

Neighbourhood Change Research Partnership

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Rooming House Change In Winnipeg

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Principal Investigator with email address	Jino Distasio
Co-investigator/s	Andrew Kaufman
Community Partner/s	Canadian Centre for Policy Alternatives-MB (CCPA-MB), West Broadway Community Organisation (WBCO), Spence Neighbourhood Association (SNA), and Resource Assistance for Youth (RAY)

1. Rationale & Potential Policy Relevance

Rooming houses are defined as, “a house with several rooms where tenants share a common bathroom” (Distasio, Dudley, & Maunder, 2002). Historically, boarding houses were a common form of housing offering a family-like setting. During the 1980s, marginalised populations were spatially focused into rooming houses located in Winnipeg’s inner-city (Maunder & Burley, 2008). By 1996, Winnipeg’s West Broadway neighbourhood transformed from a mixed-income area to a community stressed by poverty, crime, and a battered housing stock (Anderson et al., 2004; Burley & Maunder, 2008). Beginning in the mid-1990s, efforts by CBOs resulted in the conversion of rooming houses into duplexes, triplexes, and single-family dwellings. In Winnipeg, two inner-city communities have are hypothesized to have experienced a decline in the number of rooming houses.

Winnipeg’s downtown and inner-city are emerging from a period of slow-growth (Leo & Brown, 2000): From 2005 to 2013, more than two billion dollars was invested in over one-hundred projects (McCullough & Distasio, 2013). With rising rents and population potential population displacement, gentrification has been a recurring debate for discussions of neighbourhood change in Winnipeg’s inner-city (Leo, 2013; Logan & Vachon, 2008; Logan, 2006; Silver, 2006). To date, no study has provided a quantifiable understanding of rooming house change in Winnipeg.

Utilising community knowledge, neighbourhood walkthrough surveys, conversation with non-profits housing agencies responsible for conversions, and knowledge from community renewal corporations, this proposed research presents a best methodological attempt at trying to quantify rooming house change within Winnipeg’s inner-city.

Findings will be concurrently released with a CCPA-MB report discussing the current policy environment surrounding rooming houses. This joint project release displays an attempt to integrate the research from two SSHRC Research Partnerships co-occurring within Winnipeg’s inner-city: the Neighbourhood Change Research Partnership and the Manitoba Research Alliance’s Partnering for Change: Community-Based Solutions for Aboriginal and Inner-City Poverty. Report releases will culminate in a half-day forum bringing together approximately 80 key stakeholders (tenants, landlords, community organizations, service providers, and government representatives).

2. Research Questions

This research will explore the suspected decline of rooming houses in Winnipeg between 1995 and 2013 through one brief research question:

- To what extent has change occurred in the availability and distribution of rooming houses in Winnipeg’s West Broadway and Spence Neighbourhoods?

3. Specific Fit with the NCRP Objectives & Research Questions (see our SSHRC Proposal)

Rooming houses are an essential element of affordable housing markets that need to be included in Canadian policy discussions on precarious housing, homelessness, neighbourhood revitalization, and

neighbourhood change. This research contributes to literature that explores the rise, remediation, and vanishing of rooming houses in Winnipeg's inner-city (Burley & Maunder, 2008; Distasio et al., 2002; Distasio & Mulligan, 2005; Higgit et al., 2001; Maunder & Burley, 2008).

4. Research Design & Methods (specific tasks)

GIS change analysis: To answer RQ1, quantitative historic and contemporary knowledge of rooming house locations will be gathered and analysed from partner CBOs (Spence Neighbourhood Association and West Broadway Community Organisation) and neighbourhood residents.

5. Role of Community Partner/s

West Broadway Community Organisation (WBCO):

- Data on Rooming House Locations
- Vetting of Results
- Rooming House Forum co-facilitation

Spence Neighbourhood Association (SNA):

- Community Walkthrough with IUS Researchers to survey Rooming House Locations
- Vetting of Results
- Rooming House Forum co-facilitation
- Data on Rooming House Landlords

Canadian Centre for Policy Alternatives–Manitoba (CCPA-MB)

- Partnership for Community Forum on Rooming Houses (Matching funding for event)
- Co-launching Report on Rooming House Policy

Resource Assistance for Youth (RAY)

- Guidance in preparation of rooming house strategy (RAY operates one rooming house for youth).

6. Role of Students / Research Assistants and Contributions to Training

In-Brief Report to be researched and written by Andrew Kaufman, Masters Student, Research Associate

7. Schedule (timeline of research tasks, including deliverables submission dates)

- In-Brief Report Launched May 27th, 2014
- Community Rooming House Forum, May 27th, 2014

8. Outcomes / Deliverables

Primarily this document will serve as a launch point for an action plan addressing the disappearance and decline of rooming houses within Winnipeg's Inner-City. The Institute of Urban Studies will release a quantitative descriptive report concurrently with a CCPA report summarising existing and potential policy, programs, and initiatives. These reports will open a half-day Rooming House Forum (made up of Municipal, Provincial, and Federal Politicians; case management services, Neighbourhood Renewal Corporations, Rooming House Residents, and Rooming House Landlords) facilitated in partnership with the WBCO, SNA, and CCPA-MB.

This research proposal will produce:

- I. In-Brief Report (short summary of rooming house change within two inner-city neighbourhoods – approximately 10 pages)
- II. A Half-Day Community Forum/Report Launch (May 27th, 2014 – half day event) with A Community Forum/Report Launch (May 27th, 2014 – half day event) with approximately 80 stakeholders in attendance.

9. Works Cited

- Anderson, A., Butler, G., Chorney, P., Funk, E., Grant, B., Platt, J., & Skelton, I. (2004). *Housing Intervention and Neighbourhood Development, Harnessing Change in West Broadway, Report 1: Census Analysis and Views of Key Informants and Residents on Neighbourhood Change* (p. 55). Winnipeg. Retrieved from <http://winnspace.uwinnipeg.ca/handle/10680/377>
- Burley, D., & Maunder, M. (2008). *Living on Furby: Narratives of Home, Winnipeg, Manitoba, 1880–2005* (p. 153). Winnipeg: The Institute of Urban Studies, The University of Winnipeg. Retrieved from [http://winnspace.uwinnipeg.ca/bitstream/handle/10680/405/Burley & Maunder, Living on Furby.pdf?sequence=1](http://winnspace.uwinnipeg.ca/bitstream/handle/10680/405/Burley%20&%20Maunder,%20Living%20on%20Furby.pdf?sequence=1)
- Distasio, J., Dudley, M., & Maunder, M. (2002). *Out of the Long Dark Hallway: Voices from Winnipeg's Rooming Houses* (p. 80). Winnipeg. Retrieved from [http://ocwtest.freeculture.ca/bitstream/handle/10680/354/Rooming House Study.pdf?sequence=1](http://ocwtest.freeculture.ca/bitstream/handle/10680/354/Rooming%20House%20Study.pdf?sequence=1)
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- Leo, C. (2013). Why gentrification is a non-issue in Winnipeg and why that matters | Christopher Leo on WordPress.com. Retrieved November 05, 2013, from <http://christopherleo.com/2013/06/25/why-gentrification-is-a-non-issue-in-winnipeg-and-why-that-matters/>
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- Logan, J. (2006). *Renewal, Rent Increase, and Gentrification: A Case Study of West Broadway, Winnipeg*. The University of Winnipeg.
- Logan, J., & Vachon, M. (2008). Gentrification and Rental Management Agencies : West Broadway Neighbourhood in Winnipeg. *Canadian Journal of Urban Research*, 17(2), 84–104.
- Maunder, M., & Burley, D. (2008). The rooming houses of Furby Street.
- Mccullough, S., & Distasio, J. (2013). *Downtown Winnipeg: Developments and Investments, 2005-2013* (pp. 1–13). Winnipeg. Retrieved from <http://www.uwinnipeg.ca/index/cms-filesystem-action/pdfs/ius/downtown-dev-map.pdf>
- Silver, J. (2006). *Gentrification in West Broadway? Contested Space in a Winnipeg Inner City Neighbourhood* (pp. 1–36). Winnipeg. Retrieved from http://v3.policyalternatives.ca/sites/default/files/uploads/publications/Manitoba_Pubs/2006/Gentrification_in_West_Broadway.pdf

10. Budget Explanation [and fill in separate budget worksheet page below]

This request for funds primarily requests support for operating costs associated with a half-day forum on May 27th, 2014 and funds to subsidise research efforts.

Masters Student RA Level II [100 hours] at \$26.07/hour: \$3597.66

- ☐ Sent to the NCRP's Research Advisory Board for comment: Note: not necessary when under \$5,000.
- ☐ Funding approved by the NCRP's PI: \$2,000. Date: 3 May 2014

SSHRC Budget Worksheet

	Amount requested from NCRP	Contributions (In-Kind / Cash)	Contribution source	Total Project Cost
Personnel costs				
Student salaries and benefits/Stipends				
Undergraduate *				
Masters *	\$990.66	\$1,616.34	Institute of Urban Studies	\$2,607.00
Doctorate *				
Non-student salaries and benefits/Stipends				
Postdoctoral				
Other				
Travel and subsistence costs				
Applicant/Team member(s)				
Canadian travel				
Foreign travel				
Students				
Canadian travel				
Foreign travel				
Other expenses				
Non-disposable equipment (specify)				
Professional / technical services (specify: includes partner staff time contributed to or paid for by project, translation, editing, etc.)				
Working Group Organising Meetings		\$1080.00	WBCO, SNA, and RAY	\$1,080.00
Preparation of Rooming House Addresses/ Community Surveys		\$2,100.00	WBCO and SNA	\$2,100.00
Other expenses (specify: includes honoraria, data purchase, field costs, printing, supplies, etc.)				
Forum Logistics (Technician - \$45, Projector \$50, PA System -\$100), Podium - \$25, Chairs- \$80, Lunch for 80 people - \$1356.00, Coffee \$158.20)	\$1,000.00	\$814.20	Manitoba Research Alliance	\$1814.20
Convocation Hall Rental (Full Day)		\$600.00	I.U.S.	\$600.00
Printing	\$9.34			\$9.34
Total	\$2,000.00	\$4410.54		\$6410.54

* Please indicate hourly rates for students and estimated number of students: