

DCLTA Board meeting January 5, 2023

In attendance: Doug Olstead, Stephanie Slater, Daryl McLoughlin, Paul Beauchemin, Brad Hornick, Sue Hammell, John Clark, Pam Willis, Chris Wardman, Debbie Frketich, Nancy Hoyano. (Note: Paul and Chris left around 11:30)

1. Approval of agenda

- Changed order for discussing working committee terms of reference. Agenda approved as amended.

2. Approval of minutes of December 1, 2022.

- **Motion to approve the minutes. Moved by Stephanie, passed.**

3. Treasurers report

- There is approximately \$196,000 in the general bank accounts and \$11,000 in the rental account.
- There were three donations including an anonymous donation of \$3500 with an encouraging message saying this “will take time”.
- The property purchase deposit cheque of \$1000 along with \$2500 for the cost of the land purchase for the laneway of the Pepper Lane property have been returned. The latter has not been deposited yet.
- **Motion to approve the Treasurers report. Moved by Daryl, passed.**

4. Working committee

- **ACTION: Pam will circulate the draft terms of reference.** Please provide feedback. She will collate the comments and review it with the committee and bring it back to the board.

5. Pepper Lane final business

- a. Compensation request letter for full laneway cost.
 - Discussion points - the laneway is of direct benefit to the property owner. We have a fiduciary duty to the community for the \$12,261.47 that was spent to acquire the lane. It is all community (public) money, whether from grant funding (note: about \$1800 for surveying came from a grant) or fund raised directly from community members. This is the primary reason for sending the letter. The other money spent (close to \$100,000) is another matter. We could have built the seniors housing at Pepper Lane, but for the withdrawal from the land purchase agreement. We were ready to move ahead.
 - Suggestions for changes to the letter:
 - reference the total amount that was spent on predevelopment work to get the property ready for construction. Most money came from community fundraising, only a small portion was from grant funding (less than \$8,000)
 - Include the \$2500 for the lane purchase (indicate it has been paid), so the full cost of the lane is there.

- **ACTION: Stephanie to work with Doug to do the final edits on the letter as per the discussion and circulate this next draft to board members for final approval before it is sent to the land owner.**
- **Motion - that the board send a letter to the land owner requesting compensation for all the costs associated with the laneway purchase. Moved by Stephanie, passed.**

- b. Other final notes re Pepper Lane - feedback from community has been supportive. We continue to get donations, including an anonymous donation for \$3500. Reactions include shock, surprise, bewilderment, disappointment the project isn't going ahead. It is time for us to move on. The report is in this month's Flagstone indicating that we are ready to buy land. We have the support and a relationship with the Associate Minister of MoTI, Kevin Richter, who has encouraged us to keep working with the local people and to call any time.
- c. Website - **ACTION: Chris to put the notice on the Pepper Lane website about the Pepper Lane project ending and at a later date will have a redirect link to the DCLTA website.** We can talk about updating the DCLTA website in the new year.

5. DCLTA business

- d. DCLTA - DHA merger and MOU
 - I. On the merger -
 - It is better to have one affordable housing entity on Denman. We want to preserve the DCLTA identity and work collaboratively with DG. We will need more time to work through what exactly amalgamation will look like. We do not need to amalgamate immediately to have 5 units designated for seniors.
 - Short term DH will continue working on the DG project, and we will continue to work on land acquisition. Our mandate is bigger than any one project. We can continue to function as a Land Trust and receive land, raise money. We could be the part of the organization that helps facilitate opportunities for affordable housing. Perhaps DH becomes the arm that applies for the design and construction funding and oversees the building. We might also do some lobbying work.
 - **ACTION: an amalgamation committee will be struck, to include some DH members, for the purpose of working out all the details of how the merger will work. Stephanie to send an email inviting people to join this working group.**
 - II. On the support for the Denman Green project.
 - DCLTA is supportive of the DG project, both organizations want to see affordable housing built on Denman, including some units for seniors.

- The Denman Green design has 8 one-bedroom units, 4 on the ground level and 4 on the second story of which they have offered to designate 5 units for seniors, 4 on the ground level. DH does not want money from our land acquisition account to proceed with this.
- DH does not want to change their application to the Island Trust (by changing the design or number of units). This would delay this project.
- Not all 5 units will be at the deep subsidy level (DH felt this was too restrictive), they will range from below market to deep subsidy. This will not address the need for the number of units at deep subsidy. We will keep working to address this.
- Applicants for affordable housing must qualify to be on the BC Housing registry, which limits who can apply to those with limited income or assets.
- Consider having one or two of our members sit on their board to help see the DG project through. Consider inviting a member of their board to our board meetings as a guest.

III. The memorandum of Understanding (MoU)

- Add the word “affordable” to the third bullet point
- Change to 1. Remove “by no later than June 30 2023”
- Change 2 and 3 to clarify the short-term reference. E.g., Change 3 to read “That the short-term primary objective for DCLTA will continue to be the acquisition of land”
- Change to 4. – “with priority for four of them to be rented to tenants who qualify for the deep subsidy rate”
- Stephanie to let DH know that we are interested in supporting them on the DG project and interested in exploring what amalgamation will look like and wish to strike a working group to do this. We will have to consult with our membership if we make changes to our constitution or the organization.

Motion to accept the Memorandum of Understanding with the edits outlined. Moved Stephanie, Passed.

e. Canadian Network of Community Land Trusts

- Consider joining the network-wide meeting on January 11, 2023 at 1pm Eastern (10 am Pacific) - <http://www.communityland.ca/>
- Sign the petition (if you haven't) - <https://mailchi.mp/b20fd6de8fce/november-newsletter-cnclt-5371762?e=ebc4455e84>. The petition calls for amendments and additions to the Income Tax Act to incentivize the donation of land to Land Trusts, for the purpose of developing affordable housing, by utilizing the same mechanisms as those already provided in the Act for individuals and corporations to make donations to ecological land reserves; and allow for donations of land to Community Land Trusts to be capital gains exempt in addition to a tax credit or deduction which can be provided in exchange for the land, based on the fair market value.

- f. Review of the DCLTA constitution - deferred
 - 2. a. The phrase “where 'low income' means the income of such persons falls beneath the "low-income cut-off amounts published by Statistics Canada from time to time;” is limiting. It would preclude an equity arrangement for example.
 - DCLTA should consider the social determinants of health

6. Next meeting date - Thursday February 2, 2023 9:30 am - 12 pm at the Gathering Place.