

Co-op Authorized Working Group (AWG) Minutes

Meeting Date: Thursday, November 10, 7:00-8:30PM

Location: False Creek Co-op, Sitka Square, Communal Space Meeting Room

PRESENT:

Nancy	Hannum	(Alder Bay) (Chairing)
Wendy	Herdin	(Alder Bay)
Clara	Salamanca	(Creekview)
Wendy ⁺	Murphy	(Creekview)
Gordon	Watson	(Creekview)
Richard	Vallee	(FCC)
Rider	Cooley	(FCC)
Wendy	Bryan	(GVFHC)
Liljana	Kojic	(Heritage)
Luba	Kojic	(Heritage)
Erin	Gilchrist	(Heritage)
Bob	Lewis	(Marina)
Bob	Reilly	(Twin Rainbows)

+OTHERS:

Nathan	Edelson	(*RePlan)
Daniel	Ward	(*RePlan)
Norma-Jean	McLaren	(*RePlan)

⁺ Indicates non-voting member

Table of Contents

1. Approval of Agenda—Richard Vallee (Chair)	2
2. Approval of Previous minutes	2
3. Subcommittee Progress Reports— Richard Vallee	2
3.1 Communications and Education (Val)	2
3.2 Negotiation Preparation	3
3.3 Research and Policies	3
4. City Discussions (Nathan, Richard and Wendy, Nancy)	3
5. Agenda and Preparation for JCBC	4
6. Other Business	4
7. Next Meeting(s)	4
8. Action Summary	4

1. Approval of Agenda—Richard Vallee (Chair)

- Agenda approved.

2. Approval of Previous minutes

- Approved as amended.

3. Subcommittee Progress Reports— Richard Vallee

3.1 Communications and Education (Val)

- Co-op story document was distributed by Daniel to all *RePlan members and posted on the website.
- Daniel is now in process of combining audio narration and powerpoint slides of coop story into YouTube-compatible video.
- 2nd video created by Iggy about Caroline in Alder Bay; prepared to be released when appropriate
- CHFBC AGM is Nov. 20th
 - *RePlan to have table there.
- Clara to attend and be available to answer questions; other AWG members attending as delegates to tag in and out
- Opportunity to try out our Friends of False Creek South messaging
- Housing Central, BC Nonprofit Housing Association Conference begins on Nov. 20th (ties into CHFBC AGM)

- Peer-Daniel has connected us with a bursary that could allow a *RePlan delegate to attend the conference. (Daniel will already be attending as a delegate).
 - Rider Cooley expressed interest in attending
- Report back from the International Cooperatives Alliance (Val)
 - Val attended conference in Montréal.
 - 2900 delegates from 115 countries
 - Interesting facts:
 - Co-ops have 1 billion members worldwide
 - \$3 trillion in annual revenue
 - Joseph Stiglitz and Robert Reich gave keynote speeches.
 - Argued that if co-ops branded themselves as a singular movement with a set of coherent values rather they could be a much more powerful movement.

3.2 Negotiation Preparation

- Nothing to report.

3.3 Research and Policies

- Daniel to send out excel and .pdf versions of comparative co-op policies document.

4. City Discussions (Nathan, Richard and Wendy, Nancy)

- Affordable housing discussion update
 - Meeting with Kathleen Llewelyn Thomas (Manager of Community Services)
 - *RePlan members discussed the city's report on the future of co-ops in Vancouver.
 - There was a good exchange of ideas but nothing major came of the meeting.
 - Suggestion made that we get a legal opinion definitively stating that co-ops are an ownership model.
 - Some think this is not necessary.
- There has been a definite change in attitude from city staff.
 - Nathan says there is an increasing openness to new ideas and to get the lease renewal settled as soon as possible.
 - City reps. have expressed that the final report on co-ops won't be moved without CHFBC support.
 - Goal is to have this sorted by January; have lease expiry dates punted out to when other co-op leases will be expiring (late 2030's—2044)
- Regarding general False Creek South process
 - Principles:
 - *RePlan is interested in letting CoV's statement stand as is, but wants to include RePlan's principles in the same document.
 - Community Land Trust

- Appears to be genuine interest from city and partners in developing agreement that could see land trust idea happen.
- Other upcoming meetings:
 - City wants to meet about MOU
 - City wants to brief *RePlan on what they've heard in other stakeholder conversations.
 - Urban Design and technical working group meeting with the city next week to over building condition assessment methodology.

5. Agenda and Preparation for JCBC

- Consensus emerged for inviting Mike Walker to JCBC meeting to give members an opportunity to meet him.
- AWG members expressed significant support for Walker as an excellent prospect for being a negotiator for co-ops.
 - AWG expressed this for several reasons, including:
 - *RePlan is already down the path of negotiation and Walker has been involved through much of the work thus far;
 - Walker has been incredibly effective in positioning the FCS community for success.
 - Walker has already been well received in conversations with city staff.
 - Walker is the lawyer being used by CHF BC and they will be incurring the charges for him to negotiate on behalf of co-ops
 - Walker has previous experience successfully negotiating with the City on behalf of other co-ops (eg. Helen's Court)

6. Other Business

- No other business.

7. Next Meeting(s)

- **JCBC**, November 24, 7-9pm, 711 Millyard, FCC
- **FCSNA** GI2040 Feedback Meeting, November 23rd, 7pm
- **AWG**, December 8th, 2016, 7-8:30pm, Venue TBA
 - Following: January 5th, 2017, 7:00-8:30pm, Venue TBA

8. Action Summary

Daniel

1. Share excel AND pdf version of comparative housing co-op policy document.
2. To connect with Clara regarding resources for tabling at the CHF BC AGM.

Nancy H.

1. Share *RePlan budget document to all FCS housing co-ops.

Rider

1. To submit Housing Central bursary application to Peer-Daniel at BCNPHA email: peer-daniel@bcnpha.ca . Fax: 604-291-2636.