception	1	2.3						

The negative changes were blamed primarily on government intervention and safety issues. Respondents felt that government regulations or lack thereof did not encourage a better community for all the neighbourhood’s residents.

“Gap between rich and poor is increasing.”

“Hard to find suitable, affordable housing with low government allowances.”

“Transferring of beat cops.”

Future Changes for Next 5 Years

The biggest changes in the next five years are foreseen as changes in housing, business, safety and residents. Across all the groups housing was seen as the most definite change for the future. Community workers found business as the second area most likely to change at 20% more than the business people. This group may see more potential for businesses because of the changes than the business people who are not involved in the neighbourhood initiatives.

Based on your knowledge and experience what do you think the biggest changes will be in the neighbourhood over the next five years?			Employment Relationship		Community History		Resident Status	
POSITIVE	Responses	Response %	Business person only	Business &/or only community	Less than 10 years	More than 10 years	Non-Resident	Resident
housing	32	74.4	71.4	75.9	77.8	72	86.7	67.9
business	15	34.9	21.4	41.4	38.9	32	33.3	35.7
safety	11	25.6	21.4	27.6	33.3	40	26.7	25
residents	9	20.9	14.3	24.1	16.7	24	33.3	14.3
organizational	7	16.3						
community	6	14.0						
property values	6	14.0						
services	6	14.0						
general improvements	4	9.3						
perception change	4	9.3						
affordability	3	7.0						
governmental	3	7.0						
increase employment	3	7.0						
physical	3	7.0						
traffic	3	7.0						
no response	2	4.7						
gentrification	1	2.3						
NEGATIVE	36	53.5	57.1	51.7	55.6	52	66.7	46.4
gentrification/displacement	11	25.6	28.6	24.1	22.2	28	26.7	25
affordability	8	18.6	28.6	13.8	27.8	12	26.7	14.3
safety	5	11.6						
traffic	5	11.6						
organizational	2	4.7						
perception change	2	4.7						
business	1	2.3						
property values	1	2.3						
services	1	2.3						

Non-residents foresee more change in housing and residents than the residents. This further emphasizes their involvement in neighbourhood initiatives and ability to assess the neighbourhood in general terms such as neighbourhood demographics.

“More housing renovations.”

“More community based activities and a sense of community will be promoted and maintained.”

“Police will be more visible.”

“Maturing the dream of the West Broadway Alliance and the WBDC.”

“There will be more home ownership and influx of new residents that will be a benefit to the neighbourhood rather than a detriment.”

“The atmosphere in West Broadway along Sherbrook is similar to Corydon.”

Negative changes for the future were noted most in the areas of gentrification and affordability. Non-residents noted negative changes more than any other group, but the business people made note of these two areas most prominently, followed by those less familiar with the neighbourhood.

“Increase in rent.”

“If low income residents are not “expelled” by gentrification more people will use the food bank.”

“May be displacement and loss of low end affordable stock.”

Causes of Future Changes

The main causes identified for the foreseen changes were in community, organizational change, government intervention and housing. Community people made clear that they believed community development would have the most effect on the neighbourhood’s future. They also felt strongly about housing as a reason for future change with 24.1% noting this reason compared to 7.1% of the business people.

What do you think will cause these changes?			Employment Relationship		Community History		Resident Status	
POSITIVE	Responses	Response %	Business person only	Business &/or only community	Less than 10 years	More than 10 years	Non-Resident	Resident
Community	18	41.9	14.3	55.2	44.4	40	40	42.9
Organizational	10	23.3	35.7	17.2	38.9	12	53.3	7.1
Governmental	9	20.9	21.4	20.7	22.2	20	53.3	14.3
Housing	8	18.6	7.1	24.1	27.8	12	20	17.9
Safety	6	14.0						
Business	5	11.6						
Outside perception	5	11.6						
Residents	4	9.3						
Affordability	3	7.0						
Location	3	7.0						
Physical	3	7.0						
Awareness	1	2.3						
Services	1	2.3						
NEGATIVE	5	9.3	7.1	10.3	22.2	0	6.7	10.7
Affordability	3	7.0						
Governmental	1	2.3						
Residents	1	2.3						

The group less familiar with the neighbourhood were more adamant than the more familiar group about organizational change and housing as reasons for future change. This suggests that they may be more aware of the potential initiatives.

Non-residents felt that organizational and governmental intervention would be the main causes for future changes differing from the residents by 46.2% and 39% respectively.

“Government intervention.”

“Demographic changes.”

“WBDC has most impact on housing improvements.”

“Same reasons as recent changes, but with more private sector involvement.”

Affordability was noted as the main cause for negative changes in the future.

“Minimum wage remaining low.”

“Welfare remaining stagnant.”

Strategies to Encourage or Discourage Changes

Strategies to encourage positive change and suppress the negative changes the respondents noted included organizational development, housing improvements, community development and safety improvements. Business people noted housing as the best way to encourage positive development, as did the non-residents and those less familiar with the neighbourhood. This is contrasted by the other three groups, which noted organizational development as the best method for encouraging positive change.

Do you think any of these changes should be encouraged/discouraged? If YES, What could be done? Can you give examples?			Employment Relationship		Community History		Resident Status	
			Business person only	Business &/or only community	Less than 10 years	More than 10 years	Non-Resident	Resident
	Responses	Response %						
organizational	17	39.5	33.3	41.4	27.8	48	33.3	42.9
housing	16	37.2	50	31	44.4	32	60	25
community	9	20.9	14.3	24.1	16.7	24	13.3	25
safety	9	20.9	21.4	20.7	27.8	16	20	21.4
governmental	7	16.3						
affordability	6	14.0						
residents	6	14.0						
no response	5	11.6						
business	4	9.3						
outside perception	2	4.7						
increase awareness	1	2.3						
physical	1	2.3						
services	1	2.3						
traffic	1	2.3						

The findings demonstrate the difference in attachment to the neighbourhood between the three pairs of groups, where the groups counting on housing development were less familiar with the neighbourhood and proposed a less socially oriented solution than

organizational development. The other groups were probably more socially inclined because of their familiarity and positions in the neighbourhood.

- “Rooming houses have to be monitored.”
- “Neighbourhood Council needs to be functioning again.”
- “Community development should be top priority.”
- “Homeownership from within.”

West Broadway as a Good Place for Business

The main reasons listed for the conduciveness of West Broadway as a business location were the community and the location. Community workers were most pleased with the community’s potential for their work and were the business oriented people and the business & community oriented people. These last two groups also found the location of West Broadway to be an asset for their work, while the community workers did not list this as a priority.

What makes West Broadway a good place to conduct your business / professional work?			Employment Relationship			Community History	
	Responses	Response %	Business person only	Community worker only	Business & community	Less than 10 years	More than 10 years
community	24	55.8	57.1	100	50	66.7	48
location	14	32.6	21.4	0	30.8	16.7	44
affordability	6	14.0					
need	6	14.0					
potential	5	11.6					
business	4	9.3					
safety	4	9.3					
housing	3	7.0					
No response	3	7.0					
physical	3	7.0					
services	2	4.7					
organizational	1	2.3					
potential employees	1	2.3					

Those that have been familiar with the neighbourhood for less than 10 years noted more than their counterparts the quality of the community for their work. Those with more than 10 years familiarity noted location more than their counterparts.

- “There are a lot of inner city issues.”
- “Caring community.”
- “Businesses are community minded and supportive.”
- “Lots of work.”

Concerns with Conducting Business in West Broadway

Almost half the respondents had no concerns about conducting their business in West Broadway. The biggest concern, however, was safety. Business oriented people were the most concerned about this issue. Those with less than 10 years familiarity with the neighbourhood came second to the business people with concern for this area.

Community workers had no problems with safety and their businesses and those with more than 10 years familiarity with the neighbourhood had 15.8% less concerned people than their counterparts.

“Crime is still an issue.”

“Can’t leave things in the backyard without getting stolen.”

“Just the usual security concerns.”

Do you have any concerns about conducting your business / professional work in West Broadway?			Employment Relationship			Community History	
	Responses	Response %	Business person only	Community worker only	Business & community	Less than 10 years	More than 10 years
no concerns	20	46.5	35.7	33.3	53.8	33.3	56
safety	8	18.6	35.7	0	11.5	27.8	12
organizational	4	9.3					
burn out	3	7.0					
outside perception	3	7.0					
community	2	4.7					
other	2	4.7					
potential loss of business	2	4.7					
traffic	2	4.7					
affordability	1	2.3					
housing	1	2.3					
lack of skills	1	2.3					
physical	1	2.3					

Strategies to Improve the Neighbourhood

Four main areas were highlighted for future strategies to improve the neighbourhood: organizational development, housing improvement, community development and beautification. Those with more than 10 years familiarity with the neighbourhood believed more than those with less familiarity in the development of organizational capacity. Those with less familiarity were most concerned with this area as well, but also concentrated on beautification more than did the other group.

Residents felt that organizational development was most important, 23.3% more than the non-residents did. The non-residents also believing in organizational development were more concerned with community development and beautification than the residents.

“Need more stores.”

“Put in more businesses on Broadway like Corydon.”

“Have board meetings with a lot of residents.”

“Community Policing Initiative should be maintained and encouraged.”

“Need sports teams.”

Do you have any final thoughts on strategies to improve the neighbourhood?			Employment Relationship		Community History		Resident Status	
	Responses	Response %	Business person only	Business &/or only community	Less than 10 years	More than 10 years	Non-Resident	Resident
organizational	20	46.5	42.9	48.3	38.9	52	33.3	53.6
housing	11	25.6	21.4	24.1	27.8	24	26.7	25
community	8	18.6	21.4	17.2	22.2	16	26.7	14.3
beautification	8	18.6	14.3	20.1	27.8	12	26.7	14.3
business	7	16.3						
safety	7	16.3						
continue	5	11.6						
governmental	4	9.3						
traffic	4	9.3						
affordability	3	7.0						
funding	3	7.0						
services	3	7.0						
none	2	4.7						
perception	1	2.3						
residents	1	2.3						

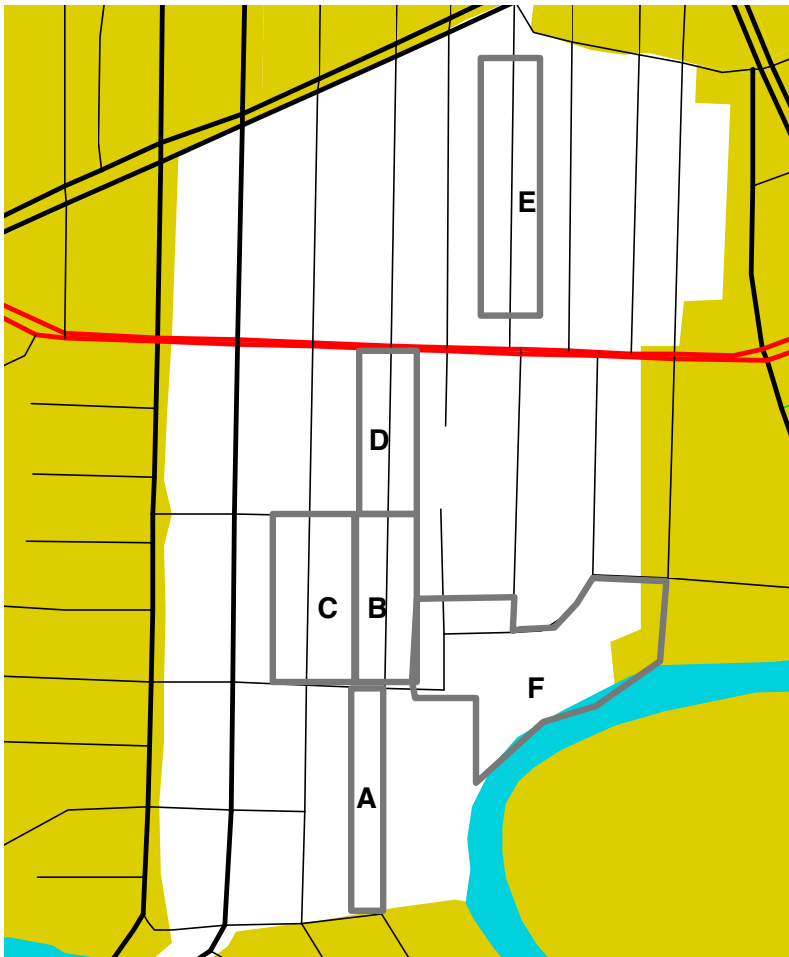
Semi-Structured Results

Selection of Sample by Area

Residents’ views on changes in the area were explored by means of semi-structured interviews. (See the protocol in Appendix 2.) Transitional areas were of specific interest because here residents would likely be most aware of changes taking place. Areas were identified through analysis of existing data on residential permit activity (described in Report 2) and municipal assessments, and key informant interviews. Semi-structured interviews were then administered to a random sample of neighbourhood residents within each area.

Each of the areas identified contains certain particular characteristics. For instance, area ‘A’ contains a concentration of non-intervention related construction permits just south the site of the early housing upgrading interventions. Area ‘C’ was of interest due to its proximity to intervention clusters to the east, represented by Areas ‘B’ and ‘D’. Key informants identified the section of the neighbourhood represented by area ‘D’ as being ‘most improved’. Area ‘E’ was identified due to improvements related to property improvement initiatives and its proximity to an area identified as having a lack of improvement. Area ‘F’ contains a concentration of apartment buildings catering to lower

income households; many of which were purported to have recently undergone significant renovations accompanied by rental increases.



A total of 64 Semi-Structured Interviews were conducted. 34 respondents were men and 30 were women. 7 of the interviewees were ex-residents, 3 of whom were in a transitional phase of either moving in or out of the neighbourhood. 25% of the respondents moved to West Broadway over 10 years ago. 18.75% moved within the last year and 22% within the last 2 years.

30% moved in from outside of Winnipeg, 45% from outside the inner city and 25% from the inner city.

33% had either a university or post-graduate degree and an additional 34% had either some university education or had gone to a technical school or college. 23% had their high school diploma and the rest have not completed grade school. The majority of those with some university have moved into the neighbourhood within the last 10 years.

27% of the respondents stated that they were receiving some form of social assistance, while 20% were working full-time and 23% were working part-time.

The semi-structured interviews were also grouped according to three diagnostic variables: renters versus home owners; males versus females; and average household income. The latter was broken into three categories: those with average incomes below \$25,000; those with incomes between \$25,000 and \$50,000; and those with incomes above \$50,000.

Demographic data on respondents shows that renters concentrated in areas A, B and D and owners concentrated in areas C and E. Respondents tended to be men in areas B, C, D and E and women in areas A, B, E and F.

Area			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
A	6	9.4	11.6	5.6	5.9	30	14.7	5.9	0
B	11	17.2	18.6	1.7	14.7	23.3	23.6	17.6	0
C	12	18.8	7	50	17.6	20	11.8	41.2	0
D	9	14.1	9.3	2.8	17.6	10	8.9	11.8	42.3
E	11	17.2	16.3	22.2	17.6	16.7	17.7	0	28.6
F	8	12.5	13.9	16.7	0	26.7	0	11.8	14.3
Ex	7	10.9	11.6	11.1	11.8	6.7	8.9	11.8	14.3

Respondents with average household incomes below \$25,000 were located mostly in areas B and E. None of them lived in area F. Those with average household incomes between \$25,000 and \$50,000 concentrated in area C. None of them lived in area E. Finally, those with average household incomes above \$50,000 concentrated in area D with none living in areas A, B and C.

Gender

The majority of the homeowners interviewed were female indicating that the sample was biased towards this group. It can be seen in the table below that males predominated the Below \$25,000 and the Above \$50,000 income groups, while women predominate the middle group.

Gender			Rent/Own		Average Household Income		
	Responses	Response %	Renters	Owners	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
Male	34	53.1	51.2	27.9	55.9	47.1	57.1
Female	30	46.9	48.8	72.1	44.1	52.9	42.9

Living Arrangements

The majority of respondents with average household incomes below \$25,000 were renters. This is the opposite for those with average household incomes above \$50,000.

Which of the following most closely describes your current living arrangement for you and your household?				Gender		Average Household Income		
	Responses	Response %		Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
rent from private land lord	38	59.4	Included in "renters" category	55.9	63.3	70.6	52.9	42.9
own individually	18	28.1		26.5	30	2.9	47.1	57.1
other:	3	4.7	Not included in "rent/own" category					
own as a corporation	1	1.6	Not included in "rent/own" category					
sponsored for school	1	1.6	Not included in "rent/own" category					
staying with friends	1	1.6	Not included in "rent/own" category					
Rent from non-profit	3	4.7	Included in "renters" category					
Manitoba housing	2	3.1	Included in "renters" category					

Place of Residence

The majority of renters lived in apartment and duplex/triplex units, whereas most homeowners occupied single-family dwellings.

The majority of females lived in apartments and single detached homes. Although this was also true of males there was a higher proportion of females in these types of units.

The majority of respondents with average household incomes below \$25,000 lived in apartment units. Most of the other respondents lived in single detached units.

Which of the following most closely describes your current place of residence?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
apartment	24	37.5	48.8	5.6	35.3	40	50	29.4	26.5
single detached house	21	32.8	11.6	83.3	29.4	36.7	11.8	47.1	52.9
duplex/triplex	13	20.3	27.9	5.6	20.6	16.7	13.5	17.6	13.2
room in rooming house	5	7.8	9.3	5.6	11.8	3.3	14.7	0	0

Recent Renovations

More homeowners than renters had newly renovated accommodations when they moved into them. The owners most likely bought units that had been a part of one of the neighbourhood's housing programs.

Respondents with average household incomes above \$50,000 had more renovated units than the other two income groups.

Had current accommodation been renovated when moved into?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
yes	30	46.9	41.9	55	44.1	50	47.1	17.6	57.1
no	26	40.6	34.9	38.9	41.1	40	41.2	64.7	14.3
don't know	3	4.7	4.6	5.6	2.9	6.7	5.9	0	14.3
Who did the work?									
private land lord	14	21.9							
community agency:	4	6.3							
contractors hired by someone in your household	4	6.3							
household members	4	6.3							
previous owner	3	4.7							
Westminster Housing	3	4.7							
don't know	1	1.6							
WBDC	1	1.6							

Future Renovations

The majority of homeowners had plans to renovate their accommodations, unlike the renters.

More respondents with average household incomes greater than \$25,000 were planning to renovate their accommodations than those with average household incomes less than \$25,000.

Are any renovations planned for your current accommodation?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
yes	22	34.4	25.6	61.1	32.3	36.7	17.6	64.7	42.9
no	26	40.6	39.5	22.2	38.2	43.3	52.9	17.6	28.6
don't know	7	10.9	9.3	0	11.8	10	17.6	0	0
Just done	5	7.8							
maybe	1	1.6							
Who will do the work?									
household members	13	20.3							
private land lord	8	12.5							
Contractors hired by someone in your household	4	6.3							
don't know	1	1.6							
previous owner	1	1.6							

Intended Length of Stay in West Broadway

More than 20% more males were not sure of how long they would remain in the neighbourhood than females. More females, homeowners and respondents with average household incomes of more than \$50,000 planned to remain in West Broadway indefinitely than their counterparts. More than 60% of each of these groups stated this. Less than 47% of the other groups stated the same.

How long do you plan on staying in West Broadway?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
Not sure	9	14.1	13.9	11.1	23.5	3.3	11.8	11.8	14.3
Indefinitely	30	46.9	32.5	61.1	29.4	66.6	47	41.2	71.4
0-3 years	13	20.3	25.5	5.6	23.5	16.7	38.2	11.8	0
5-10 years	5	7.8	4.6	16.7	11.8	3.3	2.9	17.6	0
For what reason do you see yourself moving from West Broadway?									
No reason	28	43.8	37.2	55.6	38.2	50	41.2	41.2	71.4
lifestyle change (e.g. school, career, family, buy a house)	17	26.6	25.6	27.8	35.3	16.7	26.5	29.4	0
safety	5	7.8							
space	5	7.8							
better living arrangements	3	4.7							
affordability	1	1.6							
proximity	1	1.6							

19.9% more renters than owners and 26.4% more respondents with average household incomes less than \$25,000 than between \$25,000 and \$50,000 made it evident that they do not intend on staying in West Broadway for a lengthy period of time.

West Broadway Compared With Previous Residences

The top comparisons between the respondents' previous neighbourhoods and West Broadway were regarding affordability, housing, community, services and safety. The affordability of West Broadway housing was noted in every group, but most prominently by the respondents with average household incomes between \$25,000 and \$50,000.

Renters and owners were fairly similar in the top areas except in the area of safety in West Broadway. 11.6% of renters felt that West Broadway was safer than their previous neighbourhoods. 13.9% also believed that their previous neighbourhood was safer, however, none of the homeowners stated that West Broadway was safer than their previous neighbourhoods.

How does your current living situation compare with what you had in the previous neighbourhood prior to moving to West Broadway?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
more affordable WB	18	28.1	30.2	22.2	29.4	26.7	23.5	41.2	28.6
more quality housing WB	15	23.4	20.9	22.2	17.6	30	23.5	29.4	28.6
more community WB	14	21.9	18.6	22.2	20.6	23.3	17.6	23.5	28.6
better services WB	9	14.1	13.9	11.1	8.8	20	17.6	17.6	0
safe prior	8	12.5	13.9	11.1	11.8	13.3	11.8	17.6	14.3
safe WB	7	10.9	11.6	0	8.8	13.3	17.6	5.9	0
same	6	9.4							
more quality housing prior	5	7.8							
Better services prior	4	6.3							
more quiet WB	3	4.7							
more quiet prior	2	3.1							
more traffic WB	2	3.1							
affluent prior	1	1.6							
generally better WB	1	1.6							
more affordable prior	1	1.6							
more community prior	1	1.6							
proximity better WB	1	1.6							

Females and males were also fairly similar in their responses except for two areas: housing and services. More females in comparison to males found that housing and services were better in West Broadway than in their previous neighbourhoods. This

might indicate different priorities for males and females regarding their living accommodations.

The differences were slim among the income groups but two areas, other than affordability, did stand out. The respondents with average household incomes greater than \$50,000 did not reference services or safety as being better in West Broadway than in their previous neighbourhood. 14.3% of this group did note that safety was better in their previous neighbourhood, but did not mention services in their previous neighbourhood. This may be for the reason that they were not concerned with the availability or quality of services because of their ability to access services outside the neighbourhood.

Current Length of Residence and Location of Previous Residence

Most of the renters moved to the neighbourhood within the last 6 years. Half of the owners moved to the neighbourhood more than 7 years ago, 38.9% moved more than 10 years ago. The traditional pattern of transience for renters can explain this phenomenon.

The same pattern can be seen between males and females, where 50% of the females had moved to the neighbourhood over 7 years ago and 52.9% of the males had moved to the neighbourhood less than 2 years ago.

More owners than renters moved to West Broadway from parts of the city of Winnipeg outside of the inner city. More renters than owners moved to West Broadway from outside Winnipeg. This suggests that homebuyers were finding West Broadway to be a good neighbourhood and most likely more affordable than other parts of the city. Renters perhaps did not know about the neighbourhood's past and chose to live there for the affordability and accessibility to services.

More females than males moved to West Broadway from another part of the city of Winnipeg outside of the inner city. More males moved to West Broadway from the Winnipeg inner city than females.

When did you move to West Broadway?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
0-2 Years	26	40.6	41.9	27.8	52.9	26.7	52.9	29.4	14.3
3-6 Years	12	18.8	16.3	22.2	14.7	23.3	17.6	23.5	28.6
7 -10 years	10	15.6	13.9	11.1	11.8	20	11.8	17.6	28.6
+	16	25.0	16.3	38.9	20.6	30	20.6	29.4	28.6
Which neighbourhood did you live in prior to moving to West Broadway?									
Winnipeg Area	29	45.3	37.2	50	38.2	53.3	44.1	52.9	42.9
Inner City	16	25.0	20.9	27.8	35.3	13.4	26.5	23.5	14.3
Outside of City	19	29.7	41.9	22.2	26.5	33.3	29.4	23.6	42.9

Reasons for Moving to West Broadway

The most prevalent reasons for the respondents' moves to West Broadway were location, affordability, housing and physical attributes. Except for homeowners and respondents with average household incomes above \$25,000 location was the most important reason. Respondents with incomes over \$50,000 felt that affordability was the most important of the top four areas. Homeowners felt that housing and physical attributes were the most important reasons and the medium income group thought housing and location were equally important.

Renters cited housing less frequently than did homeowners, possibly reflecting that the latter group had been able to procure quality accommodation at relatively low prices in this part of the city. Respondents who mentioned the neighbourhood's physical attributes relatively infrequently were those with average household incomes below \$25,000 and those who were renters. These divisions of the sample along income and tenure lines indicate that residents of lower social status gave less importance to the physical attractiveness of the neighbourhood relative to others.

Males cited affordability more than females who demonstrated an interest in the location of the neighbourhood more than the males.

Respondents with average household incomes below \$25,000 were most concerned with location and affordability, as were males. They did not demonstrate much interest in the housing and physical aspects of the neighbourhood.

“It's close to U of W and close to the bus”

“Ideal location – inner city location with residential flair and amenities”

“Historic houses for a good price”

“Location. It is pleasant, close to food stores and close to major arteries that get first priority after a snow storm.”

What factors most influenced you to move to West Broadway?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
location	34	53.1	44	55.6	52.9	53.3	55.9	47	14.3
affordability	25	39.1	34.9	50	47.1	30	41.2	29.4	57.1
housing	21	32.8	11.6	66.7	32.3	33.3	23.5	47	28.6
physical	9	14.1	7	33.3	8.8	20	5.9	35.3	57.1
change of lifestyle	7	10.9							
like the neighbourhood	6	9.4							
services	6	9.4							
community	5	7.8							
nostalgia	5	7.8							
no response	4	6.3							
space	3	4.7							

Change of Residence within West Broadway

More females than males changed residences within West Broadway, but they tended to move only once. Relatively more females moved because of reasons beyond their control in comparison to the males. In the case of the males that changed residences more of them than females moved between 2 and 4 times.

Renters tended more than owners not to move at all within West Broadway, though more of the renting movers had moved between 2 and 4 times compared with the moving owners. Respondents with incomes below \$25,000 showed a lower tendency to move within the neighbourhood than the other income groups, and movers within this income group showed more changing of residences only once than did movers from the other two income groups. These other two groups had many people changing residences 2 to 4 times. The figures suggesting lower residential mobility among residents of lower social status may mean that they tend to hang onto housing once they have acquired it in the area. The figures do not show, of course, moves from West Broadway to other parts of the city.

Did you ever move residences within West Broadway?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
yes	27	42.2	39.5	33.3	32.3	53.3	44.1	41.2	42.9
no	37	57.8	60.5	66.7	67.6	46.7	55.9	58.8	57.1
If YES, How many times?									
1 time	13	20.3	35.3	50	27.3	62.5	53.3	28.6	33.3
2-4 times	11	17.2	64.7	33.3	54.5	31.2	40	71.4	66.6
5-7 times	3	4.7	11.8	16.7	9.1	12.5	6.7	28.6	0
What was the reason for your last change of residence within West Broadway?									
forced	8	12.5	23.5	16.7	18.2	37.5	40	14.3	0
volunteer	19	29.7	76.5	83.3	81.8	62.5	60	85.7	100

West Broadway Services

All respondents used the services in the neighbourhood claiming proximity, loyalty and cost as their reasons for using them as opposed to service available outside of the neighbourhood.

Proximity was the most important reason for using the local services. The respondents with the highest incomes did not agree equally with the other income groups, with only 42.9% stating proximity was of most importance. The upper income groups may be more mobile within the city, leading to a lower importance of proximity, but they placed a relatively high value on loyalty. They did not mention cost as a reason for using local services.

Homeowners did not cite cost as a reason for using the local service either, where 20.9% of the renters found cost to be a priority for them.

More females than males cited the proximity of services as a reason for using them, further emphasizing their need for a good location. More than twice the number of females than males also stated loyalty was an important factor in the use of local services, possibly suggesting that the females were more community oriented than the males. The same could be said for the higher income category vs. the other income categories.

“I like to support local stores. If we want them to stay, we have to give them business.”

“You know them and they know you. It’s a small town feeling.”

Do you use any of the shops, facilities or services in West Broadway?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
yes	64	100.0	100	100	100	100	100	100	100
no	0	0.0							
Why do you use the shops, facilities or services in West Broadway instead of those located in another neighbourhood?									
Proximity	54	84.4	83.7	94.4	79.4	90	85.3	94.1	42.9
Loyalty	17	26.6	25.6	22.2	17.6	36.7	20.6	35.3	42.9
Cost	9	14.1	20.9	0	11.8	16.7	20.6	11.8	0
no response	3	4.7							

Satisfaction with West Broadway

The majority of respondents were satisfied with living in West Broadway and the total of satisfied and very satisfied is almost 90 per cent of the sample. Five residents were neither satisfied nor dissatisfied, leaving only 3.1% of the respondents indicating dissatisfaction.

Overall, how would you rate your satisfaction with West Broadway as a place to live?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
very satisfied	18	28.1	25.6	33.3	26.5	30	17.6	41.2	42.9
satisfied	39	60.9	62.8	61.1	61.8	60	64.7	52.9	57.1
neither satisfied or dissatisfied	5	7.8	7	5.5	8.9	6.7	11.8	5.9	0
dissatisfied	2	3.1	4.6	0	2.9	3.3	5.9	0	0

West Broadway as an Attractive Place to Live

Respondents listed community, location, physical attributes, affordability, housing, safety and services as reasons West Broadway is a good place to live. The community was the most popular response for all of the groups except for homeowners. They listed location

more often than community, demonstrating their interest in their properties. This is reiterated by their higher response to location than renters.

Can you tell me anything about West Broadway that makes it a good place to live?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
community	41	64.1	67.4	55.6	67.6	60	67.6	64.7	85.7
location	27	42.2	32.6	61.1	35.3	50	29.4	58.8	42.9
physical	23	35.9	41.9	27.8	38.2	33.3	29.4	47.1	71.4
affordability	11	17.2	18.6	16.7	17.6	20	17.6	23.5	14.3
housing	10	15.6	13.9	16.7	14.7	16.7	8.8	29.4	14.3
safety	9	14.1	11.6	16.7	14.7	13.3	11.8	17.6	28.6
services	9	14.1	13.9	11.1	8.9	20	11.8	23.5	0
no response	4	6.3							
business	3	4.7							
organizational	3	4.7							
nostalgia	1	1.6							
space	1	1.6							

The two higher income groups cited location and physical attributes of the neighbourhood more often than the lower income group, suggesting that these attributes are more important to people with less economic worries. This is again exhibited by the higher income group not citing services as a factor like the other two groups.

“Strong community atmosphere.”

“Neighbours watch out for each other. It’s a very active community.”

“Central location.”

“From a homeowner perspective, it is a good place to start up.”

West Broadway as a Less Attractive Place to Live

The items that made West Broadway a less attractive place to live were listed as safety, housing, physical attributes and business issues. 12.5% did not have any issues with West Broadway being a less attractive place to live. As mentioned above females found safety to be a bigger issue than the males did. Respondents with the highest incomes felt that safety was a bigger issue than the other two income groups did.

Females also listed more than the males that housing and physical attributes were an issue in the neighbourhood, reiterating their interest in their locations. More males found no issue with living in West Broadway than the females at 20.6% to 3.3%.

“Perception of crime rate. Media reports all the violent crime in the neighbourhood.”

“I have to worry about personal safety.”

“Garbage bins are full of furniture. People from outside West Broadway dump into them.”

Can you tell me anything about West Broadway that makes it a less attractive place to live?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
safety	41	64.1	65.1	61.1	58.8	70	64.7	47.1	71.4
housing	15	23.4	18.6	38.9	17.6	30	20.6	29.4	28.6
physical	15	23.4	23.2	22.2	8.9	40	23.5	23.5	14.3
business	10	15.6	16.3	1.7	14.7	16.7	17.6	17.6	14.3
no response	8	12.5	13.9	11.1	20.6	3.3	11.8	17.6	14.3
community	6	9.4							
traffic	6	9.4							
outside perception	3	4.7							
organizational	2	3.1							
generally bad	1	1.6							
services	1	1.6							
space	1	1.6							

Perception of Change in the Last 5 Years

The respondents listed housing, beautification, residents, safety, business, organizational development and community as having changed the most in the last five years. Housing was the number one change in each groups’ response. Beautification was the second most notable change for each group as well, except for the highest income group, which listed a change in residents being most significant. This change was in regards to demographics.

Females noticed changes in the organizational and community development and businesses more than the males, further demonstrating their interest in the neighbourhood’s social and service development.

Those with incomes below \$25,000 had a 2.9% response with regards to community development in comparison to 41.2% and 28.2% for the next two income groups respectively. These percentages indicate the level of interest in community development for the three groups, particularly the lower income group and higher income group. These two groups are probably less involved or have less interest in being involved in community development.

“Better sense of residential pride in properties.”

“Businesses cater to a wide variety of people (wealthy and poor).”

“Class of people is improving.”

“Fixing all of the houses.”

“Higher rents have brought in community oriented people.”

“Police station has made a difference.”

“WBNC increased.”

What changes have you noticed in the past 5 years?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
housing	43	67.2	67.4	72.2	73.5	60	61.8	70.6	85.7
beautification	33	51.6	53.5	44.4	50	53.3	50	64.7	42.9
residents	20	31.3	27.9	44.4	26.5	36.7	23.5	29.4	71.4
safety	19	29.7	25.6	38.9	32.3	26.7	32.3	29.4	28.6
business	18	28.1	34.9	16.7	20.6	36.7	35.3	23.5	14.3
organizational	12	18.8	18.6	16.7	8.9	30	17.6	23.5	14.3
community	9	14.1	9.3	27.8	5.9	20	2.9	41.2	28.6
traffic	5	7.8							
no response	3	4.7							
affordability	1	1.6							
general improvements	1	1.6							
perception change	1	1.6							
services	1	1.6							

Reasons for Changes

The main reasons for the changes noted by the respondents were organizational development, government intervention, housing, community development and resident changes. Within their category groupings, the highest income respondents, females, and owners noted government intervention as a reason for change more than their counterparts. Except for the females these groups have also listed organizational development as a top reason for change more than renters and other income groups. These results may reflect levels of awareness of the interventions taking place in the neighbourhood.

Owners and respondents with the highest average household incomes also did not mention residents as having an effect on the neighbourhood's change. They believed a change in residents occurred, but attribute this to the organizational changes that have taken place.

“The city has been paying attention to the neighbourhood.”

“Community initiatives by the community residents.”

“Natural change over of residents leaving.”

“Revitalization group.”

In your opinion, why do you think these changes have occurred?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
organizational	18	28.1	18.6	44.4	29.4	26.7	17.6	35.3	42.9
governmental	16	25.0	23.2	33.3	20.6	30	20.6	17.6	42.9
housing	16	25.0	16.3	50	20.6	30	11.8	41.2	71.4
community residents	15	23.4	20.9	27.8	20.6	26.7	20.6	29.4	28.6
affordability	12	18.8	25.2	0	20.6	16.7	23.5	17.6	0
business	6	9.4							
outside perception	6	9.4							
no response	5	7.8							
safety	5	7.8							
awareness	4	6.3							
beautification	4	6.3							
location	2	3.1							

Strategies to Improve the Neighbourhood

17.2% of the respondents preferred not to offer suggestions for strategies to improve the neighbourhood. The respondents that did give suggestions listed organizational development, beautification, safety and housing as needing the most work.

Organizational development was the most popular response. The respondents emphasized the importance of maintaining and improving the existing services, as well as promoting community activities in the neighbourhood.

Do you have any thoughts on strategies to improve the neighbourhood?			Rent/Own		Gender		Average Household Income		
	Responses	Response %	Renters	Owners	Males	Females	Below \$25,000	\$25,000 - \$50,000	Above \$50,000
organizational	33	51.6	51.2	44.4	41.2	63.3	47.1	64.7	57.1
beautification	20	31.3	34.9	27.8	26.5	36.7	29.4	35.3	28.6
safety	18	28.1	20.9	44.4	32.3	23.3	29.4	29.4	42.9
housing	12	18.8	11.6	33.3	17.6	20	8.8	23.5	28.6
no opinion	11	17.2	23.2	5.5	20.6	13.3	26.5	5.9	0
business	6	9.4							
affordability	5	7.8							
traffic	5	7.8							

Owners and respondents in the highest income group had the highest responses in regards to improving safety in the neighbourhood. This may be due to their desire for the neighbourhood to improve in areas that would cause an increase in their property values. In contrast renters and those part of the lower income group list housing strategies less often than their counterparts. This may show their lack of interest in property values.

“Larger authority could make an intervention with neighbourhood associations.”

“Keep the money and opportunity in the neighbourhood.”

“Get street gangs off the streets.”

“Buy up apartments and turn them into condominiums.”

“More outreach programs.”

“Planters on all streets.”

Conclusion

In this section we wish, rather than to reiterate the many findings reported previously, to highlight issues we feel to be of foremost importance to the ongoing housing and community development work in West Broadway.

Census Data

The analysis of Census data enabled the documentation of a period of decline in West Broadway followed, in the most recent inter-censal period, of indications of gentrification on key variables, particularly owner occupation and household income. At the same time the high incidence of low income individuals and families indicates persistent social marginalization. Together, these observations suggest that West Broadway may be experiencing a degree of social polarization.

Key Informant Interviews

Key informants noted a wide variety of recent changes in the neighbourhood. Housing, beautification, resident turnover, resident attitudes and community and organizational change were frequently mentioned. These responses clearly show that key informants were sensitive to the types of outcomes that the revitalization work targeted.

Key informants cited organizational change and government interventions most frequently when asked to give reasons for neighbourhood change they had identified, showing that this group of respondents connected neighbourhood change with the interventions. Over coming years they anticipated change in housing, particularly, and also business, safety and residents. Several felt that lower income residents were at risk of displacement as recent trends continued, and also felt that the future changes would be caused by a group of factors largely similar to those that they felt had caused recent changes: community and organizational development, government intervention and housing.

Key informants felt that strategies to reinforce positive change and resist negative change should include organizational and community development, housing improvements and safety. Respondents in business and living outside the neighbourhood prioritized housing, while the remaining respondents prioritized organizational development. This likely reflects different visions for the neighbourhood, with the former linked to housing and market oriented solutions and the latter linked with retaining the existing character of the neighbourhood.

Semi-Structured Interviews

Many residents were drawn to West Broadway for reasons of location, affordability and housing choice. Almost half of respondents planned to stay in the area indefinitely, with owners more likely to respond this way than renters, women more likely than men, and

upper income groups more than lower income groups. Satisfaction with the area as a place to live was consistently high, and many respondents stressed the sense of community as something that makes the area a good place to live. However, safety was a source of dissatisfaction among most respondents.

Recent changes noted by respondents included housing, the top response among all groups, and changes were also reported in residents, safety, businesses, organizational development and community. There was a high level of awareness of local organizations, government action and community groups being responsible for the changes, particularly among owner occupiers and more affluent respondents. Respondents also saw changes to housing as being a cause of changes to the neighbourhood, as residential upgrading could set off further action such as resident turnover.

Summary

The tendency towards neighbourhood decline evident in West Broadway for a considerable period has turned around, and recent Census data suggest signs that the area has experienced a degree of population turnover. Samples of key informants were aware of these social changes, and attributed them to, among other factors, local organizations and government activity.

In a companion document the housing interventions undertaken over the period from the late 1990s to the early 2000s are described, and the relationship between this work and unassisted market activity is explored.

Appendix 1 – Key Informant Interview Protocol

Introduction

Hi [_____]. My name is [_____]. Thank you for agreeing to take part in our project. The purpose of this interview is to yield the viewpoints of key informants on changes that have taken place in West Broadway.

1. What are the first three letters of your postal code?

2. How long have you been familiar with the West Broadway neighbourhood?
Note: Record time to use in the remainder of the survey

3. What is your role in the community?

Changes in the past

In this interview we cannot list the full domain of changes that have taken place in the neighbourhood. However, we would like to get your impressions regarding the most important changes that have occurred in West Broadway

Think back to when you first came to the neighbourhood

OR

Think back 5 years

Imagine walking around the neighbourhood. Think about the things you would see and feel. Trees, buildings, people...

4. What changes have you noticed in the neighbourhood over the past [insert time frame]?

*PROBE for the following: **Housing, Traffic, Residents, Businesses***

-
-
-
-
5. In your opinion, why do you think these changes have occurred?

PROBE: Go through the list of responses from question 4.

6. People's jobs give them a particular unique viewpoint on neighbourhood changes. What is it about YOUR work that gives you these perspectives on changes in West Broadway?
-
-
-
-
-

Future Changes...

7. Based on your knowledge and experience what do you think the biggest changes will be in the neighbourhood over the next five years?

PROBE for negative changes

8. What do you think will cause these changes?
PROBE: Go through the list of responses for question 7.

9. Do you think any of these changes should be encouraged/discouraged?
a. If YES, What could be done?
Can you give examples?
PROBE: Go through the list of responses for question 8

10. What makes West Broadway a good place to conduct your business / professional work?

11. Do you have any concerns about conducting your business / professional work in West Broadway?

MAPPING

Now, looking at this map of the neighbourhood, I have a few more questions. Once again, imagine walking around the neighbourhood. Using this map as a guide, familiarize yourself with where things are. Think about the changes that have taken place in the past 5 years.

Present respondent with map labelled '12'.

12. Circle up to three areas/places of improvements in the neighbourhood over the past [insert time frame]. Label each of these areas 1-3 with '1' being area of most improvement.

What improvements have occurred in each of the areas you identified?

1.

2.

3.

Present respondent with map labelled '13'.

13. Circle up to three areas/places where you are concerned with the lack of improvement over the past 5 years? Label each of these areas 1-3 with '1' being area of greatest concern.

What is happening in these areas?

1.

2.

3.

PROBE for familiarity with the neighbourhood

Do you have any final thoughts on strategies to improve the neighbourhood?

The survey is now complete. Thank you for taking the time to answer the questions. Your opinions are a very valuable part of our study. Thank you.

Appendix 2 – Semi-Structured Interview Protocol

My name is [_____]. Thank you for agreeing to take part in our survey. The purpose of this survey is to understand the viewpoints of residents on changes that have taken place in the West Broadway neighbourhood. I remind you that you are not obligated to answer all of the questions.

Section A. In this section I'll ask questions about your current accommodation.

1. Which of the following most closely describes your current living arrangement for you and your household?

- Rent from a private landlord
- Rent from Manitoba Housing
- Rent from a non-profit
- Co-operative ownership
- Rent-to-own
- I / we own individually
- Other: _____

2. Which of the following most closely describes your current place of residence?

- Apartment in an apartment building
- Single detached house
- Duplex or triplex
- Room in a rooming house
- Other: _____

3. Are you currently a resident of West Broadway? Yes No

If **NO**, Go to **Section B**

4. Had your current accommodation been recently renovated when you moved in?

- Yes No Don't Know

4a. If **YES**, What had been done?

4b. Who performed most of the renovation work?

- Contractors hired by you or someone in your household
- Household members
- A community agency. Which one?
- Private landlord
- A previous owner
- Someone else. Who?
- Don't know

5. Are any renovations planned for your current accommodation?

- Yes No Don't Know

5a. If YES, What renovations are planned?

5b. Who will perform most of the renovation work?

- Contractors hired by you or someone in your household
- Household members
- A community agency. Which one?
- Private landlord
- A previous owner
- Someone else. Who?
- Don't know

6. How long do you plan on staying in West Broadway? _____

If NOT planning on staying indefinitely then

6a. For what reason do you see yourself moving from West Broadway?

7. How does your current living situation compare with what you had in the previous neighbourhood prior to moving to West Broadway?

PROBE: Housing Costs and Quality, Schools, Stores

Go to **Section C**

Section B. The next questions will help us understand your move from West Broadway

8. Which of the following most closely describes the living arrangement that you had most recently when living in West Broadway?

- Rent from a private landlord
- Rent from Manitoba Housing
- Rent from a non-profit
- Co-operative ownership
- Rent-to-own
- I / we own individually
- Other: _____

9. For how long did you live in West Broadway? _____

10. When did you move away from West Broadway? _____

11. What reasons most influenced you to move out of West Broadway?

12. How does your current living situation compare with what you had in West Broadway?
PROBE: Housing Cost and quality, Schools, Stores

13. Would you consider moving back to West Broadway? Yes No

13a Probe for reasons:

14. What would have to change for you to move back to West Broadway?

Go to **Section C**

Section C. In this section I'd like to ask you about your move to West Broadway

15. When did you move to West Broadway? _____ [*Remember Time Frame*]

16. Which neighbourhood did you live in prior to moving to West Broadway?

17. What factors most influenced you to move to West Broadway?

PROBE: Services, Housing Costs, Job, Family/Friends

18. Did you ever move residences within West Broadway? Yes No

18a. If YES, How many times? _____

18b. What was the reason for your last change of residence within West Broadway?

19. Do you use any of the shops, facilities or services in West Broadway? Yes

No

If YES

19a. Which do you use?

19b. Why do you use the shops, facilities or services in West Broadway instead of those located in another neighbourhood? *PROMPT: Services listed above*

20. Overall, how would you rate your satisfaction with West Broadway as a place to live?

- Very Satisfied
- Satisfied
- Neither Satisfied or Dissatisfied
- Dissatisfied
- Very Dissatisfied

21. Can you tell me anything about West Broadway that makes it a good place to live?

PROBE: Anything else?

22. Can you tell me anything about West Broadway that makes it a less attractive place to live?

PROBE: Anything else?

Now, I'd like to ask you about any recent changes you may have noticed in the neighbourhood. In this interview we cannot list the all of the changes that have taken place. However, we would like to get your impression about the most important changes that have occurred in West Broadway. We would also like to ask some questions on how it is to live here.

Think back 5 years *OR* Think back to when you moved to West Broadway
Imagine walking around the neighbourhood. Think about the things you would see and feel. Trees, buildings, people...

23. What changes have you noticed in the neighbourhood over the past [insert time frame]?

PROBE: Housing, Traffic, Residents, Businesses

24. In your opinion, why do you think these changes have occurred?

PROBE: Go through the list of responses for Question 23

Current residents go to **Section D (Mapping)**

Section D. MAPPING

Now, looking at this map of the neighbourhood, I have a few more questions. Once again, imagine walking around the neighbourhood. Using this map as a guide, familiarize yourself with where things are. Think about the changes that have taken place in the past 5 years.

Present respondent with map labelled 'A'.

Circle the top three areas/places of improvements in the neighbourhood over the past [insert time frame]. Label each of these areas 1-3 with '1' being area of highest improvement.

25. What improvements have occurred in each of the areas you identified?

1)

2)

3)

Present respondent with map labelled 'B'.

Circle the top three areas/places where you are concerned with the lack of improvement over the past 5 years. Label each of these areas 1-3 with '1' being area of greatest concern.

26. What deterioration has occurred in each of the areas identified?

1)

2)

3)

27. Do you have any thoughts on strategies to improve the neighbourhood?

Go to Section E

6.								
7.								

END OF SURVEY: The survey is now complete. Thank you for taking the time to answer the questions. Your opinions are a very valuable part of our study.

Do know any other ex-residents of West Broadway that would be willing to take part in our survey?

Appendix 3. The Community Research Experience: Personal Views

This part of the report looks at the personal experiences of the student and community researchers during their work on the study.

Ayoka Anderson, Student Researcher

The work that I have participated in the last year and a half has been academically, socially and professionally educational. I have developed a deeper appreciation for the meaning of neighbourhood and community as a result. I have also developed a better understanding of the difficulties that go with community development and I am more sensitive to the needs of residents in multi-cultural, mixed income neighbourhoods.

The interview process was the most interesting and rewarding portion of the study. I was able to see the neighbourhood through the eyes of various community and business people, and most importantly through the eyes of the residents. The interviews revealed the positive and negative effects of neighbourhood change on the residents. This kind of data cannot be truly understood by just reading articles on neighbourhood change.

Academically, I appreciate more the importance of research to further understand how and why neighbourhoods change. This is particularly important for Canadian research.

Socially, I am more aware of the problems that people in declining neighbourhoods face and can be more sensitive to their needs.

The knowledge I have acquired from this study will aid me in my professional as a city planner. I have a better understanding of the ways policy decisions can affect individuals and I also have a greater awareness of the importance of academic work for professionals.

Geoff Butler, Community Researcher

Eric Funk, Community Researcher

James Platt, Student Researcher

My involvement with the HIND project has given me a deeper appreciation of the many complicated challenges faced by the West Broadway neighbourhood and other neighbourhoods in transition. During the interview phase of the project I was able to meet and speak candidly with many of the people of West Broadway. These interactions provided good insight into the many issues facing neighbourhood residents.

The semi-structured interviews with neighbourhood residents required a lot of time and would often be done on weekends or in the evenings. Interviews were always interesting and often left me with something more to think about. Rarely, did the effort feel like 'work'.

Remaining an objective observer was difficult at times. More than once, I found myself wanting to interject or add comments during interviews with neighbourhood residents. Quite often I would run into a respondent during the days following the interview and we would continue our conversation. Interactions such as these made me feel more a part of the community than merely an observer of it.

I look forward being involved in future community research initiatives.