

Cooperative Housing in Manitoba

2014 Development Symposium –“Innovation & Adaptation”

A G E N D A

- 8:45 – 9:15 Registration**
- 9:15 – 9:30 Greetings & Purpose of the Day**
- 9:30 – 10:30 Keynote Address – Brian Scott of Communitas, Edmonton, Alberta
“Station Pointe Green – Green Financing and Design”**
- 10:30-10:45 BREAK**
- 10:45 – 12:00 Workshop - “Addressing the Equity Gap”**
- 12:00 – 1:00 LUNCH**
- 1:00 – 1:30 Presentation – “Finance, Equity and Housing Cooperatives”
Claudia Sanchez Bajo - Chair in Cooperative Enterprises, University of Winnipeg**
- 1:30 – 2:30 MB Housing & Community Development - “Update on Cooperative Housing Strategy Development”**
- 2:30 – 2:45 BREAK**
- 2:45-3:45 Presentation w Q&A – “A New Structure for a New Time”
Co-op Housing Development Group**
- 3:45-4:00 Closing Remarks**
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Companion Event

Saturday, March 1st, 10:00 – 11:45

Fort Garry Community Center – 80 Derek Street

Panel Discussion - “Breaking the Mold – New Look Housing Co-ops”

- A panel discussion that explores the interaction between the housing cooperative model and how it is influenced by the concepts of co-housing, intentional community, and sustainable living.

Moderator: **Kerniel Aasland, Bluestem Housing Co-op.**

Content Detail:

Keynote:

Brian Scott is the Marketing, Technology & Research Director for the Communitas Group. He has expertise in the areas of financial analysis and environmental – “green” – building design and construction. He serves as Project Manager with consultants and trades during the design, development and construction stages of housing development projects. The Communitas Group has a wide ranging practice encompassing community economic development and cooperative development, and is particularly active in housing development with a track record of 59 projects. The latest project, Station Pointe Green, is envisioned as a green design development that will be home to up to 5 distinct co-ops.

“Addressing the Equity Gap”:

At present, the funding model for the development of affordable housing will typically require per member investment levels of \$15k to \$25k, in the form of either membership shares, member loans, or equivalents. While this is less of a barrier for the 55+ demographic, it is a formidable challenge for modest income households. This workshop will start by posing some questions and hypotheticals to credit union lenders as way to kickstart a discussion of the issues surrounding the development of new financing options for members.

MB Housing & Community Development: “Update on Cooperative Housing Strategy Development”

Since the last Co-operative Housing Symposium, HCD has wrapped up its first phase of consultation on a cooperative housing strategy for Manitoba, and developed legislation to strengthen support for housing co-operatives. In November 2013, the *Co-operative Housing Strategy Act* was presented to the Manitoba Legislative Assembly. If passed, the Act mandates government to develop, implement, and monitor a strategy intended to promote growth and diversity in the cooperative housing sector. Lisa Holowchuk and Matthew Rogers of the HCD Strategic Initiatives Branch will review the provisions in the proposed *Act*, present what we heard during the first phase of consultation on the draft cooperative housing strategy, and discuss next steps in its development.

“A Finance, Equity and Housing Cooperatives”:

Dr. Claudia Sanchez Bajo holds a PhD in Development Studies from the prestigious International Institute of Social Studies (Erasmus University, The Hague). Prior to her appointment as the University of Winnipeg Chair in Cooperative Enterprises, she was based in Belgium researching co-operatives and their role in financial crises. Dr. Sanchez Bajo will speak on her current research into financing opportunities for housing cooperatives, with some reference to European examples.

“A New Structure for a New Time”

The Co-op Housing Development Group has recently restructured as a way of reflecting different roles and interests within the development process, while recognizing a largely common agenda. With the changing landscape for affordable housing, the CHDG believes that the repositioning of the housing cooperative movement, and its approach to development, are important tasks. This presentation will outline the new structure, the opportunities to engage, and provide a chance for discussion.

“Breaking the Mold”

Open to the broader community, this companion event will be less technical in focus, but more targeted at how people experience co-op housing. Specifically, it will have a panel explore how the co-op model does (or doesn't) help them to achieve their housing aspirations, whether those involve co-housing principles, “greener” living, or other notions related to intentional community. The emergence of these kind of ethics & aesthetics in development and design, is a growing presence in community demand for cooperative forms of living.