

Land for Community Benefit in Post Pandemic British Columbia

Hosted by the Housing Research Collaborative & the Social Purpose Real Estate Collaborative

June 18, 2020 EVENT NOTES

With the arrival of the Covid19 Pandemic, many not-for-profits and social enterprises were called to the fore—supporting society and vulnerable populations to safely move through the crisis, all the while seeing their operating contexts and financial sustainability massively altered. The crisis has daylighted risks and vulnerabilities in our current system, with a real estate market that has for decades severely challenged space for affordable housing, social and community services, childcare, arts and culture, small business, etc. While opportunities may prevail, for many the real estate impacts are anticipated to be anywhere from substantial to catastrophic. Whether you approach the situation from the crisis in tenant and landlord relationships and ability to pay rents, property taxes or mortgages, to land owning agencies considering disposal of capital assets as part of debt reduction plans, or private sector development looking for new land acquisitions—protecting land for community benefit* has never been more critical.

On June 18th, the Housing Research Collaborative and the Social Purpose Real Estate Collaborative, with the support of Vancity Community Foundation, hosted a 90min online dialogue focused on the need to secure land for community benefit at a time when our society is dealing with unprecedented threats to its economic and social sustainability.

The Forum was attended by 60+ leaders from the social purpose real estate sector including representatives from not-for-profits, social enterprises, affordable housing, small business, funders and investors including government, agencies and academics. Included in these NOTES, please find the Forum Agenda, Acknowledgments, Participant Polls, IDEAS Summary, Speaker Biographies and Participant List.

HRC Housing Research Collaborative <https://housingresearchcollaborative.scarp.ubc.ca>
SPRE Social Purpose Real Estate Collaborative <https://www.socialpurposerealestate.net>

**Land for community benefit (aka social purpose real estate) includes space for the vast array of not-for-profits and social enterprises that serve our society such as: arts & culture groups and artists; health, community & social service organizations; environmental groups; childcare; advocacy organizations; co-working/co-location and shared spaces; space developers and providers; faith-based places of worship and other community service organizations that provide space for community; non-market/affordable housing and others.*



Land for Community Benefit

June 18, 2020 AGENDA

Land Acknowledgement & Welcome: by co-hosts Dr. Penny Gurstein, Director Housing Research Collaborative and Jacqueline Gijssen, Project Director Social Purpose Real Estate Collaborative

Participant Poll #1: “What sectors do you work in?”

Instigator Speakers: What is the situation re: land for community benefit in post pandemic BC? Threats/risks/opportunities?

- Marcel Swain - Lu’ma Native Housing Society
- Erin Millar - Discourse Media & Save Small Business
- Stephanie Allen - Hogan’s Alley Society and BC Housing
- Jim Stanford - Centre for Future Work

Participant Poll #2: “Given the changing context, there is increased vulnerability and risk, but also potential opportunities, to protect land for community benefit” (testing agreement with the issue statement)

Small Group Sessions: “How can we protect and secure land for community benefit?”

Plenary Report Back: “What needs to happen NOW and in the FUTURE?”

Participant Poll #3: “Do you think this conversation should continue, and if so, will you dedicate some of your time and energy into seeing it move forward?”

Wrap Up: by co-hosts Dr. Penny Gurstein and Jacqueline Gijssen

“Land for Community Benefit in Post Pandemic BC” is an opportunity to shift the discourse, the power and ultimately the system towards a fairer, more equitable place. A place that provides space for community—all communities—all peoples.

Jacqueline Gijssen, Social Purpose Real Estate Collaborative

“Going back to business as usual is untenable. The new normal has to include reshaping the way decisions are made on land practices, and innovating on ways to provide community benefit. What is required is a societal shift.”

Dr. Penny Gurstein Housing Research Collaborative

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Land Acknowledgement

The Housing Research Collaborative and the Social Purpose Real Estate Collaborative wish to begin by acknowledging that we live and work on the ancestral homelands of Indigenous Peoples across BC, each with their unique traditions and history. We offer our respect to their Peoples, past and present. For those among us who live in Vancouver, we recognize that we are on the traditional, ancestral and unceded territories of the Musqueam, Squamish and Tsil-waututh First Nations (Adapted from BC Housing Acknowledgement)

Event Acknowledgment

The Social Purpose Real Estate Collaborative (SPRE) and the Housing Research Collaborative (HRC) would like to acknowledge the contributions made by a number of people to bring the Land for Community Benefit forum to fruition. These include: our ‘instigator’ speakers; small group hosts; facilitator Catherine Rockandel; event coordinator Elizabeth Ballantyne; and members of the Advisory Committee who helped to shape the ideas that first germinated between SPRE and HRC. Finally, our heartfelt appreciation to Vancity Community Foundation for their important contribution which supported this event.

Small Group Discussion Hosts

Lesley Anderson, SPRE

Elizabeth Ballantyne, HRC

Lauren English, BC Housing

Irene Gannitsos, Vancity Community Foundation

Penny Gurstein, HRC

Jacqueline Gijssen, SPRE

Karen Hemmingson, BC Housing

Michelle Hoar, SFU Centre for Dialogue, Hey

Neighbour Collective

Craig Jones, HRC

Lilly Wilson, Community Land Trust

Advisory Committee

Elizabeth Ballantyne, HRC

Cathy Buckham, CoV Social Policy

Patrick Condon, UBC

Tiffany Duzita, Community Land Trust

Lauren English, BC Housing

Irene Gannitsos, Vancity Community Foundation

Jacqueline Gijssen, SPRE

Dr. Penny Gurstein, HRC

Susan Haid, CoV Planning

Luke Harrison, Catalyst Community Development

Karen Hemmingson, BC Housing

Michelle Hoar, SFU, Hey Neighbour Collective

Brian McBay, 221 A Artist Run Centre

Andy Yan, SFU City Program

Event Facilitator

Catherine Rockandel, Rockandel & Associates

Event Communications

Lesley Anderson, Social Purpose Real Estate Collaborative, Project Facilitator

Andrés Peñaloza, UBC SCARP Housing Research Collaborative, Graduate Academic Assistant

Event Co-ordination

Elizabeth Ballantyne, School of Community and Regional Planning, PhD Student

Event Support

Vancity Community Foundation

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Participant Polls

Participant Poll #1: What sector do you work in? Please select all that apply

of Respondents

14	Non market housing provider
13	Small business and social enterprise (for or not-for-profit)
13	Other not-for-profit or social enterprise sector (environment, place of worship, community halls etc)
12	Government – local/regional/federal /provincial
10	Consulting/business
9	Financial institution/ Foundation
8	Other Agency/Think Tank/Umbrella Association/ Private Sector Development
7	Health, social & community services, social justice, Childcare
6	Arts & culture
6	Academic institution

Participant Poll #2: Do you agree with the Issue Statement: “Given the changing context, there is increased vulnerability and risk, but also potential opportunities, to protect land for community benefit”

(62%)	Whole-hearted Agreement
(29%)	Agreement with a minor point of contention
(9%)	more discussion needed
(0%)	Don't Like It But I will support It
(0%)	Serious Disagreement

Participant Poll #3: “Do you think this conversation should continue, and if so, will you dedicate some of your time and energy into seeing it move forward?”

(31%)	Yes, should continue and yes, I would help
(47%)	Yes, should continue, I can help, pending what is needed
(11%)	Yes, should continue, I really can only attend—not help
(11%)	I am ambivalent
(0%)	No, I don't see the need for this to continue

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Small Group Session: “How can we protect and secure land for community benefit?”

Plenary Report Back: “What needs to happen NOW and in the FUTURE?”

In 10 small groups, participants delved into the ideas and opportunities for how to protect and secure land for community benefit, noting what needs to happen now and what should happen in the future.

IDEAS SUMMARY - What needs to happen now?

- build political support for the creation of an **“equity-based” Pandemic Recovery Plan** that focuses funds onto the community sector (noting its massive economic and social value to society and the Canadian economy)
- **reframe ‘real estate’** with an equity, inclusion, access lens—to a system which benefits all peoples; address land settlement with First Nations, Indigenous and others as part of this reframing
- examine the **systemic barriers** in processes and policies at all levels of government that are preventing land from being held for community benefit; move to an **“enabling” environment**
- focus on **people centred/community driven solutions** to land use
- support **community owned & controlled land** within land banks, land trusts, conservation agencies, co-ops, not-for-profit ownership; including possibility of an **intermediary land acquisition** agency with capacity/resources to quickly acquire property as it comes available
- build **capacity & investment** in the community sector to **leverage/mobilize capital** to acquire, develop, retain land including asset management of portfolio holdings
- **broaden financing & technical support** mechanisms to strengthen opportunities for community ownership and stewardship of land
- end the premise of financial gain as the underpinning to “highest and best use”; **broaden to include social value/community benefit**
- **educate** all levels of government and the general public about the importance of land that serves communities, and the devastating impact of its loss
- ensure that **municipalities retain their land** for community benefit and **use the power of zoning** to ensure its long term continuance for public good

- enable **partnership innovation** in land development
- create better security of tenure **protections in commercial real estate**
- **engage across sectors** -- public, private, foundation, not-for-profit and beyond.

IDEAS SUMMARY - What needs to happen in the future?

- Create a **societal mind shift** towards land for community benefit for lasting benefit
- Support '**generational**' **thinking & approaches** to land use; preserve for well into the future!

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Speaker Biographies

Marcel Swain, Lu'ma Native Housing Society, Chief Executive Officer

Lu'ma Native Housing Society is BC's largest Aboriginal housing society. Marcel has led Lu'ma for over 30 years, helping to build a current portfolio of 15 housing projects with nearly 300 units and a market value of more than \$40 million. During his tenure, Marcel has used innovation and creativity in working with many different public and private partners. He has been instrumental in forging partnerships which have pioneered sustainable ways to build and manage Aboriginal housing projects.

Previously, he was a Senior Administrator for the Canada Mortgage and Housing Corporation, Canada's national housing agency.

Marcel was a founding member and past president of the National Aboriginal Housing Association (NAHA), an organization which advocates on behalf of non-reserve Aboriginal housing providers.

Marcel served as Vice President of the Me-Dian Credit Union, an Aboriginal lending institution in Manitoba. He has served as president, vice president and director of several non-profit housing societies and has been a director of the Vancouver Aboriginal Justice Council Society. He was a financial advisor Native Women's Association of Canada.

Erin Millar, Founder & CEO Discourse Media, and Co-founder of Save Small Business

Founded in response to the impacts on small business resulting from the Covid19 pandemic, Save Small Business is a grassroots coalition of 40,000+ small businesses across Canada that work to advocate on behalf of the sector. Erin is a future-focused, curious, entrepreneurial journalist and digital media leader, who founded and leads Discourse Media, an award-winning digital media company that produces in-depth journalism with impact.

Erin is also a journalist, with reporting translated into 20 languages and published in 34 countries; having reported from 15 countries in Europe, Southeast Asia and the Middle East. She appears in media and live events across Canada and internationally, has taught journalism at Quest University and Langara College and is a founding trustee of the Uncharted Journalism Fund, board member of National Magazine Award Foundation, SheEO Activator.

Stephanie Allen, Hogan's Alley Society, Co-founder & BC Housing, Vice-President, Strategic Business Operations and Performance

Stephanie is a strategic business operations specialist and affordable housing professional with a focus on equitable city-building. She combines extensive market, affordable and non-profit housing development and delivery expertise with government, community and industry stakeholder engagement necessary to advance affordable housing initiatives across the Province.

Outside of work, Stephanie is a founding board member of the Hogan's Alley Society. She serves on the City of Vancouver's Development Permit Advisory Panel and Poverty Action Advisory

Committee. Stephanie holds a master's degree in Urban Studies from Simon Fraser University and a bachelor's degree in Business Administration, Okanagan College.

Jim Stanford, Centre for Future Work, Economist and Director

Jim is one of Canada's best-known economic commentators. He served for over 20 years as Economist and Director of Policy with Unifor, Canada's largest private-sector trade union (formerly the Canadian Auto Workers). He is quoted frequently in the print and broadcast media, and writes a regular column for the Toronto Star. He is also the Harold Innis Industry Professor in Economics at McMaster University in Hamilton, Canada, and an Honorary Professor in the Department of Political Economy at the University of Sydney. Jim has also served for many years as a Research Associate and volunteer with the Canadian Centre for Policy Alternatives.

Jim received his Ph.D. in Economics from the New School for Social Research in New York. He also holds an M.Phil. from Cambridge University, and a B.A. (Hons.) from the University of Calgary.

Jim is the author of *Economics for Everyone: A Short Guide to the Economics of Capitalism* (second edition published by Pluto Books in 2015), which has been published in six languages. Stanford has written, edited or co-edited six other books, and dozens of articles and reports in both peer-reviewed and popular outlets.

He has provided research and advice through numerous federal and provincial government panels and inquiries on economic policy, innovation, jobs, and social policy. Jim is recognized for his ability to communicate economic concepts in an accessible and humorous manner

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Participant List

(*Asterisk indicates Advisory Committee Member)

Forum Hosts

***Dr. Penny Gurstein** - UBC School of Community and Regional Planning, Professor and Housing Research Collaborative (HRC), Director

***Jacqueline Gijssen** - Social Purpose Real Estate Collaborative (SPRE), Project Director

Speakers

Marcel Swain - Lu'ma Native Housing Society, Chief Executive Officer

Erin Millar - Savesmallbusiness.ca, Co-founder & The Discourse, co-founder

Stephanie Allen - Hogan's Alley Society, Co-founder & BC Housing, Vice-President, Strategic Business Operations and Performance

Jim Stanford - Centre for Future Work, Economist and Director

Participants

Aboriginal Housing Management Association

Cliff Grant, Indigenous Strategic Relations, Manager

Arts Factory Society

Marietta Kozak, Co-developer and Treasurer

Aunt Leah's Place

Sarah Stewart, Executive Director

BC Artspace

Caitlin Jones, Executive Director

BC Housing

*Lauren English, Land Development, Riverview Lands, Director

*Karen Hemmingson, Research and Corporate Planning, Director (HRC, SPRE)

Herman Mah, Real Estate Services, Real Estate Asset Manager

BC Ministry of Municipal Affairs and Housing

Eric Nicholls, Planning and Land Use Management Branch, Manager (HRC)

Brightside Community Homes Foundation

William Azaroff, Chief Executive Officer

Lilian Chau, Community Real Estate Director

Canadian Centre for Policy Alternatives, BC

Marc Lee, Senior Economist (HRC)

CapacityBuild Consulting

Scott Hughes, Principal

Catalyst Community Developments Society

*Luke Harrison, President

Cause and Affect

Jane Cox, Principal

Central City Foundation

Jennifer Johnstone, President and Chief Executive Officer (SPRE)

Central Mortgage and Housing Corporation (HRC, SPRE)

Cherie Devisser, Partnerships and Promotions, Client Solutions, Advisor

Elizabeth Tang, Partnerships and Promotions, Client Solutions, Knowledge Transfer Specialist - Outreach

City of Richmond

Lesley Sherlock, Social Planner (SPRE)

City of Surrey

Aileen Murphy, Planning & Development, Senior Social Planner (SPRE)

City of Vancouver

*Susan Haid, Planning, Urban Design and Sustainability, Deputy Director - Long-Range and Strategic Planning

Zarina Mulla, Arts, Culture and Community Services, Planner - Social Policy & Projects (SPRE)

Ti Lam, Housing, Arts, Culture and Community Services

City of Victoria

Nichola Reddington, Senior Cultural Planner (SPRE)

CitySpaces Consulting

Noha Sedky, Manager of Development (HRC)

Community Impact Real Estate

Shaugn Schwartz, Portfolio Management and Capacity Building, Director (SPRE)

Community Land Trust

*Tiffany Duzita, Executive Director (SPRE)

*Lilly Wilson, Development Manager

Creative Co-Workers

Denise Brennan, Executive Director

Co-operative Housing Federation BC

Thom Armstrong, Chief Executive Officer & Community Land Trust Foundation, Chief Executive Officer

East Side Culture Crawl Society

John Steil, Spaces Committee, Chair

Homelessness Services Association of BC

Dustin Lupick, Researcher and Policy Analyst (HRC)

Housing and Urban Development Consulting

Margaret Eberle, Consultant (HRC)

Merrick Architecture

Greg Borowski, Principal

Propeller Advisors

Bob Prenovost, Managing Principal

Real Estate Foundation of BC

Mark Gifford, Chief Executive Officer (SPRE)

Jen McCaffrey, Grants Manager

Real Institute of BC

Brenda Southam, Executive Officer

Renewal Partners/Martha Burton Mgmt Consulting

Martha Burton, Principal (SPRE)

Richmond Caring Place

Belinda Boyd, Board Member

UNITI Partners/Semiahmoo House Society

Doug Tennant, Executive Director

Simon Fraser University

Josh Gordon, School of Public Policy, Assistant Professor (HRC)

*Michelle Hoar, Centre for Dialogue, Hey Neighbour Collective, Project Director

*Andy Yan, City Program, Director (HRC)

Social Purpose Real Estate Collaborative

Lesley Anderson, Project Facilitator

Terra Housing Consultants

Simon Davie, Chief Operating Officer and Principal

Tomo Spaces

Leslie Shieh, Co-founder

University of British Columbia

Elizabeth Ballantyne, School of Community and Regional Planning, PhD Student, Research Assistant

Patrick Condon, Professor, UBC School of Landscape and Landscape Architecture

Craig Jones, UBC SCARP Housing Research Collaborative, Research Coordinator

Andrés Peñaloza, UBC SCARP Housing Research Collaborative, Graduate Academic Assistant

Vancity Community Foundation, Strategic Initiatives and Investment

Allison Felker, Interim Executive Director

*Irene Gannitsos, Senior Manager

Vancity Credit Union

Kira Gerwing, Community Investment, Manager (HRC)

Vancouver Native Housing Society

David Eddy, Chief Executive Officer

Vancouver School Board

Janet Fraser, Board Chair



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