Housing Trust Advisory Committee
October 9, 2019

Attendees: Nathan Edelson, Robyn Chan, Jim Woodward, Kathryn Woodward

Enclaves definition

- We need to define "enclave", because that is a False Creek term, but outside of the neighbourhood people don't know what it means.
- Should we have a series of definitions at the beginning of the workplan?
- We don't want to over complicate, but if this is a public document, we need to think through the language. If we want to meet with someone, and send out the document in advance, they may not know what we mean by "enclave."
- **Action:** Robyn to put definition of "enclave" in a footnote

Internal vs. External document

- Is this workplan an external or internal document? If it is public, we need to be cognizant of the language, because it could end up in City hands if it's semi-public.
- Maybe there are two documents, the context and the questions, and the workplan aspect of it can be totally separate from that. It's carrying out two different functions. The workplan does not have to be part of the document that goes out to help people understand.
- For internal stuff, we can leave what we have, but we can make a separate extraction of the context and first table of options that would go out prior to a consultation.
- If that's the case, do we have to better define what a Housing Trust is? We should also expand the abbreviations.
- **Action:** An external document, with general project information and Housing Trust options will be created. The work plan details and timelines will remain internal.

Strata Involvement

- Kathryn: Should we include current stratas in the list of full membership? It's very complicated, because it needs to be affordable ownership within the Trust, and converting existing stratas is beyond the research of this project.
- Nathan: There may be seniors who can't afford the new leases and want other options. If they're supportive of us, they could help.
- Kathryn: The table is describing options for memberships of the trust, and the implication of the way it is written is that a whole strata would become a member. At least what we would have to have is not just "stratas", but something like "Strata owners who have an interest in participation." The complication is that if we're talking about lease renewal, an extension of leases. The complications are immense. We don't want the wrong signal to be sent right off the bat here with strata owners. We have to very carefully word something if it's going to imply any involvement of stratas.
- Nathan: Maybe the problem is that we wouldn't have it here, we would have "strata owners" under associate members. I think we're going to create a problem for ourselves.
- Kathryn: We need to decide what the Trust is. By definition, the Trust is for housing that is affordable, not for market-driven ownership.
- Does the CHFBC have any strata or is it all rental? It's all rental. But could there be an equity co-op?

- Mike mentioned an equity co-op as a work around with the legal strata problems. Like for us, each individual owner has a lease with the City.
- What about a senior that can't afford the new lease, but wants to move into a smaller unit that might be developed by the Trust. If the profit contributes to the development of affordability, does that count?
- The problem is that as soon as there is affordable ownership, it has to be discounted from market, it's not sold at what the market has determined what it's worth. If it isn't fettered, that it doesn't actually belong within a Trust.
- So the issue is that we have some kind of discussion with the SLS and the individual enclaves because we're working on something that may affect them. I also think there will be a fair number of seniors that would consider affordable home ownership in a new building.
- One of those options would be in some form of non-profit rental, where it's not driven by the market. With co-ops that CHFBC is developing, yes, there are townhouses that help subsidize the non-market units in the co-ops and non-profit societies that are rent-geared to income. Those are still members of a non-profit co-op. Those best units are being rented to co-op members at a little below market rate. But the rents are controlled by the Trust, not by the market, much like the existing co-ops in False Creek South. It's called "deemed market rent" which is quite below what the market rates would have.
- The City Charter could now have affordable ownership on leased land, but in terms of existing stratas, the better place to put them is under associate membership where they could buy services.
- For new development, could the Trust build affordable home ownership? Yes, but it wouldn't be a strata. The strata legislation is problematic.
- How can we have affordable ownership in the mix?
- Instead of saying stratas we could say "New affordable ownership housing"
- **Action:** Remove "strata" from possible membership list and add "New affordable ownership housing"
- **Action:** Add SLS to list of groups to be consulted in the preliminary investigations.

"Organize Meetings" section

- Jim: We need to put some detail to what this is going to look like. What does this process look like? For example, if you're meeting with the Board of the False Creek Co-op, what would that look like? I would feel much more comfortable if we had a pretty detailed format of how we're going to do it, at least reference to the fact.
- Nathan: It may be that as we're meeting with these organizations it will be obvious that there is one way or several ways that we want to structure the trust. If it is pretty obvious then our focus would be coming out to explain what we're thinking about. If there are several choices we could consult on that. But the preliminary work may reveal that there are one or two ways that we can do this and affect the way that we ask the questions.
- **Action:** Add "To be developed once the preliminary investigations are complete."
- **Action:** Add "Develop a summary of investigation responses/outcomes" after preliminary investigations
- **Action:** Add" Finalize questions/consultation process to community"
- Jim: Under "organize meetings", if we don't have a firm idea of how those meetings will go, do we stand up and say x, and ask y… We need to think about how these meetings are going to be structured. We know that there are a lot of people with a lot of things to say, and the meetings could be derailed. They need to be well planned.

- For example, is the structure of these meetings different with a non-profit board different than a co-op board? Is the consultation with SLS different?
- This section needs a little more work and detail, whether it happens now, or after the preliminary investigations. That may make sense when Phase 1 is over.
- Nathan: We may need to bump things back a month or two. The Working group needs a chance to meet with people. We can stretch out the timeline.
- **Action:** Shift timeline by 2-3 months
- People in preliminary investigations list can be invited to Working Group meeting. We could have a three hour meeting and a few different people at the meeting.
- Jim will see if Inner-City Housing is still in business and interested in meeting. They have developed a lot of housing – small-scale.
- For the investigations that could be development consultants, it could be pre-mature. On the other hand, a lot of people are really interested in new development or re-development.
- **Action:** Break the list out of preliminary investigation meetings into subheadings.
- For example, any that could act as development or financing entities in one group, and others, like COHO, they are a property management company of CHFBC, so that would only be relevant for general information. Canna does the same thing.

Private Developers

- Do we want the word private developers included in this research project?
- Yes, because the City may go through an open bid process, in which case it's a reality.
- The other possibility is that they may phase it, see how Broadway Lodge goes, and then see what happens.
- CHFBC bid on the original four parcels of land, and have since been given 7 parcels. This speaks to a strength of aligning with CHFBC in some way.