



Minutes

Joint Co-op Board Committee Meeting

Meeting Date: **Thursday, Oct 15, 2015 - 7:00 – 8:30 pm**

Location: **False Creek Housing Co-op Communal Space, Enclave 5, 711 Millyard**

Purpose:

- **Initiate Lease Renewal Consultation**

Present:

- **FCCHA:** Ray Galbraith
- **Heritage:** Andrea Main, Gilbert Savoie
- **Marina:** Linda Bleackley, Helen Arab, Bob Lewis, Colin Campbell
- **Alder Bay:** Nancy Reynolds, Nancy Hannum
- **Creekview:** Trudy Sandland, Clara Salamanca
- **Twin Rainbows:** Fern Logan
- **GVFHC:** George McEwen, George P. Milne, Jean Baillargeon, Monty Orr
- **Guests:** Nathan Edelson, Norma-Jean McLaren
- **AWG:** Richard Vallee, Peter Morgan, Wendy Herdin, Erin Gilchrist, Pamela Brathwaite, Rider Coe

Regrets:

- Jason Forsyth, Maria Roth, Douglas Broome, Dave Dawe, Avaleigh Neil, Gordon Watson, Naomi Singer;

Agenda

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1. Agenda Review/Approval

Motion was made by Nancy Hannum, and seconded to approve the agenda of this meeting.

MOTION CARRIED

2. Adoption of Minutes of Previous Meeting February 19, 2015

Motion was made by Bob Lewis, and seconded to approve the Minutes of July 24, 2015.

MOTION CARRIED

3. Voting Procedures – Richard V.

Richard Vallee reiterated that, according to the Terms of Reference, each co-op holds one vote at the JCBC table. To ensure proper voting procedures one voting card per co-op was provided. At the point of a vote co-op delegates will be given time to deliberate.

4. Business Arising from Previous Meeting(s)

a. Report on endorsement of motions from meeting of July 2015 – Peer-Daniel

In accordance with the JCBC Terms of Reference, JCBC representatives – with the support of the AWG will inform and request endorsement and feedback from their respective Boards on motions passed at JCBC meetings; Peer-Daniel summarized the status of endorsement of previous motions:

All co-ops endorsed all previous motions, incl. financial contributions of \$50/door. False Creek Housing Co-op's AGM provided for a budget of \$100/door.

All boards are asked to mail the cheques directly to the

False Creek South Neighbourhood Association - 1318 Cartwright Street - Vancouver, BC V6H 3R8

b. Infill Development Workshop Invitations Status Update – Val Embree

At the JCBC meeting 3/2015 the Authorized Working Group introduced the proposition of developing an under-utilized site on Charleson (Rd), next to the Elementary School for new co-op housing. As an initial step, two workshops are proposed to better understand how development could take place, and to understand the development capacity of the land.

Val updated delegates that

1. **A first workshop on how to build non-profit housing will take place on October 24, 2015** with Alice Sundberg.

When: Saturday, October 24, 2015 from 9-4pm with one hour for lunch.

Where: False Creek Housing Co-op, Enclve 6, Sitka Square Meeting Room.

The intention of this workshop is to build capacity among the RePlan and Co-op leadership. Interested board members should immediately contact Peer-Daniel (krause.peerdaniel@gmail.com) to note their interest in participating. The workshop has a capacity of 25 participants.

2. **The next tier will be initiated with an application to CMHC.** If successful, False Creek Housing Co-op becomes the lead proponent on the development proposal and the recipient of the initial \$10,000 that will be used to assess feasibility of infill development and produce some initial design concepts. A workshop with the RePlan and Co-op leadership is also part of the proposal.

c. Budget (Point of information) (Attachment b.)

Peer-Daniel shared the 2016 RePlan budget with delegates. He highlighted that we now have a better understanding of our needs and that the previously approved budget of \$50/door will not suffice to meet our long-term needs to work towards lease renewal in a structured way.

Action Tasks:

- All co-ops to send checks to False Creek South Neighbourhood Association - 1318 Cartwright Street - Vancouver, BC V6H 3R8
- Board members interested in participating at the Oct. 24 workshop to send email to Peer-Daniel

5. Update of Recent Developments & Current Situation

a. Status of Strata Leaseholder Discussions with City of Vancouver and Province

b. Status of RePlan Process

Nathan Edelson, consultant with RePlan reported on the status of ongoing work with the City. He said that there is a general sense of uncertainty at the City with Penny Ballem and the head of planning leaving. With the detrimental effects of lease expiry apparently far in the future, we have to work hard to ensure that we are on the agenda of the various departments.

To ensure that staff get proper guidance and necessary resources, we are working towards a council motion. The highest priority for Re*Plan is the lease renewal, particularly for co-ops with short lease terms. The benefit of combining lease renewal with a community plan is the certainty about the long-term of the community. Whether or not a full community plan would fit into the agenda of the City, however, will be determined in the next little while.

In the past, Re*Plan reps have met with the Chief Housing Officer. These meetings were discontinued in the beginning of the year. Following the directive of the Mayor to work with Re*Plan, the housing department asked for a survey to get more information on current residents. However, Re*Plan does not support such a survey as we do already have gathered the relevant information.

With regards to stratas in False Creek South, two meetings with the City's Property Endowment Fund representatives and head of Real Estate took place recently. The objective of regular, collaborative meetings are to clarify the language in strata lot leases/the Strata Property Act.

RePlan recently applied to the Real Estate Foundation for a high-level process on exploring the opportunities of alternative land governance arrangements, such as a land trust. We are expecting an answer by December. Partners who have voiced their support are BC Housing, SFU, SCARP, CHF BC.

6. New Business

a. Negotiating New Co-op Land Leases in False Creek South: Process for Shared Values

Presentation of Draft Guiding Document (Attachment c.)

Val Embree introduced the Draft Guiding Document, which outlines the **content and process** for arriving at a set of shared values to negotiate new land leases for co-ops in False Creek South.

The document provides our **recommendations for a draft set of values** or common position as basis for discussion within and among co-ops. It proposes a detailed, but variable **process for each co-op** to assess and have input into the values and to endorse them if possible, or otherwise support each co-op's goals and needs. It also contains historical and planning information gathered through Re*Plan to support discussion of lease renewal values.

Motions (Full text and background also in Attachment a.)

1. Motion moved by Bob Lewis, and seconded that the co-op will work in collaboration with all of the other co-ops that approve this motion, to discuss and come to an agreement about the set of values that will be embedded in a new lease agreement.
Discussion: Alder Bay raised its concern to commit to coming to an agreement about the set of values before knowing the implications. A friendly amendment was suggested to clarify the meaning.

Motion moved by Nancy Hannum, and seconded that the co-op will work in collaboration with all of the other co-ops that approve this motion, to discuss a set of values that will be embedded in a new lease agreement.

MOTION CARRIED

2. **Motion moved by Bob Lewis, and seconded that the co-op will move forward in accordance with the timeline in the DRAFT GUIDING DOCUMENT on page 6 (V1.11).**

Background Motion 1:

There is a strong sense of urgency with three co-ops on short leases (Marina, Heritage, Creekview). The current municipal government is willing to work in a collaborative manner with us - this may not be the case in the future. False Creek Housing Co-op, Alder Bay and Twin Rainbows are on a different timeline (2036+) with regards to lease end. However, any decision for short-term co-ops will set the framework for negotiations for longer-term co-ops. Individualized decisions will also preclude the possibility of seeking alternative governance structures for co-ops in False Creek South; Therefore, an alignment of principles is necessary to move forward in unison; Given the urgency, EITHER we reach a consensus OR the three co-ops move ahead alone to consult with their members this fall (or whichever number of co-ops that participate).

Discussion: It is understood that if any potential discussions between CHF BC and the City yield an agreement, that certain provisions will be recommended to individual co-ops via CHF, co-ops with short-term leases need to be able to come to an agreement faster if it becomes necessary.

MOTION CARRIED

- 3. Motion moved by Bob Lewis, and seconded that the co-op agrees that the set of values contained in the DRAFT GUIDING DOCUMENT will be used as basis for the consultation process.**

MOTION CARRIED

Action Tasks:

- Upon endorsement of these motions, all co-op boards are asked to contact **Val Embree, vembree@shaw.ca , 604-732-0520** to initiate the scheduling of outreach presentations and workshops with the co-op members and committees. Val is not available for presentations Nov 7-13.

Background Motion 3:

These starting point values are subject to change with input from Boards, committees and the general membership of our co-ops as the consultation process unfolds. The final set of values will be embedded in the policies contained in a renewed lease agreement.

Compliance with future approved policies needs to be voluntary by members, which is only possible if a broad agreement on the benefits of these exists among members. This is the context for consultation. Each co-op has to have ownership over the consultation process to ensure a successful and meaningful consultation.

7. Next Meeting & Future Presentations

The next meeting is set for **Thursday, February 4, 2016 – 7:00 - 8:30pm**. The meeting will take place at **False Creek Housing Co-op Enclave 5 at 711 Millyard**.

The next meeting of the Authorized Working Group will take place on October 29, 2015 – 7:00-8:30pm at Enclave 6 – Sitka Square Meeting Room. The meeting is open to all board members and members of False Creek Housing Co-ops.

8. Appendices

a. Approved Motions

MOTION 1 moved by Bob Lewis

The co-op will work in collaboration with all of the other co-ops that approve this motion, to discuss a set of values that will be embedded in a new lease agreement.

- There is a strong sense of urgency with three co-ops on short leases (Marina, Heritage, Creekview).
- The current municipal government is willing to work in a collaborative manner with us - this may not be the case in the future.
- False Creek Housing Co-op, Alder Bay and Twin Rainbows are on a different timeline (2036+) with regards to lease end.
- However, any decision for short-term co-ops will set the framework for negotiations for longer-term co-ops.
- Individualized decisions will also preclude the possibility of seeking alternative governance structures for co-ops in False Creek South;
- Therefore, an alignment of principles is necessary to move forward in unison;
- Given the urgency, EITHER we reach a consensus OR the three co-ops move ahead alone to consult with their members this fall (or whichever number of co-ops that participate).

1: Formally become and commit to be part of the consultation process

Motion 2 moved by Bob Lewis

The co-op will move forward in accordance with the timeline in the DRAFT GUIDING DOCUMENT on page 6.

2: This motion asks you to commit to the TIMELINE

Motion 3 moved by Bob Lewis

The co-op agrees that the set of values contained in the DRAFT GUIDING DOCUMENT will be used as basis for the consultation process.

- These starting point values are subject to change with input from Boards, committees and the general membership of our co-ops as the consultation process unfolds. The final set of values will be embedded in the policies contained in a renewed lease agreement.
- Compliance with future approved policies needs to be voluntary by members, which is only possible if a broad agreement on the benefits of these exists among members. This is the context for consultation. Each co-op has to have ownership over the consultation process to ensure a successful and meaningful consultation.

3: Agree to the preliminary SET OF VALUES as basis for the consultation

b. 2016 RePlan Budget

Re*Plan Budgets	2016				
	Estimated Costs		Funding Sources		
	Plan A Process	Plan B Process	Plan A Community Funding	Plan B Community Funding	Other Funders ²
Planner	\$ 37,800	\$ 50,400		\$ 37,800	\$ 12,600
Planning Analyst	\$ 60,060	\$ 60,060		\$ 60,060	\$ -
Planning Assistant	\$ 27,300	\$ 54,600	\$ 27,300	\$ 27,300	\$ 27,300
Legal	\$ 50,000	\$ 100,000	\$ 50,000	\$ 100,000	\$ -
Communications	\$ 25,000	\$ 100,000	\$ 25,000	\$ 50,000	\$ 50,000
Real Estate Valuation	\$ 50,000	\$ 100,000	\$ 50,000	\$ 100,000	\$ -
Building Condition	\$ 50,000	\$ 100,000			\$ 100,000
Land Use Plan¹	\$ 1,155,920	\$ 1,155,920			\$ 1,155,920
Land Use Plan Review¹		\$ 50,000			\$ 50,000
Future Governance	\$ 30,000	\$ 50,000			\$ 50,000
Total	\$ 1,486,080	\$ 1,820,980	\$ 152,300	\$ 375,160	\$ 1,445,820
Note 1: Land Use Plan -	FCS is recommending that the City contract a significant portion of the Land Use Plan to a local planning consulting company. If the City decides to use its own staff, this may or may not be contentious. But the community will require funds for an independent review. Funds for this independent review may have to be raised locally, or we may be able to secure volunteer or university support.				
Note 2: Other Funders	This is a moving target, but VanCity, City of Vancouver, BC Housing, Vancouver Foundation and Real Estate Foundation have provided funding or indicated support. Other foundations will also be pursued.				

Notes for Re*Plan Budgets		Local Fund Raising (per door revenues)									
Example Projections											
Revenue Projection at \$5.00 Per Month per Door					Revenue Projection at \$5.00 Per Month Per Door + Stratas Pay for \$50K Real Estate Stud						
Housing on City Land	Units		Revenues		Housing on City Land	Units		Revenues		total revenue	
	number	per month	per annum	total revenue		number	per month	per annum	total revenue		
Strata	658	\$5	\$60	\$39,480	Strata	at \$5.00/mo	\$5	\$60	\$39,480		
Coop	573	\$5	\$60	\$34,380		to cover \$50K study	\$6.33	\$75.99	\$50,000		
Non-Profit	453	\$5	\$60	\$27,180		subt	658	\$11.33	\$135.99	\$89,480	
Market Rental	124	\$5	\$60	\$7,440	Coop		573	\$5	\$60	\$34,380	
	1808			\$108,480	Non-Profit		453	\$5	\$60	\$27,180	
					Market Rental		124	\$5	\$60	\$7,440	
							1808			\$158,480	
Revenue Projection at \$10.00 Per Month Per Door					Revenue Projection at \$10.00 Per Month Per Door + Stratas Pay for \$100K Real Estate St						
Housing on City Land	Units		Revenues		Housing on City Land	Units		Revenues		total revenue	
	number	per month	per annum	total revenue		number	per month	per annum	total revenue		
Strata	658	\$10	\$120	\$ 78,960	Strata	at \$10.00/mo	\$10	\$120	\$78,960		
Coop	573	\$10	\$120	\$ 68,760		to cover \$100K study	\$12.66	\$152	\$100,000		
Non-Profit	453	\$10	\$120	\$ 54,360		subt	658	\$22.66	\$272	\$178,960	
mkt rental	124	\$10	\$120	\$ 14,880	Coop		573	\$10	\$120	\$68,760	
	1808			\$ 216,960	Non-Profit		453	\$10	\$120	\$54,360	
					Market Rental		124	\$10	\$120	\$14,880	
							1808			\$316,960	

C.

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