

RePlan Steering & Strategy Group Meeting: March 21, 2016

Present: Jim Woodward, Herb Barbolet, Nathan Edelson, Dennis McCann, Lisa May, Richard Evans, Richard Vallee

Regrets: Anne Kaye, Jay Bancroft, Jerry Roy, Peer-Daniel Krause, Wendy Herdin, Sharon Yandle

1. BUSINESS ARISING FROM PREVIOUS MEETINGS

1.1. Community Land Trusts related to homeownership

Community Land Trusts (CLTs) in Canada, the United States and the UK that offer affordable homeownership have income profiles for targeted groups. The outstanding question is: “What happens when income rises?” The same question arises with co-op housing.

Champlain Housing Trust (CHT) in Burlington, Vermont, is by far the largest housing land trust in the US. As part of the Real Estate Foundation project RePlan is leading into “New Governance Models for Housing on Public Land,” we will interview CHT representatives. Jim and Kathryn Woodward have developed a draft interview guide to gather information from CHT on its guidelines for affordable homeownership, as a trial run, which may then be used with other Community Land Trusts.

Suggestions included:

- Ask other municipalities how they handle co-ops on leased land
- Explore the opportunity to create new rules with lease renewal, by discussing the broader values related to building stable communities in an extremely expensive housing market, with the City of Vancouver
- Check on progress the Aboriginal Housing Management Association has made establishing an affordable homeownership program with the Rural Native Housing portfolio in BC
- Continue to investigate other potential governance models as well as CLTs
- Look into creating a student project, if RePlan lacks resources for a broader survey of CLTs

Action:

- Jim to share draft interview guide with the RePlan Strategy Group

1.2. RePlan Strategic Plan

The RePlan Steering & Strategy Group has endorsed the RePlan Strategic Plan developed from a one-day planning session held in April 2015. The plan is designed to guide efforts to realize our **vision** for the future of False Creek South (FCS):

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- We will be a model for other mixed income, socially and environmentally sustainable neighbourhoods
- Many children, elders, families and single working people will live here
- The historic design of our neighbourhood will be preserved as it is renewed for the future
- Residents and businesses will be confident in their long-term tenure on the land and will play an active role in its governance
- No one will be forced to leave the neighbourhood because they cannot afford to pay for their lease renewal

The plan contains three **core strategies** for bringing our vision into reality, and a tactical plan for each of these strategies:

1. Collaboratively negotiate lease renewal with the City of Vancouver, as legitimate representatives of our community, being prepared to exert pressure if necessary
2. Participate fully in developing viable options for land governance
3. Participate fully in developing our Community Plan

In addition, Peer-Daniel produced a status report on his work to date to support the Strategic Plan.

Suggestions included:

- Take the RePlan Strategic Plan to the City of Vancouver (COV) to guide its work plan/reports and negotiate timelines for FCS
- Post the plan online and refer FCS community members so they can see the scope of their contributions
- Use the plan as a formal framework for reporting progress to enclaves

Action:

- Nathan to present the RePlan Strategic Plan at the next Co-op Subcommittee meeting (March 31) for review and comment
- Lisa to bring the RePlan Strategic Plan to the Strata Leasehold Subcommittee for review and comment
- RePlan to establish a working group to set a time frame for implementing and updating the plan, based on Peer-Daniel's status report

2. NEW BUSINESS

2.1. City of Vancouver on short term co-op lease renewals

The co-op group is working to develop a common platform with the City of Vancouver among co-ops. At the same time, different co-ops have different approaches and housing policies on issues like "right sizing" family size to unit size. Nevertheless, the Co-op Subcommittee/Authorized Working Group is getting close to putting forward a cohesive stance to COV on the co-ops with short term leases (Creekview, Marina, Heritage in 2021).

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In the meantime, the group is concerned the City is developing its own strategy without full consultation with co-ops, and is liaising with the Co-op Housing Federation of BC (CHF BC) on behalf of co-ops instead. While Thom Armstrong, CHF BC Executive Director, is striving to share communication with co-ops, the Co-op Subcommittee/Authorized Working Group is seeking more direct consultation with COV, and has invited Armstrong to attend their April 2016 meeting.

Comments included:

- Continue to push for COV work plan/council report in the short term to direct the work of City staff
- Explore opportunities for FCS to learn from/work with CHF BC on its land trust

Action:

- Nathan to arrange meeting with Richard Valle to discuss issues and timeline with Chris Baas, COV Project Manager for False Creek South, or Chief Housing Officer Mukhtar Latif

3. NEXT MEETING

- Date to be determined