

DCLTA Board meeting minutes

February 2, 2023,

In attendance: Doug Olstead, Stephanie Slater, Daryl McLoughlin, Paul Beauchemin, Sue Hammell, Pam Willis, Chris Wardman, Debbie Frketich, Nancy Hoyano.

1. Approval of agenda.

- Agenda approved as presented.

2. Approval of minutes of January 5, 2023.

- Motion to approve the agenda. Moved by Sue Hammell. Carried.

3. Treasurers report.

- Treasurers report was tabled.
- Tax receipts are in the process of being issued.

4. Pepper Lane final business

- The website domain name expires soon. It was decided to keep it for one more year at an annual cost of \$25 and it will redirect people to the DCLTA site.
- The letter requesting compensation for the full cost of the laneway (including survey, lawyers fees, fees to MoTI and subdivision fees) of \$12,261.47 was sent. The property owner responded saying that the full amount requested was unaffordable and has repaid \$2500, the amount covering the cost of the land. The matter is now closed.

5. DCLTA business

Note: Brad Hornick and John Clark have resigned from the board but offer support as needed. Jan.9.2023.

A. Property leads (In camera)

Several property leads are being explored.

B. Josie Osborne meeting.

Pam and sue met with Josie Osborne Monday as she was concerned about what happened with Pepper Lane. They indicated that the bureaucracy played a role in dragging out the time line on the project. She could be helpful as we explore various opportunities. They also mentioned the challenge of the mixed rental requirements (50% rent geared to income, 30% affordable market rate, 20% RGI deep subsidy) with small rural projects. She was headed to a cabinet meeting.

C. Conversation with Seniors' Advocate, Isobel MacKenzie.

Doug followed up with her as she wanted to know the reasons why Pepper Lane collapsed. He also pointed out that the challenge of BCH's mixed rental requirement, which can prohibit small projects like the Pepper Lane project with 8 units. She suggests that we push for more flexibility with this, perhaps thirds?

ACTION: Referred the issue of BC Housings tiered mixed rental requirement to the working committee for further discussion or action. Ex. A concept paper.

ACTION: Working committee to further explore models of housing (include consideration of the determinants of health).

D. Canadian Network of Community Land Trusts

They held a meeting on January 31st.

Action: all read the report (included with the draft minutes)

E. DCLTA - DHA

MOTION by email: Moved by Stephanie Slater that the DCLTA accepts the Memorandum of Understanding with DHA as attached, noting that point four has reverted to: "That five units in Denman Green will be reserved for seniors and the Housing Agreement between DHA and Islands Trust amended accordingly". All board members voted, completed Jan.15.2023. The motion carried.

Pam and Sue have joined the DHA board. Pam has been to one meeting with Simon Palmer and Dave Ricketts. Other board members are: Dawn Bennington, Treasurer; Gracie McDonald, minute taker; Joy Lacy; Sean White and Steve Morgan. The project is shovel ready, final reading with the trust is coming up next week. They are starting to work on the BCH Community Housing fund application in anticipation of the next application round. DCLTA will offer any support as they work to complete this project.

F. Committee reports

Working committee - draft terms of reference developed. Will continue to work on this and the tasks assigned by the board. See attached Terms of Reference.

G. DCLTA constitution

Leave this for now until we work through the partnership with DH.

ACTION: Nancy to resend the constitution for review by board members.

6. Next meeting dates

Working committee - Thursday Feb. 9, 2023 10am Paul's house.

Board meeting - Thursday Mar. 2, 2023 10:00 am The Gathering Place.