



Minutes

Re*Plan Co-op / JBC Meeting

Meeting Date: **Saturday, 21 February 2015, 1:00 – 3:00 pm**

Location: **False Creek Housing Co-op, Enclave 6**

Purpose:

- **Joint Board Committee (JBC) Session 1/2015**

Present:

- **Board Members:** Diane Steward, Naomi Singer, Gilbert Savore, Trudy Sandland, Colin Campbell, Elenore, Linda Bleackley, Gavin Grandish, Jason Forsyth, Ray Galbraith, Bob Lewis, Katerina Vassilenko, George McEwen, Nancy Hannum, Kevin Stewart, Nancy Reynolds, Clara Salamanca, Sasha Soldo, Andrea Main, Avaleigh Neill, Tim Herron, Gordon Watson, David McCann, Fern Logan,
- **Re*Plan:** Nathan Edelson, Peer-Daniel Krause, Jim Woodward, Sharon Yandle, Wendy Herdin, Jerry Roy, Richard Evans, Eda Thiessen, Peter Morgan, Pamela Brathwaite, Erin Gilchrist.

All Housing Co-operatives in False Creek South are represented:

- **Marina** Housing Co-operative, **Creekview** Housing Co-operative, **Twin Rainbows** Housing Co-op, **Alder Bay** Housing Co-operative, Greater Vancouver Floating Home Co-operative (aka. **Spruce Harbour Marina**), False Creek Co-operative Housing Ass'n, **Heritage** Housing Co-operative, **Connaught** Housing Co-operative.

Agenda

- 1. Welcome**
- 2. Selection of Chair and Recording Member**
- 3. Approval of Agenda**
- 4. Where we are and First decisions to make**
- 5. Proposed Motion I: Establishing the Joint Board Committee**
- 6. Proposed Motion II: Establishing its Working Group**
- 7. Proposed Motion III: Finances**
- 8. Other Business and Steps Forward**
- 9. Adjournment**

1. Welcome

- All board members and observing participants introduced themselves.

2. Selection of Chair and Recording Member

- Richard Vallee was accepted as the chair of the meeting
- Peer-Daniel Krause is the minute taker

3. Approval of Agenda

- The Agenda was approved without amendments.

4. Where we are and First decisions to make

- **Richard Evans set the context by highlighting**
 - the relationship between Re*Plan, the Neighbourhood Association, land leases and False Creek South's Housing Co-operatives
 - **Where we are at with the City**
 - A motion was brought forward in 2012 to work on resolving issues around expiring leases in False Creek South. While we have ongoing meetings with City staff, the bureaucracy continues to be occupied with other issues. We continue to prepare for a long process, inform ourselves and inform the community.
 - Council will be instrumental in moving the process forward. Individual departments may be pursuing different agendas and council direction is essential to allow all departments to work coherently. With City Council and Staff Re*Plan continues to work towards a motion instructing staff to formally begin planning for the neighbourhood's future in collaboration with its residents.
 - **What are the issues arising from the situation?**
 - It is important to frame short-term lease expiry dates of some co-ops in the context of the community as a whole. Our goal goes beyond the renewal of the status quo. We want to renew the legacy of the neighbourhood.
 - It is the City's current perception that housing co-ops are based on either a rental or a social housing model. A related perception is to transition individuals into the housing market. Our situation is different. Our community of Co-ops are collective owners, who live in a stable community.
 - A number of organizations recently secured an agreement from the City to develop sites through the CHFBC Community Trust. The sites are located on the South Fraser Lands/Kingsway. The Co-op rental model used to secure the development of these affordable housing units is likely contradictory to Re*Plan's understanding of Housing Co-op principles with regards to housing affordability. An important area to understand is the definition of affordability: Is Eighty-five percent of market rental affordable for everyone? Affordability in our area has been achieved via operating within a non-profit model, wherein the cost of the homes that we provide have not been tied to market escalation.
- **Richard Vallee and Nathan Edelson introduced some important questions to consider for this group:**
 - How much unity is there among the co-ops? How closely do we want to work together and tackle our issues. How do we want to move forward?

- What is the process? What is our negotiating position?

5. Proposed Motion I

- **Proposed:**
 - That the Boards of the False Creek South Co-ops, plus Heritage Co-operative, meet at least quarterly to discuss various issues of mutual concern or interest
- **Discussion:**
 - (1) The motion proposes to set a regular meeting schedule to create a venue for information exchange and dissemination, discussion and decisions of mutual interest.
 - (2) Regular meetings will enable **communication back to co-op boards** with regards to lease renewal and community planning. It was also said that these meetings will be crucial to establish each **co-op's negotiating position**.
 - (3) The group concluded that relatively frequent meetings are important to allow for debate over content. The importance of exchange, rather than briefing, was emphasized. Once the city will be engaged, a lot of information will be communicated.
 - (4) It was discussed that additional meetings may be called if needed;
- **The motion was M/S/C without amendments.**

6. Proposed Motion II (see also Attachment 1)

- **Proposed:**
 - That the Boards form an **Authorized Working Group** comprised of no more than three members of each co-op, at least one of which should be a member of each board, and that said Working Group shall plan how to instruct and advise Re*Plan negotiators on co-operative issues connected to the lease negotiations for each member co-operative.
- **Discussion:**
 - (1) It was clarified that the motion seeks to formally establish a working group operating with the legitimization of the co-op collective. The Authorized Working Group enables Re*Plan to speak with broad support in lease negotiations.
 - (2) The Authorized Working Group is identical to the current Re*Plan Co-op Subcommittee. The group can be expanded to up to three members from each co-op. One member should be on the board of the co-op. See *Attachment 1* for details.
- **The motion was M/S/C without changes**

7. Proposed Motion III

- **Proposed:**
 - That each member organization shall budget and make available, amount to be decided, to a fund to assist with the costs of lease negotiations, starting with each co-op's next financial year, and an amount for the following two fiscal years as may be recommended each year by the Working Group
- **Amended:**
 - That each member organization endeavours to budget and make available, in principle, an amount to be decided to a fund to assist with the costs of lease negotiations and community planning, starting with each co-op's next financial year, and an amount for the following two

fiscal years as may be recommended each year by the Joint Board Committee (JBC).

- **Discussion:**
 - It was noted by one member that some co-ops have made voluntary contributions to Re*Plan.
 - The motion was amended since there were not enough board members to commit their co-op at this time.
- The motion was M/S/C as amended.

8. Other Business and Steps Forward

It was suggested that the Joint Board Committee (JBC)

- discuss the voting procedure at the next meeting .
- draft its Terms of Reference prior to next meeting.
- make a public announcement regarding its formation.

9. Adjournment

The next JBC meeting is set for **April 30, 2015** at False Creek Housing Co-op (7pm, Sitka Sq).

The next Re*Plan Co-op Committee meeting is set for **March 5, 2015** (7pm, Sitka Sq).

Action tasks:

- Prepare draft Terms of Reference (Jason, Peer-Daniel, Working Group)
- Prepare draft Voting Procedure (Working Group)
- Send out organizational chart, decision-making structure (Peer-Daniel)

11. Attachments

11.a Attachment I: Motion II: Organizational Chart and Decision Structure



*Illustration 1: Motion II establishes the Authorized Working Group, directly connecting Re*Plan and the Boards of Directors*