

# GABRIOLA HOUSING SOCIETY – BOARD OF DIRECTORS REPORT FOR 2017

## PRESENTED AT THE MAY 9, 2018 ANNUAL GENERAL MEETING

### BACKGROUND

The Gabriola Housing Society (GHS) was incorporated as a non-profit society in January 2013, but did not become active until late 2015. The Board began its re-organization work in 2016. By December 2017, about 50 people were members of the Society, with eight members serving on the Board of Directors.

### ACTIVITIES IN 2017

#### Housing Options Review Project (Phase I) of the Local Trust Committee

The purpose of Phase I is *“To increase opportunities for a wider range of housing options on Gabriola Island by reviewing relevant Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations.” (Housing Review Options Charter, 2016).* Phase I has continued into 2018.

Board members participated in the Phase I Project in several ways:

- Throughout the year: Attended all pertinent meetings of the Local Trust Committee to keep updated and provide verbal input
- April: Provided a written response for the Trustees’ formal “referral process” regarding the proposed bylaw amendments for the OCP and LUB
- July, September, and November: Wrote letters to the Trustees with requested changes to the proposed bylaw amendments
- November: Attended and spoke at the Public Hearing

#### Update of the Constitution of the Gabriola Housing Society

During the spring of 2017, the Board worked on updating the Constitution. The members of the Society were consulted for input, and the constitutions of housing societies on other Gulf Islands were reviewed. The Board developed a proposed updated Constitution to present to the members for consideration. At the June 6, 2016 AGM, the members in attendance approved the following new Constitution:

- “To improve the social and economic conditions on Gabriola Island by providing access to residential accommodation below market rate for residents with low to moderate incomes.*
- To undertake activities that support the first purpose, such as (but not limited to): fund-raising, land acquisition, housing construction, project management, education and outreach.”*

The new Constitution was formally submitted to the BC government in July.

#### Grant from Gabriola Auxiliary for Island Health Care Society (GAIHCS)

In September 2017 the Board received \$2,000 from the annual grants program of the GAIHCS, for the 2017/18 “Laying an Organizational Foundation” Project. The Project was designed to continue the Board’s initial re-organization work in 2016 and early 2017, and its goal is to *“... complete the re-establishment of the Gabriola Housing Society (GHS) as a group that is organized and ready to work on specific housing challenges on Gabriola Island. GHS is committed to researching and supporting affordable housing initiatives on Gabriola, believing that a vibrant community is one in which all its members can live safely, healthily, and with dignity.” (Grant Application)*

The Board was very appreciative of the funding, and the money is being spent in the following areas:

- Research and assistance on becoming a registered federal charitable organization
- Research on affordable housing projects on other Gulf Islands and other relevant locations
- Creation of a website for the Society
- Fees for joining relevant organizations (e.g. BC Non-Profit Housing Society)
- Governance expenses

#### Islands Trust Affordable Housing Needs Assessment & Report – North Islands

During the fall of 2017, the Local Planning Committee of the Islands Trust Council sponsored two Affordable Housing Needs Assessments. The North Islands Needs Assessment (Gabriola, Denman, Hornby, Lasqueti, and Gambier) was conducted from October to December.

The GHS Board assisted with publicity, as an effort to maximize the effectiveness of the Needs Assessment and Report. The expected publication date for the Report was spring 2018. (As of the May 9 2018 AGM, publication is expected in June 2018.)

#### Community-wide Affordable Housing Forum in 2018

In October 2017 the Board decided that, after many months of internal re-organizing and re-energizing, they would undertake a significant and public activity in 2018! The Board chose to sponsor a community-wide Housing Forum in the spring of 2018, with a focus on multi-dwelling housing models that would address the lack of affordable housing for Gabriolans of low to moderate income. Planning began in October, and the Affordable Housing Forum will be held on May 12, 2018.

#### Participation in Various Events, Conferences and Meetings

As well as their work on the above activities, Board members participated in several events, conferences and meetings that related to affordable housing. These included gatherings of the following groups:

- Gabriola Village Vision
- Sustainable Gabriola
- Housing Co-operatives on Gabriola
- Gabriola Health & Wellness Collaborative
- BC Non-Profit Housing Conference

Respectfully submitted,

Board of Directors, Gabriola Housing Society, May 9, 2018

Tatha Cornish, Jerry Ellins, Sibyl Frei, Jenni Gehlbach, Nancy Hetherington Peirce, Cindy McCaugherty, Bill McCaugherty, Chloe Straw