

CHAS Government Relations Committee Discussion Session September 13, 2014

The Housing Co-operative Representative Open Discussion Session was introduced by Henry Schellenberg, the Chair of the CHAS Government Relations Committee and welcomed all CHAS Board and Co-op members to this first Group Discussion Session.

Co-op Presenters September 13, 2014

Rainbow Housing Co-operative - James Gilliard, President

87 Units Family Housing Built in 1986 – Multi-Building Structure - 120 Members

72 – 302 Berini Drive, Saskatoon, Saskatchewan S7N 3P4 – Phone 306 242-0604

Member of CHAS & CHF Canada

Mortgage Completion 2021

Presenting James Gilliard #14 – 302 Berini Drive, Saskatoon, Saskatchewan, S7N 3P6

Phone 306 664-4067 jaigilliard@shaw.ca

+Rainbow Housing Co-operative consists of families, seniors, singles, single parents and people with disabilities. The Board supports "A Youth Group" and encouraged fundraising, garage sales for additional activity in the Co-op.

+Have increased the budget with an additional \$2,000 to a budget now of \$7,000 for education, and is the key to a successful co-op, hopefully get more youth on the Board, started two Community Gardens.

+The Board will be looking into becoming a member of the car Co-op to see if members without vehicle could have use of this type of service. Have 22 members assisting in providing transportation for those needing it for appointments or rides, etc.

+The Social Committee has activities and they have a good turnout, outdoor movies, etc. to encourage greater participation by their youth and a better understanding of living in a Housing Co-op.

+Initiated an effort of accessibility in the Co-ops with low floor showers and support bars.

+Initiating discussions with board of changing equipment to satisfy accessibility use and are checking for available Grants.

+They do not receive Operating Subsidy from Sask Housing now!

+There are 2 Office Staff positions, there is also a full time Maintenance Staff, if additional works is required they seek outside sources to do the work.

+If need be 80 out of 87 unit can receive RGI. Housing charges for the last 12 years has been increased by 3% and will continue to do so until the end of the operating agreement with Sask. Housing. They are a section 95 housing co-op.

+Wait list is shorter for a 2 bedroom than a single accommodations at present.

Lakewood Manor Housing Co-operative - Patrick Seeley, President - 306 757-3728

50 Units - Seniors Housing Built in 1988 - 5 Floors

100 – 1123 Devonshire Drive North, Regina, Saskatchewan S4X 4H9 - Phone 306 924-0430

Member of CHAS

Mortgage Completion 2023

Presenting Don Shalley #303 – 1123 Devonshire Dr. N., Regina, Saskatchewan S4X 4H9

Phone 306 545-6606 dmsalley@sasktel.net

+Lakewood Manor celebrated their 25th Anniversary in 2013. Their Board includes 12

members that represent the committees of the co-op and activities. Operate on ILM section of the housing agreement.

+The Co-op is Member managed and we do have a part-time hired caretaker working 5 half days a week and not a member of the Co-op. (5 Hours per day).

+The Recreation Committee organize the activities of the Co-op and can include Member Birthday Dinners with Card Bingo, Bean Bag Baseball, Nickel and Dice game or Evening Card Games, Afternoon Shuffleboard, Afternoon Carpet Bowling, or Happy Hour Summer time. Past activities included Wine Tasting Competition, WII Game -Bowling, Bean Bag Baseball Tournament with Norwest Place, Creative Session on each floor with members to see the feelings of members as to what's taking place, planned or encouraged to try.

+Lakewood Maintenance is reviewing the condition of the building with the 26 year age and discussing a possible Building Condition Assessment to take place as a suggestion by the 2023 Committee to consider our approach to the end of the Lakewood Manor Mortgage.

+Single Applications are not being distributed with demand presently taking place.

+Newsletter is distributed about four times a year!

Norwest Place Housing Co-operative - Evelyn Thompson, President

50 Units - Senior Housing Built in 1990 - 5 Floors

6340 Engel Drive, Regina, Saskatchewan, S4X 4K7 - Phone 306 543-5758

Member of CHAS

Mortgage Completion 2024

Presenting Bob Young #303 – 6340 Engel Drive, Regina, Saskatchewan S4X 4K7

Phone 306 949-9109 rm.young@sasktel.net;

As this is a Senior Housing Unit there are no Youths as residents. Norwest is a Pro-Active Group and member managing this 11 million dollar residential property with a goal to maintain the property, given their age of 25 years in 2014. Initiated a plan – if you don't plan, you plan to fail, looking after what you have, fix it good if you are going to fix it.

+At present reviewing feedback for Elevator upgrading and pricing \$15,000 for cooling system and \$40,000 for Micro Electronics. Parking lot improvements to be initiated, Garbage improvements, Building Condition Assessment and looking at the Sask Housing Software Proposal being offered with their 2024 completion of Mortgage and a forward planning effort.

+Numerous Committees in place for the planning of activities at Norwest Place.

+The activities of the co-op have varied from Tailgate parties during Rider games, selling pool tickets as part of the Rider Games too. Also an active social planning with Bingo, Shuffleboard, Bean Bag Baseball with their own Boards, Cards, Bridge, Celebration Dinners, Floor planned events and receiving good participation results. Very good attendance 90%.

+Have just completed a 25th Anniversary Tea and Banquet and invited guests.

+Present goal is moving of Singles from 2 Bedroom Units to 1 Bedroom Units.

+There is one outside caretaker staff working 5 - 1/2 days a week.

+Bylaws and Policies being upgraded.

Argyle Park Housing Co-operative - Bruce Lotts, President

60 Units Family Housing Built in 1984 – 18 Apartment Type, 2 storey accessible and 42 Family Townhouses

61 – 320 Sangster Blvd, Regina, Saskatchewan, S4R 8M1 - Phone 306 949-9616

Member of CHAS & CHF Canada

Mortgage Completion in 2019

Presenting by Bruce Lotts #26 – 320 Sangster Blvd, Regina, Saskatchewan S4R 8M1

Phone 306 949-4451 ablotts_abl@sasktel.net

There are 2 part time Office Staff presently and 1 Maintenance part time staff.
Committee setup includes 6 Committees and a senior's Young at Heart group, with this Family Housing Co-op for participation by all.

+As a special effort of volunteering a Bonus Program has been initiating a yearly silent auction as the finale to a work project the member groups see posted on the Bulletin Board, once the project is completed they are given Bonus Bucks and can then use these Bonus Bucks at the yearly Silent Auction.

+2014 brings the 30 year Anniversary Celebration.

+Rental rates are possibly at a 95% of Market Value of Rentals in Regina, increases at 3%.

+Good Support is received from Sask Housing.

Crestview Housing Co-operative Ltd - Joe Campbell, President

43 Units - Seniors Housing Built in 1984 - Single Housing Structure 3 Floors

100 – 1325 Wolfe Ave, Moose Jaw, Saskatchewan S6H 7H7 - Phone 306 694-5544 -

Member of CHAS & CHF Canada

Mortgage Completion in 2019

Presenting by Irene Young cmanor@sasktel.net

Involved Co-op with Similar Committees types in the planning of activities in Crestview. A special note of the two Social Committees, One as the Men's Social committee and a Ladies Social Committee. The Men's Social organize the Coffee Sessions with \$1.00 coffee, Pancake Breakfast, Supper Steak Dinners and Education sessions.

+Crestview are Members of CHAS and CHF and presently working on the setting up of a 20/20 Crestview Committee to start on their working on an Asset Management Plan.

+Crestview Board are preparing Power Point Presentations for their Board, their committees, and a separate one for their Members for a great appreciation of Co-operative Housing in Saskatchewan.

The George Taylor Seniors Housing Co-operative Ltd. - Andrew Lindsay, President

50 Units - Seniors Housing Built in 1982 - Single Housing Structure _ Floors

103 – 1703 Oxford Street, Regina, Saskatchewan S4N 6J5 - Phone 306 789-3636

Member of CHAS

Mortgage Completion in 2017

Presenting by Andrew Lindsay

Great efforts have been made to taking care of the required maintenance and planned efforts for future caring of the Co-op. The Co-op has two Elevators, is near a Trailer Court Community and seems the Couples are not requesting 2 Bedroom Units and possibly considering of placing singles in the 2 Bedroom Units. They have cut off giving Single applications. There is a 50% split of singles and doubles in the Co-op.

+There is a need for Volunteering Couples as there is a need for Board Members and there is a lack of support from the members at present.

+The Variety of Committees is in place and offer get about 68 percent turn outs to activities offered. Planning a Newsletter for the membership.

+Present President has only been at the Co-op for a year and gaining experience quickly.

Both the President and Secretary are very active with projects and preparation for their end of mortgage with only 3 years left.

The Esquire Housing Co-operative Ltd - Mel Knarr, President - Phone 306 692-7213

24 units - Seniors Housing Built in 1964, Incorporated January 1, 1981 – Seniors Housing 3 storey Facility 24 Units

18 - 971 Coteau Street West, Moose Jaw, Saskatchewan S6H 5G1 - Phone 306 693-4065

Member of CHAS & CHF Canada

Mortgage Completion in 2016

Presenting by Dave Chapman?

+An all senior Housing facility, no Kids or Pets. Co-op has a very Clean Yard, have a snow removal contract with an outside company.

+Mortgage completion is 2016, a CHF Member and presently going through a Building Condition Assessment, through CHF, completed and report received in 2013, had the Fire Dept. inspect the building and were told the Rails on the Balconies are not high enough and have been approved to place a 6 inch railing to the present railing to receive approval. There are other areas needing attention once the inspections were complete & a shocking dollar figure.

+There was not a confirmed cost for the Building Condition Assessment but felt it could be about \$8,000.

+Higher toilets were installed and receiving good feedback, replaced the appliances with new appliances and were pleased with the deal they received.

+With the co-op being a 3 floor housing complex and no elevator, feedback of stair climbing doesn't go over well with the seniors.

+There is no Common area, or meeting area, so the hallways on each floor are used on many occasions. The hallways suppers and potluck meals still work.

Co-operative d'Habitation Villa BonHeur - Michelle Campeau, President

38 Units – 15 Senior Housing Apts. & 23 Townhouses 2 & 3 Bedrooms. Built in 1986.

116 – 160 Meilicke Road, Saskatoon, Saskatchewan S7K 6R1 - Phone 306 242-4841

Member of CHAS & CHF Canada

Mortgage Completion in 2021

Presenting by Leona Perry #503 – 160 Meilicke Road, Saskatoon, Saskatchewan S7K 6R1
Phone 306 955-8232 mlperrey@gmail.com

There is a Board of 7 Members and much work accomplished in correcting a concern that was brought forward on the Principal that the building was constructed and started as a Bilingual Co-op, with French Language being the dominant language. Much energy has been spent regarding the French/English controversy within the Villa and the French Federation of Saskatoon. This was corrected and is now an all-inclusive Family Housing Complex. There is a 1/3 French Language component to the present housing unit. Much work has been accomplished and brought forward on the principle that the building was constructed and started as a “French Resident only” Co-operative. A bylaw has since been approved
+The social development of the Villa has been assisted by Rainbow with development of this component. Committees are stronger, Housing and Health and Safety being proactive. The Maintenance committee is volunteer staffed and tries to keep up with asset management. Windows, doors, appliances, playground equipment are all new. Office staff recently hired. – Thank you Rainbow.

+A large number of the members are single parents.

+They are members of CHF and working within the 20/20 Asset Management program for the maintenance of the complex.

Silverwood Estates Housing Co-operative Ltd - Stephanie Smith, President

40 Units - Family Housing Built in 1986 – 28 Townhouses, 8 Apartments & 4 Houses

25 – 14 Nettle Place, Moose Jaw, Saskatchewan S6J 1H8 - Phone 306 692-2667 -

Silverwoodestates@sasktel.net

Member of CHAS & CHF Canada

Mortgage Completion in 2021

Presenting by Myles Shaw CHF Canada, Saskatchewan Regional Director #24 – 14 Nettle Place, Moose Jaw, Saskatchewan S6H 7H7 mylesshaw@hotmail.com

With this Co-operative Housing Complex including 28 Townhouses, 8 Apartments and 4 Row Houses, it seems there is no problem with requests for applications. The majority of Townhouses are 3 bedroom Townhouses, more families moving in rather than requests for single applicants. Operating on a Section 95.

+Good Committee work effort with the socials, BBQS, Christmas Party, Social in the Garden.

+Members of CHF and noticed there was a lot to learn in the program start.

+Windows have been replaced as the previous work was not done well and the need for replacement.

+The challenges were great as it was realized their Co-op was not legally entered as a Co-operative, not registered because their taxes were not paid. Things are being sorted out and much improvement is noticed now.

With the Presentations Sessions concluding and topics of presentation included discussion points that brought on topics of interest and key points of Co-operative Management:

With Sandra Southam, representing Sask Housing, in attendance, discussions continued on the Building Condition Assessment and the Government's Sask Housing Software Program Offer.

Sask Housing – Ameresco is a Software Program called Capital Asset Planning Model. As the name implies, it is a database that allows you to input data such as facility age, structure and equipment, last repaired or replaced. From that information they will project timelines and costs to replace or repair, a good budgeting tool to be sure but it is not a Building Condition Assessment, which is done by professional engineers instead of volunteers in the co-operative who would take and fill out the forms with building age, structure of the facility which is more of a survey to get information on the individual Co-operative. But should possibly have a Professional to fill in the survey. With this software survey, unless it is filled out by a knowledgeable person, this may be a guessing reply. Discussion was held and Sandra was asked could this include professionals input and was told this would have to be presented to Sask Housing.

If the Ameresco software program was used, any additional years having use of the software would be at an additional cost. Concern is volunteers in the Co-ops, can they do the assessments?

Discussion also included the CHF Canada Project and Building Condition Assessment that was done in Nova Scotia with 29 Co-operatives.

This was a Building Condition Assessments that was coordinated By CHF on the 29 single buildings, done by professionals, identified the information on each individual Co-operative and provided what the conditions was like on each individual component of the structure, the cost, when it should be replaced or repaired, how this sits in an operating budget for a 20 year period. This BCA was completed by Nova Scotia Professionals.

This could be done with Saskatchewan Co-ops agreeing to a project and presented to CHF Canada to be the project managers using Professionals in Saskatchewan. Gathering the information on Saskatchewan on the number of Co-operatives interested, and information on types of roof structures, where in Saskatchewan and provide to CHF Canada, Saskatchewan Co-operatives could have BCA done within the year. First approaches to CHF on possible costs were provided an estimate of \$3,500 - \$5,000 per Co-op.

Whatever the Choice, a “Tool” is needed to plan and continue discussions for “Building Condition Assessments” for Saskatchewan Co-operatives. This Discussion Session provided the expression of many areas of concern and an opportunity to think creatively for the direction of Saskatchewan Housing Co-operatives and the direction preferred for us! Thanks for your interest of those that attended this first session!

Information will be circulated to the CHAS Member Co-operatives as well as the balance of Saskatchewan Housing Co-operatives for their input and concerns with their Housing Co-operative.

Others Not Attending CHAS meeting September 13. 2014

Rosewood Housing Co-operative Ltd - Harry Harris, President

51 Units Seniors Housing Built in 1990

140 High Street East, Moose Jaw, Saskatchewan S6H 0C3 - Phone 306 692-2200

Member of CHAS

Mortgage Completion in 2024

Connaught Village Housing Co-operative Ltd. - Bill Redekopp, President

37 Units Seniors Housing Built in 1984

100 – 1040 - 1st Street East, Prince Albert, Saskatchewan S6V 0C4 - Phone 306 763-5715 -

connaught@sasktel.net

Member of CHAS

Mortgage Completion 2019

Gail Stewart Court Housing Co-operative Ltd. - Gladys Armbruster, President

43 Units Seniors Housing Built in 1982

1717 Oxford Street, Regina, Saskatchewan S4N 6K3 - Phone 306 789-7970

Mortgage Completion 2017

Meadowlark Housing Co-operative Ltd - Jason Robertson, President

67 Units Family Housing Built in 1983

2644 – Shooter Drive East, Regina, Saskatchewan S4V 1E1 - Phone 306 789-2575

Member of CHAS & CHF Canada

Mortgage Completion 2018

Hector Trout Seniors Housing Co-operative Ltd - Mary Morrison, President

50 Units Senior Housing Built in 1988

315 Pinehouse Drive, Saskatoon, Saskatchewan S7K 7Y7 - Phone 306 934-1882

Mortgage Completion 2023

Terra Housing Co-operative Ltd - Shannon Isbister, President

48 Units Family Housing Built in 1983 Townhouses (48)

100 – 135 McCormack Road, Saskatoon, Saskatchewan S7M 5K4 - Phone 306 978-0252 - thc123@sasktel.net

**Members of CHAS & CHF Canada
Mortgage Completion 2018**

Cornwall Village Housing Co-operative Ltd - Ken Campbell, President

91 Units Seniors Housing Built in 1975 (High-rise)

2141 Cornwall Street, Regina, Saskatchewan S4P 3R1 - Phone 306 569-2663

Mortgage Completion 2010?

South-East Sask. Co-operative Ltd – No Information Provided

12 Units Senior Housing Built in 1988

Box 1287, 401 Broadway Ave. Moosomin, Sask. SOG 3N0 - Phone: 1 306 435-2161

Mortgage Completion 2023

It was exciting for us as a committee to have this information session with the participating housing co-operatives. We all learned new things about each other's housing co-operatives and that was part of the goal. Our goal is to find ways to work with the housing co-operative in areas of importance to all of us, such as the end of our mortgage agreement contracts and how we can together make a smooth transition into the future. We feel one of those areas of importance is the building condition assessment and we would like for all the housing co-ops to seriously consider the options presented and give us your choice for the co-ops to pursue together.

We have tried our best to be as accurate with the information in this report as we can and if errors or omissions are found, we are sorry.

Please submit your corrections and suggestions to me and we will include your corrections in future reports, thank you. (email: hsch@accesscomm.ca)

Special thanks to Don Shalley and Leona Perry (CHAS secretary) for their hard work in putting this report together. Of course the participation of the housing co-operatives on Saturday, September 13th. Your willingness to come and share experiences and activities in your co-op. Your ideas and suggestions are appreciated, thank you.

We hope that we can find ways to work and play together to enhance our housing co-operatives through more meetings like this, thanks again.

Co-operatively,

Henry Schellenberg, chair

For the Government Relations Committee (GRC)

Don Shalley, Co-chair, Lorraine Schindel and Bob Young