

DCLTA Board meeting minutes

March 2, 2023,

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

1. Approval of agenda.

- a. Agenda approved with the addition of a motion (4.b.) from Pam.

2. Approval of minutes of February 2, 2023.

- a. Motion to approve the minutes. Moved by Sue Hammell. Carried.

3. Treasurers report.

- a. Treasurer's report was approved as presented. Moved by Daryl, seconded by Paul. Carried.

4. DCLTA business

- b. Pam requested financial support for DHA to assist with design work for their BCH funding application. See rationale from Dave Ricketts below.

Motion: That the DCLTA lend Denman Housing Association (DHA) \$30,000 on an interest free basis, to assist with the Denman Green design work, to be repaid when they have sufficient funds. **Motion carried with 6 in favour, 1 against and 2 abstentions (Pam Willis and Sue Hammell due to conflict of interest).**

- b. Working Committee report:

- The WC proposed two meetings be set aside to discuss the future DCLTA. Stephanie to facilitate. **Action: Debbie will establish the dates via email.**
- Property leads: In camera

5. Fundraising

- Once we have clarified our vision for DCLTA, Sue will contact Brad about reviving the fundraising initiatives begun in 2022.

6. DCA

- Paul attended their AGM.

7. Next Meeting: 9:30, April 13 at the Gathering Place

Attachment:

Rationale for financial support for design development from the DHA website and a letter from Dave Ricketts :

Design Development

September 2022 to April 2023 – This involves no less than an architect and 15 professional engineers and consultants. Design Development was 50% complete at a cost of approximately \$80,000. Pre-development funding has been gratefully received from BC Housing, Canadian Mortgage and Housing Corporation (CMHC), the Federation of Canadian Municipalities (FCM), Denman WORKS! Economic Enhancement Society and from individuals on Denman Island. As of end February 2023 there remains more design work to be done and a significant shortfall in funding with which to do it.

From Dave Ricketts, Vice Chair of DHA:

DHA has pursued two possible properties for the development of an affordable housing project on Denman Island. The first property, not unlike the Pepper Lane site, did not work out. Considerable sums, including BC Housing PDF, were used to investigate the feasibility of the first site and develop a schematic design.

The current Denman Green site has advanced to the stage where we are now working on preparation of the Design Development drawings and then Construction Documents in order to be shovel ready for the anticipated BC Housing RFP for construction financing. Ownership of the land, Islands Trust approvals, and a water license have all been secured. Funding from various sources (BC Housing PDF, CMHC, FCM, Denman Works and private donations) have been used to pay for site investigative work, and various activities related to the early stage Schematic Design phase, and more recently for work as part of the Design Development phase. At this point we are out of funding and need approximately \$60,000 to complete the Design Development work and \$160,000 to complete the Construction Document phase.

We have applied for funding from CVRD and will be applying for additional funding from BC Housing and FCM to complete these two phases of work. While we are optimistic that we will be successful in securing some of this funding, it is difficult to count on it and in the meantime our work on the project is stalled. If stalled for too long then we will not be prepared for the BC Housing RFP and may lose this round of opportunity for an affordable housing project on Denman Island.

So, the funding requested from DCLTA will be used to continue the design process, in the hope that we can complete the design process once we have secured additional funding from other sources. In the big picture the DCLTA contribution can be thought of as a contribution towards realizing our collective hope for the only current tangible affordable housing project on Denman Island. It would be disappointing for all of us to miss this opportunity.

If DCLTA would like to think of this as a loan so that the Denman Green design can continue, then that can also work, to be repaid conditionally upon securing adequate funds from other sources.

Dave Ricketts | M.Sc., P.Eng.(retired), FEC