

JOINT CO-OP BOARD COMMITTEE MINUTES

Time: 7:00- 9:00pm
Date: Thursday, February 2, 2017
Location: False Creek Co-op Enclave 5, 711 Millyard

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1. Roll Call

Alder Bay: Peter Morgan, Charles Ungerleider, Wendy Herdin, Nancy Hannum (Chair)

Creekview: Dennis Pyo, Clara Salamanca, Wendy Murphy, Anne, Gordon Watson

FCC: Marta Goodwin, Mike, Val Embree, Richard Vallee

GVFHC (Spruce): George McEwen, Wendy Bryan, Kim Pearce

Heritage: Crystl Beretanos, Erin Gilchrist, Naomi Singer, Carol Sutton

Marina: Collin, Marina, Bob Lewis, Ellen

Twin Rainbows: Bob Riley

2. New Business

- Rep. from Alder Bay announced that their board has approved *RePlan to negotiate on behalf of their co-op, the first FCS co-op to do so.
- Rep from Alder Bay encouraged other boards to do the same

3. CoV Co-op Report Update and Discussion

CoV Staff presented the [False Creek South Report](#) to council on January 25. Before presenting recommendations, Gil Kelley (GM of Planning, Urban Design and

Sustainability) made very favorable opening remarks that spoke to positive engagement and hard work from the FCS community and RePlan and discussed the history and longstanding success of the FCS community. (You can watch the video [here](#)).

Following staff presentations, Richard Evans (Chair, *RePlan) and Anne Kaye (Chair, SLS), delivered presentations that spoke positively of the progress made to date. They congratulated and thanked staff for their efforts, and introduced minor amendments to the recommendations to ensure:

- Collaboration between the City's main groups involved in the False Creek South work (ie. Real Estate and Facilities Management; Planning, Urban Design and Sustainability; Community Services)
- That the city "define the purpose" of the building condition assessment
- That the City works closely with *RePlan throughout this process
- That report-back deadlines be more clearly defined

Many of these amendments were fully accepted by staff and council, including that the city develop a statement of purpose regarding the building condition assessments prior to commencing the assessments.

3. City of Vancouver Co-op Report: "Sustaining Affordable Housing on City Land"

3.1 Summary from Thom Armstrong

Thom Armstrong, Executive Director of the Cooperatives Housing Federation of BC, provided a summary of the City report, it's key lease terms (and their evolution) and the next steps.

You can access the CHF BC Summary here:

https://www.dropbox.com/s/z1qeg2q0blobp3d/CHFBC%20Summary%20of%20CoV%20Co-op%20Report%2C%20Feb_2017.pdf?dl=0

Thom Armstrong expressed that he was encouraged by the final report and reviewed key areas of the CHF BC summary.

City to Pilot Terms with 7 Priority Co-ops

The city will initiate lease renewal process with the 7 priority co-ops (Marina Co-op is the only FCS co-op included in this group). The key lease terms and overall process will be reexamined based on the initial co-ops' and the City's experience under this lease renewal process.

After addressing these initial 7 co-ops, the city and the housing co-op sector will have encountered all the issues that may arise from the key terms and conditions. It was noted that this will benefit co-ops negotiations after this initial 7.

You can access a full summary from CHF BC on the City's co-op report here:

https://www.dropbox.com/s/z1qeg2q0blobp3d/CHFBC%20Summary%20of%20CoV%20Co-op%20Report%2C%20Feb_2017.pdf?dl=0

3.2 Next Steps:

- JCBC members are asked to share the CHF BC co-op report summary document to all members
- Attend the Feb. 8 council meeting
- CHF BC will be approaching the initial 7 co-ops to offer support in the coming negotiation process. CHF BC will also be engaging Mike Walker to develop legal analysis regarding the City's position
- CHF BC will be closely monitoring the process over the next several months

3.3 JCBC Discussion and Response

JCBC meeting attendees broke away into their co-op groups to allow board members to discuss their thoughts on the report. After ten minutes, the JCBC meeting reconvened and co-op boards reported back on their discussion

Unanimous Acceptance

All co-ops present accepted the report and agreed it provided a useful framework for launching into negotiations as soon as possible.

Many members stressed that, despite some minor issues in the report, it was critical this report be accepted by city council so that urgent negotiations could proceed as soon as possible. Members also noted that, where there were some reservations on key terms, the report's language was flexible enough to make these acceptable.

Emphasize Ambition of False Creek South Co-ops

There was agreement that the co-op report did not account for the ambitious and entrepreneurial vision many False Creek South co-ops have for their organizations. As such, members agreed that it was important to communicate to city council the ambitious vision of the co-op sector in FCS.

Decision on JCBC Representation at Council

JCBC members nominated Nancy Hannum and Wendy Bryan to speak at the February 8 council meeting. Members also expressed support for Nathan Edelson to speak following the JCBC speakers at council.

4. AWG Delegate Appointment Confirmation

This item was tabled until the next AWG meeting