



## Minutes

### Strata Leasehold Subcommittee (SLS)

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**Meeting Date:** Wednesday, July 6, 2016, 7:00 – 9:00 pm

**Location:** Mariner Point Meeting Room

**Attendees:** Cory Lake, Lisa May, Dennis McCann (Chair), Sucha Gill, Nathan Edelson, Peer-Daniel Krause (Minutes), Jim Woodward, Ralph Skinner, Joseph Skala, Paul Ham, Richard Marchant, Jerry Roy, R. Hawrylko, Robert Boyd, John Sanders

**Regrets:** Panos Grames, Sharon Yandle, Cal Towle, Jay Bancroft, Alain Catteau, Steve Jedreicich, Jan Chevarie, Jim Taggart, Anne Kaye, Robert Renger, Mats Tholin, George Stratis, Jaki Chantler, Richard Creed

**Guests:** Marta Goodwin (False Creek South Neighbourhood Association Treasurer)

### 1. SLS Financial Report

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- Dennis McCann, Treasurer of the False Creek South Neighbourhood Association (FCSNA) delivered its \*RePlan Financial Report to the SLS committee.
- The \*RePlan available cash balance as of July 4, 2016 is \$8,445.77. Twelve strata corporations and co-operatives have committed to fund \*RePlan for \$122,874.96. Of this amount:
  - \$41,262.19 has been received.
  - Funding commitments are outstanding from three strata corporations and one co-operative, which equal \$41,954.76 or 20.6% of the total funding request.
  - Three additional strata councils are presenting general meeting resolutions to their owners to approve an additional cumulative \$39,130.11. Two of the three stratas have initiated the fundraising process, but have not set an AGM. Marine Mews Strata Council has decided not to support RePlan with funds in 2016.
  - Another \$5,500.76 was received separate from the enclave funding process.

- Planning and budgeting for 2017 should take place no later than September 2016 to facilitate consideration by the leasehold strata corporations and co-operatives. In preparation for next year's budget, a summary of what has been spent and what has been achieved should be provided to Strata Councils.
- Thanks to Dennis McCann for his work as Treasurer; he will be leaving the role by the end of July 2016. Marta Goodwin will be the new Treasurer as of August 1 and is transitioning into the role.
- The potential for renewed funding support is currently being discussed with Vancity staff.

## **2. Status of discussions with City of Vancouver (COV)**

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- On Wednesday, July 13, 2016, \*RePlan representatives will present ideas to the Mayor and Council in response to an initial report brought forward by staff. City staff, as well as RePlan delegates, will each make 20 minute presentations to the Standing Committee on City Finance and Services.
- The City's presentation will focus on:
  - Background and some history
  - Overview of the leases and tenure types
  - Start of consultation on engagement principles that will guide the City's future work (not the start of a planning process)
  - City staff's intention to work with RePlan on exploring affordable options to remain in the community, in line with COV policy and programs
  - Reviewing renewal of co-op leases in False Creek South, within the context of city-wide co-op issues
- RePlan intends to highlight its five principles and present the need for a collaborative process, work plan and associated resources.

## **3. Workshop on options for an affordable ownership program in conjunction with lease renewal in FCS**

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- Jim Woodward introduced a draft outline for a workshop for strata owners regarding *Affordable Ownership Models* and their potential for FCS, which could include a PowerPoint presentation and dialogue, as well as break-out sessions to educate and obtain feedback from owners.
- Feedback from SLS members highlighted that such a workshop would need to:
  - a. Convey to owners what the costs for lease renewal might be and how various options would achieve affordability
  - b. Explore the continuum of lease renewal options, not just non-market lease renewal
  - c. Help determine owners' interest in exploring lease renewal options that would lead to non-market ownership options
- Next steps will include:
  - a. Refining the workshop proposal for further discussion with the SLS committee
  - b. Requesting \*RePlan to explore the opportunity to engage City staff in discussions about conversion to affordable home ownership
  - c. Exploring opportunities to collaborate with university students who have expertise in housing policy and economics

#### 4. Status on actions from previous minutes

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- Peer-Daniel to clarify the importance of schedule to leases detailing interest upon lease termination with the support of Dennis and Robert.
  - tabled
- Clarify the need/opportunity to make legislative changes to renew leases with different terms from those currently provided.
  - tabled
- Gather information on whether property taxes for leasehold properties in New South Wales are based on freehold value.
  - PD wrote to a contact in NSW and is waiting for a response

#### 5. Actions:

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- Prepare concise summary of spending to date and related achievements
- Circulate information about the event on [Community Land Trusts on September 8/9, 2016](#) to SLS members (see attachment below)

#### 6. Next Meeting

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The preliminary date for the next meeting is September 21, 2016. Should important information arise, another meeting date will be set via Doodle Poll.

#### 7. Attachment: Event Invitations for September 8/9

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## Community Land Trusts for Affordable Housing

### *Professional Development Course*

Friday, September 9<sup>th</sup>, 9 am – 4:30 pm  
SFU Harbour Centre

**Register at**

<http://goo.gl/5vxsll>

*\$175+GST Early Bird (Aug 1), \$199+GST Regular Price*

*PIBC, BCSLA, AIBC members can self-report to their association for CE credit consideration.*

*Participants will receive a tax receipt for education purposes. Lunch included!*

### ***Are CLTs the vehicle to retain much needed affordable housing and finance future sustainable and locally guided development on publicly-owned land in Metro Vancouver?***

Participants of this full-day professional development course will learn about **community land trusts** as a tool for property development, asset management, and stewardship of affordable home ownership, as well as different CLT governance mechanisms to maximize affordability and other community impacts. This course is geared towards professionals working for municipalities and other related industries such as legal, finance, land development, planning, and economic development, as well as non-market housing providers and operators.

#### **Program Details**

**Session 1 Introduction to CLTs for Housing Affordability**

*Brenda Torpy*, CEO of Champlain Housing Trust

**Session 2 Opportunities for Non-Profit Housing & Development within a CLT Framework**

*Tiffany Duzita*, Director of Development of the Community Land Trust Foundation of BC

*Jilly Atkey*, Director of Research & Education of the BC Non-Profit Housing Association

*Andy Broderick*, Vice President of Impact Market Development at Vancity

**Session 3 Models for Creating & Administering Affordable Home Ownership**

**Option A** *Speakers TBA*

**Session 3 CLTs as a Tool for Asset Management**

**Option B** *Thom Armstrong*, CEO of the Co-op Housing Federation of British Columbia

**Session 4 Roundtable Discussion: Land Trusts in the Lower Mainland**

*Thom Armstrong*, CEO of the Co-op Housing Federation of British Columbia

*Andrea Reimer*, Councillor and Deputy Mayor with the City of Vancouver

*Margaret Eberle*, Senior Housing Planning with Metro Vancouver

## **Community Land Trusts for Affordable Housing Public Lecture with Brenda Torpy**

Join Brenda Torpy, CEO of the Champlain Housing Trust, on September 8<sup>th</sup> (7pm, SFU Harbour Centre) for a **free** public lecture to learn about her approach to stewarding land for the benefit of the community and how it created long-term affordability impacts. Brenda Torpy has 34 years of experience in the affordable housing field, starting with rural community development and affordable housing advocacy in northern Vermont.

*Admission is free but reservations are required.*

**Reserve here: <https://goo.gl/nHM5KL>**

*Got Questions?*

Contact Peer-Daniel Krause with  
\*RePlan False Creek South



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