

Our approach is two-fold:

REGULATORY

LOBBY MUNICIPALITIES

to acknowledge our demand and commit to the incorporation of guidelines in policy documents which prioritize cooperative housing over speculative real estate development.

This lobbying effort would be accompanied by a nationwide mobilization effort. Existing local, regional, and national collectives and organizations could build a combined base of tenant solidarity and action, and provide support for future research, workshops, and pilot programs. Academics and policy think tanks should be engaged to provide white papers and other official submissions outlining policy reforms.

This work could follow this formula:

- Review planning docs and identify places where policy is:
- discriminatory towards communal forms of housing
 - controlling and excludes certain groups from access to housing
 - assuming colonial approaches to land use or types of household

2. Dismantle the above.

FINANCIAL

ENGAGE FINANCIAL INSTITUTIONS

including credit units, banks and other financial backers to outline roadblocks and pathways to alternative financing models which aid cooperative models.

Cohousing projects find it hard currently to get traditional financing in cases of non-standard forms of ownership or development, and perceived risk as one-off projects with no track record. This unduly raises the financial burden on these projects (especially when it comes to land costs) to self finance. Pilot projects may need a municipal guarantor to spearhead early projects through financing until a successful track record is established.

This work could follow this formula:

Identify financial experts and industry allies (CMHC, Vancity, BC Housing).

Craft financial policy that will enable municipalities to pressure/incentivize loans specific to cooperative models of project delivery.

We further demand that the province sets targets for municipalities to reach 60% NON-MARKET HOUSING BY 2050.

To get to 60% non-market housing, A HEALTHY MIX OF “CO-” TYPOLOGIES ARE NEEDED.