

Community Housing Project

A proposal by Co:Here and Salisbury Community Society



CO:HERE Housing Initiative



Salisbury
Community Society

I. Vision and Key Principles

Vision

Imagine an old parking lot creatively transformed into community housing for low-income people, who consider Grandview Woodlands (GW) their community, who have a history of living in this area of the city and have developed friendships in this neighbourhood.

This housing would be rooted in strong communities – the Grandview Calvary Baptist Church (GCBC) community with its vision of hospitality and justice, and the greater GW community with its diverse amenities and valuable services.

The community housing will be built on top of underground parking and will have three dimensions each with their own structural distinctiveness yet all part of one building complex and sharing certain spaces in common:

- One dimension would be a low-income long-term housing project with about 15-18 self-contained units. The main floor would have a living room atmosphere with fire place and common space that would open up onto a shared garden space. The residents will be people who have limited low income levels but who don't have the complications of severe addictions or mental illness. It will be a mixed demographic including singles, seniors and families.
- The second dimension would be a community house of hospitality formed around an intentional lay order/new monastic order. Here up to 8 people would live in intentional community. (*see Appendix A New Monasticism*) There would be one or two guest rooms and a regular rhythm of community meals. The house would open into the same community garden space.
- The third dimension would be the face of creative social engagement -a place for partnering groups connected with Grandview and Salsbury to have program and office space. Possibilities include Crossroad's computer room accessible for the residents and community; art/studio space; kitchen for communal meals and Just Catering. The design would include a sacred space creating an opportunity for quiet and prayer in the midst of community life.

Grounded in relationships more than social services, the vision for this site of low-income community housing emerges out of friendship and is driven by an ongoing commitment to developing and deepening those friendships. This vision has grown out of discussions and conversations with Crossroads, Just Work, Co:Here and Salsbury Directors

Key Principles for the project

- **Simplicity:** every dimension of the project is grounded in an economic and material simplicity that offers what is sufficient to maintain the physical, mental and spiritual health of individual residents, while consciously and creatively limiting the environmental footprint of the community. For those entering the lay monastic community, this would entail a commitment to an "economics of enough" so that time and energy might be given to the implementation of the collective vision. For the low-income residents of the project, whose lives have been materially impoverished by social, political and personal circumstances, this would be a rich, robust simplicity that offers adequate, secure, stable housing embedded in life-sustaining resources

that meet practical needs. In the community spaces, simplicity ensures contexts adequate for its designated use and for relaxed, welcoming relational engagement.

- **Community:** fundamental to this project is a vision of community life in which people share physical space, material resources and life experiences together. The lay monastic community builds relationships and rhythms of life with one another, develops supportive friendships with the low-income residents living alongside them, and welcomes guests into their midst. The low-income residents share life together with their co-neighbors in the building's common spaces and through specially organized community events. They also can participate with others in the activities located in the creative social spaces of the project, which themselves are open to the broader community as sites of welcome and participation. Building friendships and strengthening community are what this project is all about, both among those who live and/or work on site, and with those who live in the surrounding community.
- **Respect:** essential to the formation of any community is respect for each member of the community, for guests welcomed into the community, and for the physical structures that sustain the community. Respect means recognizing the dignity and worth of each person, and honoring their experiences and perspectives. Respect entails non-abusive, non-violent ways of communicating and engaging with one another, and inhabiting the material space. It involves seeking the common good while being attentive to the needs of self-care, and it requires the ongoing practices of listening and offering support to one another.
- **Empowerment:** it is important that those who reside or participate in the different dimensions of the project are empowered in making decisions pertaining to their own lives and well-being, and the healthy functioning of the community. This requires accessible arrangements of participatory, collective decision-making regarding community life, and support in fulfilling personal and communal responsibilities for the sustained good of the entire project. There is an important dimension of mutuality here, accompanied by the recognition of individual capacities. Residents are expected to decide together and work together for the sake of the whole community.
- **Sustainability:** through progressive building practices, intelligent density, and sharing physical space the project will create housing that lessens the impact of the residents on the natural world. Through creating stable low cost housing the project will help residents have a place in the community that is free from worry of eviction or displacement from gentrification. Through building in patterns of shared life and community in both the architecture and the social structures of the project a place is created that will be an asset to the community, a project that will be able to run under its own power rather than one that depends on outside support. Through deliberate planning and pre-construction fundraising the project will be one that can be sustained on the revenue that it generates.

Key principles for the New Monastic Order

The new monastic order will incorporate the above principles and in addition will form principles that will guide the life of the new monastic order. The vision for the lay order is one that will extend beyond the eight tenants in the building. This will be a part of a larger discernment and visioning process that will invite people into the order even though they will not all live in the building, and will require a planning process that runs parallel to the building development. This is a vision that various members of the GCBC community have been pondering and considering for several years now and will flow out of these conversations and our collective story.

II. OPERATIONAL MODEL

Target Population

The project seeks to particularly focus on those who have limited low income levels and struggle with homelessness and poverty, but who don't have the complications of severe addictions or mental illness.

Identification of Tenants

Future tenants will be accepted by a referral from a joint selection committee, including Just Work, Crossroads, Co:Here and GCBC. All of these groups have through their many years of experience in the Grandview Woodlands neighbourhood developed relationships and friendships with our target population. Staff of these organizations know the people, their current situation, the challenges they face and something of their history. The criteria for acceptance will be guided by the *Resident Relations Guide*¹ from B.C. Housing. In particular the criteria will be:

- Consistently applied to all applicants
- Targeted to meet Grandview-Woodlands housing needs
- Objective, documented, and defensible
- Non-discriminatory and meet the legal requirements of the Human Rights Code, the Residential tenancy Act, and the Co-operative Association Act.

Each applicant will be asked to complete an *Application for Accommodation* form. On receipt of the application form, the applicant will be invited to an interview with the Tenant Selection Committee. The Tenant Selection Committee will consist of representatives of the partnering groups in this project and eventually also include tenants. Applicants will have the following explained: how the application process works, how people qualify for housing, what housing is available, the priority placement system used, and the on-going status of their application.

¹ http://www.bchousing.org/providers/kit/Resident_Relations

Priority Placement

Priority placement puts a defined group of applicants at the top of the waiting list. The intent is to offer housing first to people who have traditionally been in a disadvantaged position. As units become available, they are offered to someone from the priority group. If no one from the priority group is on the waiting list, the unit is then offered to another applicant.

Criteria for qualifying for housing:

- **Priority groups:** The target population of people struggling with homelessness and poverty due to limited or low income will be given first priority in access to residency in this building. Factors that increase or decrease the diversity of the building will also be taken into account and minority groups will be especially considered.
- **Community factor:** as this project seeks to address the housing needs of Grandview-Woodlands specifically, priority will be given to people already connected to different agencies and community groups in this specific neighbourhood.
- **Core Need Income Threshold:** Applicants have to be in core-housing need as articulated by B.C. Housing², and stay below the Core Need Income Threshold for Vancouver³

In seeking to build a diverse and sustainable living situation, applicants will be asked if they can accept these further criteria, along the lines of a housing co-op:

- A commitment to the principles of the project
- A willingness to participate
- A positive attitude to living in a diverse community.

Support Services

■ Co:Here Staff

Building and Maintenance Manager (0.5 paid FTE): Rent collection and follow up of non-payment. Compile and maintain records on operating expenses and income. Prepare expense and income reports. Ensure response to trouble calls from tenants. Daily operation of and repair of all equipment, including boilers, air conditioning, water systems, grounds, janitorial support and apartment maintenance. Negotiating service contracts, ordering of supplies, and equipment. Onsite 20 hours a weeks. The Building Manager together with partnering groups and residents of the building will develop policies to guide decision making in the building and determine consequences for non – compliance.

■ New Monastic/Lay Order

Up to 8 people will live in a community house formed around an intentional new monastic/lay order. People in this part of the building would be committed to help form and shape the community life. By building relationships and friendships with other tenants. Sharing the same

² Core Housing Need ~ Households in core housing need are those individuals who currently reside in housing that is either in need of major repair, does not have enough bedrooms for the size and makeup of the household, or costs 30 percent or more of their total income, and who are unable to rent an alternative housing unit that meets these standards without paying 30 percent or more of their income.
<http://www.bchousing.org/glossary>

³ <http://www.bchousing.org/applicants/Eligibility/income>

community garden space as well as close proximity will help facilitate community building activities. This will also be a house of hospitality that would be able to provide temporary housing for one or two guests.

■ **Internal Support Services**

Support comes from the empowered community itself. People in the building will shape what their community looks like, supported by our partner initiatives Just Work and Crossroads. Offering space for Just Work, Crossroads and Co:Here to have a presence in the building will enable tenants to connect into the wider network of Salsbury Community Society and the GW neighbourhood. In addition, Crossroads will take an active and intentional role in offering tenant support and in facilitating community-building between residents and with the wider community / GCBC. Tenants will furthermore have input and participate in decision making of how the community spaces will be used and maintained. There will be opportunity for tenants to grow a sense of ownership, participation and care for one another, caring for the community garden and the community spaces.

III. Key Partners

The project will involve partnership with local initiatives that share a similar commitment to personal and social well-being, with a specific focus on low-income housing, community support, and access to employment. These partners have a history of strong personal connections between them, collaboration on some small initiatives and sustained involvement in the local community. The following key-partners and programs will be available to the residents of the project.

Just Work Economic Initiative

Fostering gainful, dignified employment opportunities for individuals facing major barriers to work.

Salsbury Community Society

Through its different non-profit initiatives (Crossroads, Co:Here, Kinbrace, REED) is committed to the welcome and support of vulnerable people.

Crossroads Community Project

Walking with the poor and marginalized in East Vancouver for mutual transformation through offering practical aid and support, community-building, and spiritual and emotional accompaniment.

Co:Here Housing Initiative

Creates and supports affordable housing and intentional community living, with special care and support for low income in the Grandview-Woodlands neighbourhood.

Grandview Calvary Baptist Church

A community of people who receive and extend the radical welcome of God in Christ for the transformation of our neighborhood

See Appendix B for more detail on these Key partners

IV. Governance and Ownership

For community housing of this size, it is advisable that ownership and operating be separate. This is an advantage for several reasons including liability. In this scenario, the church may remain the owner with Salsbury/Co:Here or a new non-profit housing society as the operating body.

Co:Here/Salsbury/GCBC would play a significant role in bringing to life, guiding and creating a new society. There may be wisdom in the church retaining ownership for the future. A decision around governance and ownership will require further advice from legal advisors and may be affected by funding sources.

V. Funding of the Project

The numbers at this point are ball park figures as we will only be able to determine more accurately the cost of the building once we have had an architect take a look at it.

Construction Cost Building:	\$3,100,000
Construction Cost Underground Parking:	\$ 900,000
Soft Costs:	\$ 900,000
Pre Development Cost:	\$ 70,500
Total:	\$4,970,500

Funding will come through partners, individual donations, foundations, churches and possibly government funding. Once the building would be built it is self sustainable (*see Appendix C Financial Analysis*)

We are in conversation with potential donors and are confident of at least \$ 1 Million towards the capital costs of the project. Since we are building on the work that has already been done with More than a Roof, it is very likely that we are able to receive a \$ 55 000 loan from CMHC that will go toward the development phase of the building. Another \$ 75 000 loan from B.C. Housing is uncertain and Salsbury-Co:Here would have to apply to B.C. Housing to receive this loan. This leaves us with the task of raising approximately \$ 4,000,000 for the development and construction phase of the project.

We have entered into conversations to explore a potential partnership with Beulah Gardens Home Society as well as Hawthorne Foundation.

Beulah Gardens Home Society

We have had a number of conversations with Paul Pearce, Executive Director of Beulah Gardens Homes Society. Paul is willing to continue to be available for consulting and exploring future ministry relationships. Since Beulah Garden has just gone through developing and building a new complex on their campus, Paul has fresh insight in all the different aspects of developing housing.

Beulah shares a common interest in this project as both Beulah and SCS are involved in East Vancouver, are into social housing, are Christian based, and share some of the same historical connection to the Bentall family. Beulah is also well known and trusted in the Grandview community. Co:Here hopes that there might be partnership responsibilities beyond consulting services as the project crystallizes.

Hawthorne Foundation

Hawthorne supports this project. It is already committed to give the proceeds of the sale of their portion of the Parker Street house towards the capital cost of the building, and is committed to provide additional funding, The exact amount will be determined after approval is given by the church and as the project is developed further.

We will explore additional funding by connecting with

- Partnering Churches
- Individual Donors
- Foundations (including the Baptist Foundation)
- Government Funding

VI. Draft Project Development Timeline

Activity	Start	Complete
Church approval		June 16
Meet with City of Vancouver Housing Centre		June 23
Select (or re-engage) Architect	June 21	July 5
“Conversation” meeting with COV Planning		July 8
Preliminary Design drawings prepared for SCS	July 16	September 15
Formal letter of enquiry to COV Planning (Architect)		July 30
Receive response to LOE from Planning		August 30
Meeting with Rezoning Planner		September 10
Neighbourhood information meeting	September 7	September 18
Prepare and submit rezoning application	September 10	October 15
Processing of rezoning application resulting in Public Hearing at Council for approval of rezoning	October 15	Optimistic: May 15/11 Probable: July 4, 2011
Ongoing during processing: erection of sign on site; letter to neighbours from COV advising of rezoning application; revisions of architectural plans based on feedback from various COV departments; possible open house for neighbours (depending on response to sign on site and letter from COV to neighbours);	October 15	April 30, 2011

Project will proceed once Fundraising is Complete

Development Permit drawings and application	May 2, 2011	July 8, 2011
Development Permit Application processing and approval	July 9, 2011	October 15, 2011
Building Permit process, site preparation, and construction	October 15, 2011	December 31, 2012

VII. Conclusion

We believe that this location, our vision and the architecture of the project can nurture and help create a healthy community that puts the sacredness of the person as a priority, and thus helps people move toward a place of hope, desire, worth & readiness to change. A sense of belonging and home is essential to all our well-being and we seek to connect the dots of people's lives by building and cultivating relationships characterized by walking along-side others in the neighbourhood. This approach has not only been traditionally at the heart of Salisbury Community Society and GCBC, but continues to be the path to which we are all committed.

Appendices

Available upon request and posted on www.salsburycommunitysociety.ca under Co:Here Housing Initiative.

Appendix A –New Monasticism

Appendix B – Key Partnerships

Appendix C- Financial Analysis

Appendix D- Co:Here and Partner Bio's

Appendix E –Research on Roots of Addiction

Appendix F – Innovative Housing Communities & New Monastic Movements

Appendix A

NEW MONASTICISM

Put together with the help of Craig Greenfield and Tim Dickau

In a letter written in January of 1935, Bonhoeffer wrote that:

“the restoration of the church will surely come from a new kind of monasticism, which will have nothing in common with the old but a life of uncompromising adherence to the Sermon on the Mount in imitation of Christ. I believe the time has come to rally people together for this.”⁴

Dietrich Bonhoeffer, who organized an underground Christian community in Nazi Germany formed together with a band of young men he was training for ministry. Together, under Bonhoeffer’s leadership they attempted to live lives of discipleship based on the life and teachings of Jesus Christ. Out of this experience Bonhoeffer wrote his famous books ‘Life Together’ and ‘The Cost of Discipleship’. Drawing on the rich ancient monastic traditions of history, Bonhoeffer dreamed of being and doing church in a radical new way, beyond small talk and a cup of tea on Sunday mornings. Bonhoeffer believed that new forms of monasticism would bring renewal to the church because at its core, monasticism is a vision for living differently, prophetically, against the grain of our individualistic society.

Drawing from church tradition and borrowing the term “New Monasticism” from Jonathan Wilson’s book *Living Faithfully in a Fragmented World* (Morehouse, 1998), participants at a 2004 gathering in North Carolina developed 12 distinctives that mark these communities, (known as the 12 Marks) including: living with the poor and outcast, living near community members, hospitality, submission to the larger church, nurturing a common community life and a shared economy, peacemaking, reconciliation, care for creation and contemplation.

Tim Dickau, pastor of GCBC writes: “these new monastic movements that have now begun networking under that banner bear a marked resemblance to GCBC and the particular trajectories we have explored.

All of these 12 marks have been pursued by some pockets within our church. I’ve listed these 12 marks with a brief sign of how they have become a part of our story in order to name this connection and to give a sense of some important events in our previous decade of history.

1. *Relocation to the abandoned places of the Empire* (people have intentionally moved into this neighbourhood to be closer to the poor)
2. *Sharing economic resources with fellow community members and the needy among us* (which has included sharing homes, tables, cars, lawnmowers and cash).
3. *Hospitality to the stranger* (which has become basic to our discipleship. This welcome includes the development of a weekly meal and shelter for the homeless – Out of the Cold/Crossroads – as well as community houses – Salisbury community society – as well as welcome to children – Urban Promise day camps and tutoring – and single mothers – The Open Door).
4. *Lament for racial divisions within the church and our communities combined with the active pursuit of a just reconciliation* (when I arrived this feature was already present and we have

⁴ Cited in Jonathan Wilson Hartgrove, *The Beatitudes in the Desert*”, Robert Kruschwitz, editor, [Sermon on the Mount: Christian Reflection](#), (Waco, Texas: Baylor University, 2008), p. 60.

- become more intentional in pursuing this in our leadership our worship and our small groups)
5. *Humble submission to Christ's body, the church* (which we have continued to pursue together as a church and as part of a denomination).
 6. *Intentional formation in the way of Christ and the rule of the community along the lines of the old novitiate* (which for us has focused on developing common practices in our community homes such as sharing meals, common prayer, and group discernment)
 7. *Nurturing common life among members of intentional community* (which has been happening in our community houses and home groups)
 8. *Support for celibate singles alongside monogamous married couples and their children* (which has been a model in most of our community homes).
 9. *Geographical proximity to community members who share a common rule of life* (Over 60% of the church live within 20 blocks of the church)
 10. *Care for the plot of God's earth given to us along with support of our local economies* (which some people have taken up as a vocation, by for example planting community gardens and growing food).
 11. *Peacemaking in the midst of violence and conflict resolution within communities along the lines of Matthew 18* (which has been a model for reconciliation within our church and in our neighbourhood).
 12. *Commitment to a disciplined contemplative life* (which has grown with the designation of Stillpointe as a place nurturing these forms of prayer)

One of the major differences between new monastic groups and our church is that from what I can surmise, most of these communities are on the fringe of the church while these marks are at the core of who we were and where we are headed as a church.

What particular shape this community might take in this new development on Victoria and 1st Ave remains to be seen but what we are developing is part of a larger movement across North America that is seeking to live out the gospel in a more radical and faithful way.

Other New Monastic Communities and Intentional Christian communities:

- The simple Way Community www.thesimpleway.org
- Servants Vancouver www.servantsasia.org
- Jesus People U.S.A. www.jpusa.org
- L'arche www.larche.ca
- RebaPlaceFellowship www.rebaplacefellowhsip.org

Recommended Reading:

Irresistible Revolution by Shane Claiborne
Community and Growth by Jean Vanier
Schools for Conversion: The 12 Marks of a New Monasticism edited by Rutba House
Life Together by Dietrich Bonhoeffer
Making Room: Recovering Hospitality as a Christian Tradition by Christine D. Pohl

Appendix B

Key Partnerships

JUSTWORK ECONOMIC INITIATIVE

JustWork is a non-profit society (BN/Registration Number 845863125RC0001) located in East Vancouver that has developed social enterprises that provide employment opportunities for people who cannot access the mainstream job market. JustWorks' social enterprises allow individuals who are often deep in poverty to generate income without resorting to the informal economy (e.g. binning, panhandling, etc.) They support the development of perspectives, life skills, and positive relationships in a work setting and foster hope for new ways of living and being. JustWork Economic Initiative is providing valuable income to individuals who are struggling with issues such as physical disabilities, inadequate housing, addictions, and mental illness. Current enterprises include: **JustPotters, JustGarden, Just Catering, and Just Repairs**

Specific positive outcomes for those employed by Just Work are:

- Income: Through its different social enterprises, Just Work provides small but significant levels of income to individuals living in poverty. This setting is especially designed for individuals receiving a disability stipend that allows them to generate an additional \$500 per month of earned income, to help meet basic needs of food, clothing, and shelter.
- Life-skill Development: The JustWork staff develop positive relationships with the participants and encourage growth in areas of life-skill development. Growth areas include ones such as timeliness, completing a task, and conflict resolution.
- Addressing Barriers to Employment: Likewise, as relationships develop the JustWork staff have opportunity to journey alongside participants as participants struggle with their respective barriers to employment. A context of meaningful work and supportive relationships can assist individuals who face challenges such as inadequate housing, addictions, and isolation.

CROSSROADS COMMUNITY PROJECT

Crossroads is a non profit initiative, whose vision is to cultivate an inclusive community of growth, justice, creativity and care in East Vancouver. For over ten years Crossroads has been a presence in East Vancouver, offering "Out of the Cold" a good meal and overnight stay, as well as breakfast the next morning. This program continues today to be an important place of physical nourishment and belonging for up to 130 people.

Crossroads also has staff that is doing outreach on the street, and through connections in the broader community has included professional nursing care at Out of the Cold, the use of a local Laundromat, as well as participating in and action and advisory group, and offering computer and internet access.

Crossroads welcomes society's marginalized, those struggling with homelessness, poverty, drug addiction and mental illness. They are encouraging growth by nurturing spiritual, physical, emotional and social well-being within their community.

CO:HERE HOUSING INITIATIVE

Co:Here encourages intentional communities shaped by solidarity with the poor, hospitality, friendship, prayer and simplicity and provides vulnerable people with affordable, supportive housing. Co:Here has experience working with a variety of vulnerable populations and has developed an effective model of live-in community

builders forming the base of communities which are able to offer long term support through committed personal relationships.

Currently, Co:Here supports three intentional community homes. These are single-family dwelling homes in which a variety of people share life together, seeking to create a place of welcome and friendship to the poor, marginalized, and those who normally don't have a place of welcome in the neighbourhood. Anywhere from 3 to ten people live in these houses.

Two of the houses have a guest room where people in crisis come to stay on a short-term basis. Guests usually stay a couple of weeks, joining in common meals and life in community as they feel comfortable. The guest room has a separate entrance and bathroom, making it a good space for individuals or couple who may not feel comfortable or safe staying in the middle of a house full of strangers.

SALSBURY COMMUNITY SOCIETY (SCS) Since 1997, Salsbury Community Society (SCS) has been a community of locally-rooted initiatives committed to the welcome and support of vulnerable people in the radical tradition of Christ. Through a holistic and relational approach to mutual transformation SCS seeks to nourish individual, local, and global well-being. SCS is committed to fostering an inclusive, holistic community of mutual transformation and empowerment through work (JustWork), prayer and worship (GCBC and Stillpointe), housing/hospitality (Co:Here, Kinbrace, GCBC), advocacy (Crossroads, Kinbrace, REED), education (REED, Kinbrace, GCGC, Crossroads), justice (REED, Kinbrace, Crossroads), and support (Kinbrace, Crossroads, Co:Here).

GRANDVIEW CALVARY BAPTIST CHURCH

GCBC has been a presence in East Vancouver since 1908. The Grandview-Woodlands community has undergone many changes during this time, as people from across Canada and around the world have made their way to its quiet residential avenues and bustling gathering places. Today the GCBC community reflects the richness and diversity of our city and its people.

Appendix C

Co:Here 1st and Victoria

Financial Analysis

June 9, 2010

Estimated Development Costs

Construction Costs	\$4,000,000
Pre-Development Costs	\$70,500
Soft Costs	\$900,000
Total Capital Costs	\$4,970,500

secured capital costs	\$1,000,000
Development Costs	\$55,000
subtotal	\$1,055,000

Funding still required \$3,915,500

Estimated Operating Costs

Monthly Income

Studio Units	8
Income per unit	\$425
Studio Units	10
Income per unit	\$375
1 bedroom Units	2
Income per unit	\$570
2 bedroom Units	2
Income per unit	\$660
Handycap Units	2
Income per unit	\$475
Manager Unit/Just Work Office/kitchen/café	2
Income per unit	\$620

Occupancy Rate	92.00%
Non-payment rate	0.00%

Estimated Monthly Revenue \$10,856

Monthly Expenses

Monthly Building and Maintenance Manager costs

Co:Here salary Housing Coordinator	20 hr per week
	\$23 per hour
	\$1,993
Office & Administration Cost	\$200

	26 units	
Replacement Reserve \$ 50/month/unit		\$1,300
Electric/Gas costs \$40/month/unit		\$1,040
Waster/Sewer costs \$33/month/unit		\$858
Insurance costs \$15/month/unit		\$390
Garbage costs \$20/month/unit		\$520
Taxes \$59/month/unit		\$1,534
Maintenance \$30/month/unit		\$780

Total Monthly Expenses \$8,615

Monthly Cash Flow - Estimated \$2,241

Appendix D

Staff and Partner Bios

CO:HERE BOARD/STAFF

Kathi Bentall (Co:Here Board): Kathi was part of the visioning and creation of Rivendell Retreat Centre on Bowen Island. She helped to create its governance structure and operating model. She is a member of the Rivendell community and acted as the treasurer of the society for 3 years. She currently serves as a director in the Rivendell Foundation and also the Hawthorne Foundation. At present she is also a board member of Fircom (a United Church camp on Gambier Island) that is going through major renovations and revisioning. She helped to create the Listening Post in the Downtown Eastside which has been functioning for almost 10 years. Both the Listening Post and Rivendell operate with a volunteer model which has proved to be sustainable both financially as well as for the people involved. She is a spiritual director and retreat leader.

Dave Diewert (Co:Here Board) Dave was involved in the initial visioning and implementation of the Salsbury Community Society. In the Fall of 1998, Dave and his family moved into one of the Salsbury community houses, and lived there for 6 years. They shared life with many people and were stretched in their capacities for community living. During this time Dave was also on the Crossroads advisory board, helped with the operation of the drop-in centre, participated in Out of the Cold in various capacities, and actively engaged in wider community ventures, especially in the Downtown Eastside. For the past 4.5 years Dave and his wife Teresa lived at the Parker house, which has functioned as a family home and a welcoming space for low-income people without housing or adequate, stable housing. They continue to be involved in groups and initiatives aimed at systemic social change, most notably their 3.5 years organizing *Streams of Justice*

Dan Wilton (Co:Here Board): Dan Wilton is has been a member of the board of Co:Here for almost 2 years. Dan is a Managing Director and Head of the Global Mining and Metals Group at National Bank Financial Inc. in Vancouver. Dan also serves on the Management Committee of the investment banking department. During his 17-year career in corporate finance, Dan has conducted extensive financial analysis and due diligence on corporations and projects across a broad range of industries, including mining, financial services, technology and oil and gas. Dan graduated with a B.Comm (First Class Honours) from Queen's University and holds an MBA (with Distinction) from INSEAD in France. Dan is also a member of the Board of Directors of Providence Health Care/St. Paul's Hospital and serves on the Resource Accountability Committee with oversight over financial statements and capital projects for one of the Province's health care authorities.

Angela Neufeld (Co:Here Board): Angela Neufeld has lived in a Co:Here house since May 2002. She now lives with her husband Paul and two children in Emmaus house, along with 6 others. She is passionate about living in such a way that broadens the concept of the nuclear family here in North America and provides hospitality for those who are street involved, facing mental health issues and face issues of poverty.

Soohwan Park (Co:Here Board): Soohwan is Head of People and Organizational Development at Marketplace Institute, Regent College where her main focus is research and consulting work on organizational learning & development and innovative educational design for communities and educational institutions. She has 12 years experience in working with not-for-profit organizations ranging from training Dalits in marginalized communities of Bangladesh and other parts of Asia to heading up the global HR for an international NGO prior to joining her current post at the Marketplace Institute. She has recently completed a major research project focused on the interrelation between adult learning, technology, and community transformation movements in North America for a US-based organization. She volunteers at the Listening Post, downtown eastside and enjoys finding innovative models of community transformation around the world.

Johanna Suttor-Doerksen: (Co:Here Housing Coordinator): Johanna has been on staff with Co:Here since 2008, managing three intentional community homes, helping develop the vision for this project, taking initiative and facilitating all of the logistics required to maintain smooth operations and further Co:Here's mandate. Her academic and vocational background is in Conflict Transformation Studies and Restorative Justice.

Trixie Ling (Co:Here Board): Trixie is doing a Masters in Public Policy at Simon Fraser University in Vancouver. Prior to doing her Masters, she worked as a research and policy analyst at Streethome Foundation, a foundation that works with government, business leaders and non-profit and community organizations to address homelessness and its root causes in Vancouver. Trixie has worked with provincial and municipal government and housing organizations to provide supportive and affordable housing to those who are homeless or at risk of homelessness. She has also worked on issues with vulnerable groups including at risk youth and women fleeing violence. Trixie is passionate about building healthy community and advocating for policies to end homelessness.

Peter LeGrand (Co:Here Board): Peter has been involved in the larger Salsbury community since 2002 in different volunteer aspects with Crossroads and Kimbrace house. For the past 5 years Peter has worked in the Downtown Eastside with the PHS Community Services Society in various capacities from social enterprise start up to SRO management. Three years ago Peter founded the Hastings Folk Garden, a community garden near Main and Hastings. Peter and his wife Kristen continue to live near and be involved in the Salsbury community.

Wade Lifton (Co:Here Board) is the Children & Youth Minister at Mount Seymour United Church, a student at the Vancouver School of Theology and co-founder of theWATERproject.ca - a rainwater harvesting project with rural villages in Ghana.

PROJECT PARTNERS

Joy Banks(Pastoral Community Builder): Joy has been living in an intentional community house of hospitality for over ten years, where she has lived with a wide range of people from diverse backgrounds and hosted countless homeless and people in crisis in the guest room. She worked for eight years for Salsbury Community Society and Co:Here as Community Worker and Chaplain, supporting the start-up and operation of various community houses and community-building initiatives. She currently works for Crossroads, also under SCS, in a pastoral role that supporting and building community with volunteers, staff and Crossroads friends who are homeless or struggling with other poverty related challenges.

David Holcomb (Operations Manager for JustWork Economic Initiative) David has been with JustWork since its inception in 2004, first as an advisory board member and as a staff member since 2006. Prior to involvement with JustWork, David worked for five years with Self-Help Credit Union, a community development credit union in Durham, North Carolina. He also spent twelve years working as a campus ministry through a local church. David lives in the Grandview-Woodlands neighbourhood of Vancouver with his wife, Sarah, and their three children: Peter, Lucy, and Clara.

Alice Sundberg: (Housing and Community Development Services): Alice is a housing and community development consultant based in Vancouver BC. Alice has been involved in social housing advocacy, education and development since 1981, including 16 years as a Development Consultant for co-op and non-profit housing, and 11 years as the Executive Director of the BC Non-Profit Housing Association.

As development manager with Innovative Housing Society, Alice oversaw the completion of over 30 social housing projects. Her responsibilities included project planning, program design and development coordination. Alice's experience as the leader for over ten years of a provincial non-profit housing industry association expanded the scope of her expertise. She developed knowledge and skills with organizational, policy, program, and resource

development, government and media relations, financial, operational and human resource management, and board governance. Alice was the recipient in 2007 of the Canadian Housing and Renewal Association's Graham Emslie Award for Creating Homes and Communities.

In addition to providing consulting services to non-profit and government clients, Alice volunteers her time and expertise to housing-related boards and committees at the local, provincial and national level. She has served as co-chair of the Metro Vancouver Regional Steering Committee on Homelessness since 2005. Alice has focused her consulting work on assisting smaller organizations and communities in analysing and meeting community housing needs in a variety of housing-related roles, from board development and strategic planning, to housing needs studies, development and feasibility analyses.

Tom Taylor (Construction Management): Tom was born and raised in Vancouver. During the 90's he worked as a professional touring musician. It was during this time that he learned the carpentry trade to make ends meet when he was not playing music. Originally building fences for a landscaping company, he branched out into renovations and new home construction while working for various skilled builders. In 1999 Tom and his wife built their first home on Bowen Island, it was during the construction that Tom met his current business partner Cody Bentall, who was building his first home down the street.

Tom and Cody formed Bentall Taylor Construction in 2001 and have since built multiple homes and Bowen Island and have been involved in numerous renovations on the North Shore including the Kinbrace project at 1820 Venables. Tom and Cody are both versatile builders, comfortable with many aspects of the trade from running excavators to fine finishing. As the company grew, Tom's main job has been construction management, a role he fills very well with an extensive knowledge of construction practices and scheduling as well as the ability to communicate effectively with both clients and trades.

Appendix E

Research on the Roots of Addiction

In a recent workshop, Mark Goheen (Clinical Specialist Mental Health & Addictions Fraser Health Maple Ridge Treatment Centre) highlighted that people are genetically presupposed to substance abuse, That is to say that research has shown that there are systematic differences in brain function between those that do or do not abuse drugs. This genetic difference in brain function counts for 20-50 %⁵, of a persons likelihood to use drugs. Another major root cause of addiction are negative childhood experiences, such as physical, sexual or emotional abuse. These childhood experiences can create a deep sense of inadequacy, leading to people being 7-10 times more likely to struggle with mental health and substance abuse than their peers with positive childhood experiences. In his study “The Root Causes of Addiction in Free Market Society” Bruce Alexander, a Professor of Psychology at Simon Fraser University, argues that if we really want to look at adequately addressing people struggling with addiction that both the individual and society has to change. ⁶ Alexander places dislocation at the heart of causing addiction. He writes:

“Addiction in the modern world can be best understood as a compulsive lifestyle that people adopt as a desperate substitute when they are dislocated from the myriad intimate ties between people and groups—from the family to the spiritual community—that are essential for every person in every type of society.” Alexander makes the connection between the free market society and addictions saying that: “Free markets disrupt the healthy integration that society has built....since traditional aspects of social integration such as community responsibilities, guild or union rights, charity, family obligations, social roles or religious values cannot get in the way of the 'free' market.”

Like Alexander, Goheen concludes that beside the Individual contributing factors mentioned above, society plays a significant role in causing patterns of addictions in peoples lives.

The Individual factors that presuppose certain people to a patterns of addiction are beyond a persons control, they are genetic in nature or the result of abuse that a child has little control over. However, what we can address is the society or community aspect.

What we can do is create healthy communities that put the sacredness of a person as a priority, help people move toward a place of hope, desire, worth & readiness to change. Goheen suggest that the way this is done is by building relationships characterized by “walking alongside” This means not shaming, blaming, giving advice, confronting, or judging but rather helping people discover their own worth by being a “constant” in their life. As we are thinking about the possibility of a community on the corner of 1st and Victoria we realize that while many of the people that would be part of the community, might not suffer from severe addictions or mental health problems, the problem of dis-location and a lack of belonging is something many of us struggle with and we all seek to have a sense of belonging. Building and cultivating relationships and walking along-side others in the neighbourhood has not only been traditionally at the heart of Salsbury Community Society but continues to be the path we commit ourselves to.

⁵ Kendler, Kenneth S.: “The structure of genetic and environmental risk factors for common psychiatric and substance use disorders in men and women.” Archives of general psychiatry 2003 Sep;60(9):929-37

⁶ Alexander, Bruce “The Roots of Addiction in Free Market Society” Canadian Centre for Policy Alternatives, April 2001. ISBN 0-88627-274-2

Appendix F

Innovative Housing Communities and New Monastic Movements Examples, and Experience we can build on.

-**Servants for asia's urban poor**, an international NGO with 25 years of experience working amongst urban poor populations in a number of major cities in Asia and around the world. We are very lucky to have a local Servants community, living in the Downtown Eastside. In each area where they work, the emphasis has been on a long term commitment to communities and to sharing the lives of those they work with.

Servants seeks to encourage social and economic development in such a way that recognises that people in poor neighbourhoods have resources to contribute to their own development. Servants encourages the use of these resources rather than those from outside sources, helping communities recognise and mobilise their own resources. Servants believes that the greatest resource of a community is its people, and so seeks to mobilise community members to show practical compassion to their neighbours. In doing so, they aim to work alongside local individuals and organizations and churches. As much as possible their involvement is limited to encouragement and technical assistance. In this way the poor gain greater control over their lives and futures, the development becomes sustainable, the poor become responsible for their own development rather than depending on outside help and resources.

-**Rutba House**, was formed in 2003, in response to the hospitality several of the members received in Iraq when a vehicle in their Christian Peacemaker Team (CPT) delegation convoy wrecked on a piece of shrapnel in the desert, near the town of Rutba. Even though the U.S. had bombed the hospital there just three days earlier, a local doctor treated their injured and refusing payment, asked only that they tell the story of what happened in Rutba.

So this small community in North Carolina has committed themselves to sharing this hospitality and becoming part of the community in the Walltown neighborhood of Durham. They recognize that this will take time, so they've given their lives to it, and mean to live their whole lives out in that community. In a recent article in Conspire magazine, Jonathan Wilson-Hargrove one of the founders of Rutba House writes:

"Stumbling to find our way as a community, we happened upon the wisdom of stability. This wisdom insists that spiritual growth depends on human beings rooting ourselves in a place on earth with other creatures." Wilson-Hartgrove goes on to say that our desire for success and moving on, up or out has played a significant role in unravelling our communities, leaving those with the least resources behind. The Rutba community's long time commitment is an effort to counter this trend.

-**Community Alternatives**, is a Co-op located in the Kitsilano neighbourhood. The society initiated and developed two co-ops (one housing co-op and one farm co-op), before they had actually selected the places for them. The farm was bought in the summer of 1977, and people moved into the co-op on West 2nd in July of 1979.

After over 30 years, several of the long time members are still part of both the co-op and the farm. One of the learning's for this Co-op over the years was that the way you live together and how you develop as a group has to stay an organic process. "Community alternatives is an organic process. It changes and develops. Its intention is not to preserve an ideal formed in the 1970's, but to come to consensus around current needs and enthusiasms."

For more info on Co-ops or collective Housing go to:

- Co-op Housing Federation of B.C. <http://www.chf.bc.ca/>
- Vancouver Collective Housing Network <http://vancollectivehousenetwork.blogspot.com/>

- **Co-Housing:** In his book *Senior cohousing – a Community approach to independent Living*. Charles Durrett highlights the voices of seniors and their desire to live in a place where individuals have a sense of belonging, where they would know people of all ages, where they would grow old and continue to contribute productively. An answer for many that grew dissatisfied with the existing housing choices was Cohousing. Some aspects that have been essential to establish healthy Co-housing projects are: Participatory Process, Deliberate Neighbourhood Design, Extensive Common Facilities, Resident Management, Non-hierarchical Structure, and Separate Income Sources.

Some Co-Housing projects close to us:

- Quayside Village on the North Shore <http://sites.google.com/site/quaysidevillage/home>
- Pacific Gardens Co-Housing in Nanaimo <http://pacificgardens.ca/>
- Yarrow Eco-Village- still forming <http://www.yarrowecovillage.ca/ecovillage/>
- Wind Song in Langley <http://www.windsong.bc.ca/>
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“Cohousers are simply consciously creating the community that used to occur naturally.”-Hans S. Anderson Co-housing organizer