

DRAFT Purpose and Vision Statements

Glossary:

- ^ = Means we value this concept and want to keep in
- † = Means we want to work on the word choice wording
- ^† Means we want to keep it in but work on it

VISION:

To disrupt gentrification in West Broadway and protect[^] and steward an inclusive and thriving neighbourhood where all members of our community have access to safe[^], stable/long-term[†], quality[^] and permanently[^] affordable^{^†} housing and can meaningfully shape the development and stewardship^{^†} of our community on Treaty One[^] and the land.

PURPOSE:

The Purpose of the West Broadway Community Land Trust is to:

- Acquire and steward land in West Broadway
- Preserve and create? permanently affordable, accessible, and tenure-secure[†] housing for low^{^†} to moderate income community members
- Promote and support community serving spaces[†]

Definitions we will need to add in the bylaws:

- Preservation
- Tenure secure
- Affordable
- Accessible
- Community spaces
- Community serving

DRAFT WBCLT Membership Categories

Resident Members:

- **CLT residential tenants**
- **CLT co-op members**

Community Members:

- Non-WB but systemically marginalized community members (?)
- West Broadway Community Organizations (?)
- **West Broadway Tenants**
- **West Broadway Co-op members**
- **West Broadway residents who are unhoused**
- Former WB residents (?)
- West Broadway community-building organizations (?)
- Indigenous Peoples from WB (?)
- West Broadway youth (?)
- People who have lived in West Broadway for five years (?)

Organizational Members:

- **CLT community organization tenants (commercial)**
- **CLT businesses (commercial tenants)**
- **West Broadway non-profit housing providers**
- **West Broadway service orgs**

Supporters:

- **West Broadway Homeowners**
- West Broadway Elders (?)
- **West Broadway Workers (non-residents)**
- **West Broadway Volunteers (non-residents)**
- People with historical ties to West Broadway (?)
- People who need affordable rent (?)
- West Broadway Community-Builders, activists, artists, historians, frontline support workers (?)
- **West Broadway businesses (incl. landlords)**
- **People living outside West Broadway**
- **External experts/helpers**
- **Funders**
- **Public officials**
- **External organizations**

(?) = Overlap between categories, not yet solidified.

West Broadway CLT Session 4 – Meeting Minutes

March 1, 1-4pm

Old Grace Coop – 200 Arlington Street

1. Welcome, introductions
 - a. Welcome to the Old Grace Co-op. Site of the former Old Grace hospital. This co-op was made possible after winning an RFP. Approved under the Selinger government with many conditions. One of the last projects to be approved-timing was everything. The only multi-income co-op of its kind. 64 units, 34 affordable shares and 13 of those are rent geared to income, 30 units are market share costs. Everyone purchased a share to live there and shares a collective effort for affordable housing. There is a 5-10 year wait list depending on the unit.
 - b. Today is the second of three visioning sessions. Last month we did community mapping and talked about priorities. This month we are affirming purpose/visioning statements/membership.
2. Recap
 - a. CLT is an organization that acquires and stewards land. Run by the community, for the community. Purpose is to decommoify land and move towards a collective asset. Accomplishes what the private market can't-deeply affordable housing. Greenspace and wildlife conservation, protect affordable housing and small business and industry.
 - b. Open democratic structure. Three part boards: residents, community members, helpful experts/public representatives. Staff carry out tasks.
 - c. Last session takeaway/priorities:
 - i. Affordable housing (deeply affordable, non-market RGI, transitional/rehabilitation, co-op conversions)
 - ii. Accessible community spaces
 - iii. Affordable commercial spaces
 - d. So far:
 - i. Acquisition fund set aside
 - ii. Research project—*Looking Back at the WB CLT* (in the early 2000s)
 - iii. Preliminary stakeholder engagement, community engagement + planning sessions (underway)
 - iv. Business plan (underway)
3. Purpose today: Develop a collective vision that will be translated into governance documents by the governance committee (you can take part in this committee if interested!). Develop a draft vision and mandate. Define our membership classes and related privileges.
4. Process: Group guidelines, work in small groups to develop our draft vision and purpose statements, work on governance structures.
5. Guidelines: Share talking time, stay focused, build on ideas, find solutions. Goal for today is to create the drafts.
6. Decision-making options:

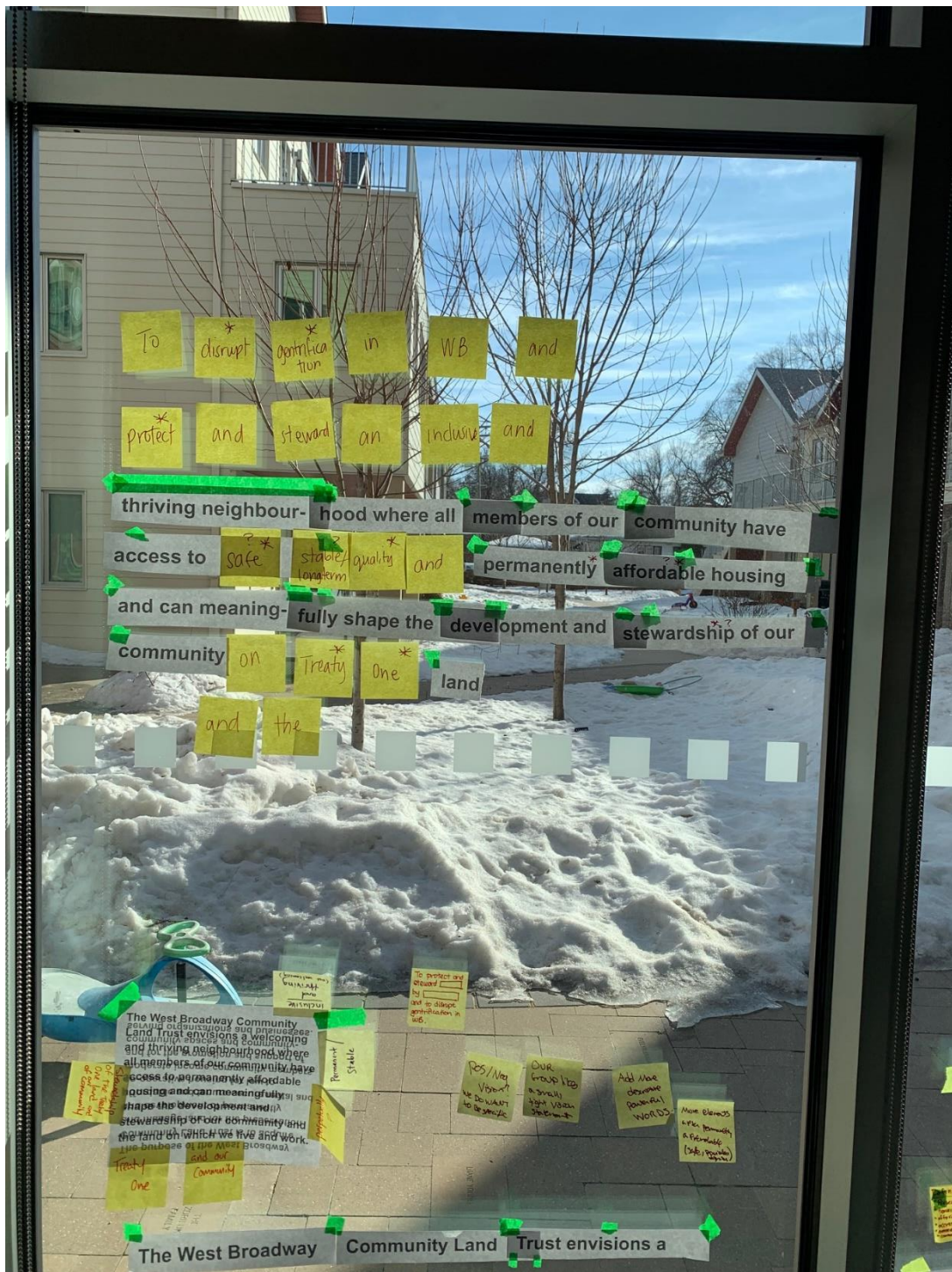
- a. Majority vote
 - b. **Consensus** (can be daunting/ can be where people are excited or not strongly in opposition-willing to move forward. Requires people to be willing to move forward as well as support.) **Group votes to work with consensus today** (decision was divided between consensus and majority. Decided to work with consensus (points were raised about philosophy of democracy and if majority vote is more representative of that). When we do use majority voting-it must be 60% voting yes.
 - c. Governance Committee will help us to reach final decisions. We can take our thoughts to the Governance Committee where they will decide
7. Vision and purpose statements. Anny has provided a draft-easier to dissect work than start from scratch. Breaking out into groups working together to revise these.
- a. DRAFT Vision: The WBCLT envisions a welcoming and thriving neighbourhood where all members of our community have access to permanently affordable housing and can meaningfully shape the development and stewardship of our community and the land on which we live and work.
 - b. DRAFT Purpose: The purpose of the WBCLT is to acquire and manage land for the preservation and development of permanently affordable and tenure-secure rental and co-operative housing for low to moderate income community members and for the promotion and support of community spaces and community-serving organizations and businesses.
 - c. Small groups-discuss. Large groups-reach agreements.
 - i. Some things may fit better as values (how we want to run the CLT, the qualities of the housing in the CLT).
8. Governance structures
- a. "Control of the CLT's board is diffused and balanced to ensure that all interests are heard but that no interest is predominant"-John Emmaus Davis, Starting a CLT. CLTs try to prevent one single group from taking control and spread out interests.
 - i. Parkdale Neighbourhood Land Trust: Core members (tenant, service user), Community members (live, work within boundary). Board: 4 core members, 4 community members.
 - ii. Kensington Market CLT: Resident members (resident on CLT land), Community members (live/work within boundary), Supporter members (non-voting), Board: at least 2 resident members/at least 2 community members
 - iii. DTES-Elected board
 - 1. Tenant directors-anyone who lives in DTES CLT-owned property
 - 2. Organizational directors-Anyone who has lived there at least 5 years or works there
 - 3. Community directors
 - 4. Technical skills directors
9. Reworking:
- a. *Means we value this concept and want to keep in
 - b. ? Means we want to work on the word choice wording
 - c. *? Means we want to keep it in but work on it

- i. VISION: To disrupt* gentrification in West Broadway and protect* and steward an inclusive and thriving neighbourhood where all members of our community have access to safe*, stable/long-term?, quality* and permanently* affordable*? housing and can meaningfully shape the development and stewardship*(?) of our community on Treaty” One* and the land.
- ii. PURPOSE: *(like this bullet format) The purpose of the WBCLT is to:
 - Acquire and steward property in WB
 - Preserve and create* permanently affordable accessible tenure-secure (not at risk of AGIs, rent-evictions for example) housing for low*? to moderate income community members
 - Promote and support community serving spaces? (Green spaces?)
- d. Definitions we will need to add in the bylaws:
 - i. Preservation
 - ii. Tenure secure
 - iii. Affordable
 - iv. Accessible
 - v. Community spaces
 - vi. Community serving
- e. We are passing these definitions along to our governance committee

10. Membership classes and privileges: who gets to shape WBCLT? Who gets a vote/say? *You belong to one membership class

- a. **Core members (CLT)**-the people who use the land trust. More complicated for us because we are not doing just one type of land use.
 - i. CLT residents (CLT tenants, CLT co-op members)
 - ii. There can be input from support worker
- b. **Community Members (WB)**
 - i. Discussed status of home-owners and how they ought not have too much power. Maybe we can use DES model where homeowners have to be elected by tenants onto the board-in addition to setting a cap of homeowners.
 - ii. Need to live in the neighbourhood for five years minimum. They were moved out of this section.
 - iii. Other CLT users (WB community members such as a garden, non-WB but systemically marginalized community members, WB community organizations)
 - iv. WB residents (WB tenants, WB residents who are unhoused, ~~WB home-owners~~, WB co-op members)
 - v. WB community members (former WB residents, WB community building orgs, Indigenous peoples w/ WB ties)
 - 1. *How can we engage WB youth-youth committee. Adding frontline workers to this list (note-people come and go)
- c. **Organizational Members (WB)** – the idea of having a consistent org stakeholder to maintain stability. IS there a reason that orgs would have more power and be moved to Community Members category. We discussed a vetting process to establish their commitment/contribution to the community (it’s more than just about being here).
 - i. WB service orgs? – this needs to be defined
 - ii. CLT lease-holders (CLT community org tenants-commercial, CLT business-commercial tenants)

- iii. WB non-profit housing providers
- d. **Supporters** – anyone who supports the land trust
 - i. Public officials, WB workers, WB volunteers, people w/ historical ties to WB, people living outside WB, eternal experts/helpers, WB service orgs, WB elders, WB business (includes landlords), external orgs people who need affordable rent funders, WB homeowners
 - ii. WB community builders/activists/artists/historians/knowledge holders
 - iii. People who need affordable rent
- e. Question for the group to think over: Is there anything here that contradicts?



To * disrupt * gentrification in WB and
protect * and steward an inclusive and

thriving neighbour- hood where all members of our community have
access to safe * stable * quality * and permanently affordable housing
and can meaning- fully shape the development and stewardship of our
community on Treaty One * land

and the

Community vision for inclusive
To protect and steward
POS/Ven? We do want to be smart
Our group has a small but vocal presence
Add more descriptive positive words
More elements like smooth, a friendly (safe, positive)

The West Broadway Community Land Trust envisions a welcoming and thriving neighbourhood where all members of our community have access to permanently affordable housing and can meaningfully shape the development and stewardship of our community and the land on which we live and work. The bridge of the West Broadway Community and our Treaty One Community

The West Broadway Community Land Trust envisions a



Keep*
format

The purpose of the West Broadway Community Land Trust

Trust is to

acquire and manage land in WB

preservation and permanently affordable accessible and

tenure-secure housing for low to moderate income

community members and

promotion and support of community serving spaces

green spaces

for the

and community- organizations and businesses.

and co-operative

rental development of

for the

The purpose of the West Broadway Community Land Trust is to acquire and manage land for the preservation of permanently affordable and accessible spaces, prioritizing low to moderate income community members, and for the promotion and support of community

The purpose of the West Broadway Community Land Trust is to acquire and manage land for the preservation and development of permanently affordable and accessible housing for low to moderate income community members and for the promotion and support of community spaces and businesses serving organizations and businesses.

Resident
Members
(CLT)

CLT
residents

CLT residential tenant

CLT Co-op members

Community
Members
(WB)

not core members

WB community members

non-WB but systematically marginalized comm. members

CLT users

WB community organization

WB



BIKE RACK

things to remember,
talk about later

Transitional
Housing
• Individual
• Group
Settings

Who
gets
the docs?

Consensus
+
Democracy

Emphasize the
"permanently
affordable" to
show we will
secure a location for
affordable housing

Adding the word
long-term security
at the beginning
between "permanently
affordable" to emphasize
we need to be long-term

Have you considered
proposing from
government to
buyout spaces from
landlords

~~Proposition~~
to change and
tenure secured
to secured by
fronts

Defining
Membership
↳ Organization

Mixed
Income
role?

What are
Co-op members
allowed to
do within
a CLT?

If you
belong to
multiple
classes,
what happens?

Youth
Committee

Membership
Vetting?

guard
against
loans mis
takeover