

ITEM 6
MANAGER'S REPORT NO. 78
COUNCIL MEETING 89/11/27

RE: CO-OPERATIVE HOUSING IN CARIBOO HEIGHTS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1989 November 22

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 17.819

SUBJECT: CO-OPERATIVE HOUSING IN CARIBOO HEIGHTS

PURPOSE: To report on the results of the process undertaken with the cooperation of the Co-operative Housing Alliance of B.C. to choose a resource group to develop co-operative housing in Cariboo Heights, and to recommend that Council accept the proposal that Columbia Housing Advisory Association be chosen as the resource group to develop co-operative housing on Site 6A at Cariboo Heights.

RECOMMENDATION:

1. THAT Council authorize Columbia Housing Advisory Association to initiate the development of co-operative housing on Site 6A at Cariboo Heights.
2. THAT this report be referred to the Housing Committee.
3. THAT a copy of this report be sent to the Co-operative Housing Alliance of B.C., 4676 Main Street, Vancouver B.C., V5V 3R7.

R E P O R T

1.0 BACKGROUND

At the meeting of 1989 September 18, Council considered a report from the Director Planning & Building Inspection that provided an update on actions taken to date in addressing various non-market housing initiatives in Cariboo Heights which had been adopted by Council. Section 3.0 of that report described a process where representatives from the four resource groups would meet amongst themselves to recommend which one would seek municipal approval to lease the land and undertake the development. The first and second recommendations of that report stated:

- "1. THAT staff be authorized to write to CMHC to indicate the Municipality's formal desire to facilitate development of co-op housing on site 6a of Cariboo Heights.

2. THAT Council authorize staff to follow the process described in Section 3.0 of this report for allocation of municipal sites, on a leased basis, for development of co-op housing." 139

The purpose of this report is to provide the results of that process, and to update Council on work currently being undertaken to develop a procedure to choose groups for the development of non-profit housing on other municipal sites, if Council should choose to make such sites available.

2.0 SELECTION OF RESOURCE GROUP

Attached to this report is a letter from the Co-operative Alliance of B.C. in which they describe the process they undertook to determine the order in which resources groups would be assigned to particular municipal site as they become available for the development of co-operative housing. In essence, the Alliance has formed a queue that will assign groups to develop lands that may be offered by any municipality in the region.

Since Burnaby was seen to have the most immediately available site, Columbia Housing Advisory Association, the first in the queue, was selected to contact Burnaby and initiate the development process for site 6A in Cariboo Heights. As mentioned in the report of 1989 September 18, all of the resource groups that are members of the Alliance have ample experience in the development of co-ops and any group would be acceptable to staff in undertaking development of site 6A.

Staff believe that the process undertaken by the Alliance is satisfactory and will result in the best opportunity for the development of co-operative housing in Cariboo in a timely manner. The experience of Columbia Housing Advisory Association in developing co-operative housing on leased lands will no doubt prove invaluable in discussions and negotiations with CMHC.

3.0 THE NEXT STEPS

As stated in the report to Council considered on 1989 September 18, referred to above, based on a preliminary analysis, CMHC indicates that a co-op could be developed without supply assistance on site 6a of Cariboo Heights based on a 60 year lease at 75 percent of freehold market value.

The selection of a resource group would be the first step in a detailed process that would result in the development of a housing co-operative on site 6a. The next steps would involve more detailed discussions with CMHC to confirm the project's viability, followed by negotiations between the Municipality, the resource group, and CMHC to come to a satisfactory lease arrangement and if successful, to the development approval stage. Staff will report back to Council as progress is made throughout this process.

4.0 PROCEDURE TO CHOOSE GROUPS TO DEVELOP NON-PROFIT HOUSING ON OTHER MUNICIPAL SITES

The above described process is considered satisfactory to choose a resource group to develop co-operative housing in the Cariboo Heights area. However, staff believe that there is also need to develop a procedure to choose groups to develop non-profit housing on other municipal sites, if Council should wish to make other sites available.

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As Council is aware, the yearly unit allocation associated with the Federal Government's co-operative housing program has greatly decreased over the last few years. Much of the local social housing production, therefore, is occurring under the Province's Non-Profit Rental Housing Program. Unlike groups that develop co-operative housing, non-profit housing developers are not associated or formally organized and include church groups, service agencies, union groups, the Greater Vancouver Housing Corporation, and groups created to address special needs. Therefore a different procedure is necessary to ensure on one hand, that all groups are given a fair chance to develop a site, and on the other hand, the Municipality chooses a group that is well qualified to undertake and manage the development.

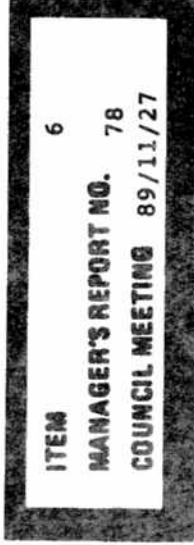
Staff are currently preparing a report on this issue for the consideration of the Housing Committee. It is expected that this report will be completed by January and will describe a process that will include steps such as the initial approval of a site for non-profit housing by Council, preliminary discussions with senior governments regarding suitability of the site for non-profit housing and a procedure requesting expressions of interest from qualified groups. It is expected that qualified groups would be evaluated on the basis of criteria including management philosophy, development experience and the caliber of the development team.

APB
BG/mcb
Attach:

cc: Municipal Solicitor
Director Finance

J. Belhame

J.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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CO-OPERATIVE HOUSING ALLIANCE OF B.C.

4676 Main Street Vancouver B.C. V5V 3R7
Tel: (604) 879-5111 Fax: (604) 734-9806

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November 3, 1989

The Corporation of the
District of Burnaby
4949 Canada Way
Burnaby, B. C.
V5G 1M2

Attention: Mr. John Foster, Social Planning Department

Dear Mr. Foster:

Re: Queueing System for Municipal Leased Land

Please be advised that at the most recent meeting of the Co-operative Housing Alliance of B. C., held October 5, 1989 an official queue regarding municipal leased lands was established. As agreed to by all four Lower Mainland resource groups, a lottery was held to determine the order in which resource groups would be assigned to particular municipalities as the sites became available. The result of the draw was as follows:

1. Columbia Housing Advisory Association
2. Affordable Housing Advisory Association
3. Access Building Association
4. Inner City Housing Society

The municipality of Burnaby was seen to have the most immediately available site. The Alliance then called on Columbia Housing to contact you to begin the process of developing a site in your Cariboo Lands development.

I trust that the process we used is satisfactory to you. Please contact me if you have any questions or suggestions regarding communication between the Municipality and the Alliance with respect to this issue. We of the Alliance hope that this first project will begin an era of successful teamwork in achieving our common goal of affordable housing in our communities.

Yours truly,

Alice Sundberg
Alice Sundberg

Chairperson

Access Building Association
Affordable Housing Advisory Association
Columbia Housing Advisory Association
Co-operative Housing Federation of B.C.
Co-operative Housing Foundation of Canada
Inner City Housing Society
Pacifica Housing Advisory Association
Vancouver Island Co-operative Housing Association