



SENIORS' ADVISORY COMMITTEE

SPECIAL MINUTES

OCTOBER 2, 2020

A special meeting of the Seniors' Advisory Committee was held on Friday, October 02, 2020, at 10:09 am, by electronic means.

PRESENT: Colleen McGuinness, Chair
Monica Camporese
Donna Clarke
Beatrice Ho
Dellie Lidyard
Dale Lutes
Romy Senghera
Kala Singh
Vernon Wang
Jacqueline Weiler
Marc White
Callie Wong

ABSENT: Scott Ricker, Vice-Chair
Eric Szeto

ALSO PRESENT: Councillor Jean Swanson, Council Liaison
Commissioner Tricia Barker, Park Board Liaison
Trustee Janet Fraser, School Board Liaison
Winston Chou, Manager, Traffic and Data Management,
Staff Liaison
Susan Mele, Acting Recreation Manager, West Region,
Park Board
Karen Liebel, Coordinator, Accessible Services, Vancouver
Public Library
Laura Mackenrot, Persons with Disabilities Advisory
Committee Liaison

CITY CLERK'S OFFICE: Kathy Bengston, Committee Clerk

WELCOME

The Chair acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tseil-Waututh Nations.

1. Motion - Co-operative Housing on City Lease Land

The Seniors' Advisory Committee accepts this motion in principle with the understanding that the Seniors' Advisory Committee members seek input directly with members of City Council prior to submitting a final motion.

MOVED by Marc White

SECONDED by Donna Clarke

WHEREAS

1. Over 40% of members of housing co-operatives are seniors, the Seniors' Advisory Committee (SAC) is deeply concerned about the current state of negotiations with the Co-op Housing Sector.
2. Since the release of the City of Vancouver's Co-op Housing Discussion Paper on January 28, 2020, not one single housing co-op has signed a lease based on the proposed options.
3. The Co-operative Housing Association of British Columbia (CHFBC) after reviewing Options 1 and 2 using real data from 18 housing co-ops has found that the financial model and its underlying assumptions to be so flawed that after extensive attempts to modify the model or assumptions under the model, they informed staff that they are no longer working with the City model and have been working on a different lease renewal framework in communication and collaboration with housing co-ops on city land leases.

We understand that the CHFBC framework being proposed will:

- a. address city interests in receiving significant funding to support Vancouver Affordable Housing Endowment Fund (VAHEF) goals to expand affordable housing upfront through pre-paid lease options;
 - b. provide acceptable performance measures that ensures co-ops are providing sustainable affordable housing within broader and deeper income levels than the City has managed to provide in its own programs;
 - c. be congruent with the self-governing, democratic principles underpinning all co-operatives.
4. We are also greatly concerned that at least two housing co-operatives who under the proposed discussion paper would have no other option except Option 3 for the reason that they are providing much needed deeper affordability for lower income households (many are seniors), than is allowed under the proposed financial model, as the proposed model does not allow a negative lease credit. In one of these co-ops the lack of security is dramatically increasing mental distress and has already resulted in 5% of their members to leave the housing co-op. This will continue to increase stress and financial hardship on a co-op where its members paid market value for their land, and also paid full cost of their buildings. We believe option 3 is a devastating option for seniors who have voluntarily created and sustained some of the most affordable housing in the city.

THEREFORE BE IT RESOLVED

(DRAFT)

- A. THAT the Seniors' Advisory Committee ask that Council guarantee "security of tenure" for short term co-ops by extending their current lease for a minimum of six months, without penalty or charge, as a gesture of goodwill to reduce mental distress. This will provide a greater opportunity both for The Co-operative Housing Association of British Columbia (CHFBC) and City staff to co-create an appropriate lease framework together based on the following viability measures, or for CHFBC to be given the opportunity to append their proposal to the City staff lease proposal.
- B. THAT the Seniors' Advisory Committee recommend that Council direct City staff to consider the following guidelines for viability testing:
- i. That staff work with CHFBC to test any new proposed lease framework with real co-op housing data which has been provided to CHFBC by housing co-ops for this purpose, and that the results of this review be shared with Council prior to Council making a decision on co-op leases;
 - ii. That the results of this modeling and testing be shared with financial institution(s) who concludes following their review, that the model meets a level of acceptability and sustainability that the lender would consider making loans to housing co-ops to support pre-paid leases, and address remediation needs;
 - iii. That the lease framework preserves and sustains at a minimum the range and depth of affordability across current income bands currently being served; and
 - iv. That the lease framework is flexible recognizing that housing co-ops are based on different Canada Mortgage Housing Corporation (CMHC) programs and therefore, have different operational needs (e.g. some co-ops are self-subsidy, some co-ops receive subsidy which is time-limited to 2028, some of the co-ops who currently receive subsidy are investigating self-subsidy options to address the potential loss of future subsidy).

CARRIED UNANIMOUSLY

2. Motion – Vancouver Building By-law and Standards of Maintenance

MOVED by Dellie Lidyard

SECONDED by Callie Wong

THAT the Seniors' Advisory Committee agrees to postpone the decision on the elevator maintenance motion to the next Seniors' Advisory Committee meeting on November 6, 2020.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Jacqueline Weiler
SECONDED by Monica Camporese

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Regular Meeting:

DATE: November 6, 2020
TIME: 10:00 am
PLACE: WebEx Online

Next Working Session:

DATE: December 4, 2020
TIME: 10:00 am
PLACE: WebEx Online

The Committee adjourned at 11:22 am.

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