



## **Introduction to Charettes for December 1<sup>st</sup> Affordable Housing Workshop**

On December 1<sup>st</sup> we will make four presentations of affordable housing options, hear from people with lived experience of living in/ needing affordable housing, and meet in small groups to participate in charettes. Charettes break a large group down into smaller groups to work intensely on a design project. The smaller group collaborates to identify the most important aspects of the project, solve problems, and create a final product that is presented to the whole group.

When you arrive on December 1<sup>st</sup>, you will have a designated table at which to sit. After the presentations, your group will have an hour to work on a design for your project. Each group will have a facilitator and someone to take notes. After an hour of design, the small groups will each report back to the whole group for questions and comments. The projects are derived from our first workshop and options presented at the second workshop.

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Please read the descriptions of the eight groups listed below. Then, reply to [info@socialplanningcowichan.org](mailto:info@socialplanningcowichan.org) with your top three preferences. You will be assigned to one of the groups for the design charettes. Everyone will have an opportunity to comment and add to other designs as well. The charettes groups are as follows:

### **1. Ready to Rent**

Teaches people how to get and keep rental housing that meets their needs. The course improves people's opportunities to maintain rental housing through teaching the responsibilities of being a good tenant, helps in improving credit rating, and provides a certificate of completion. The program can participate with landlords to help access housing for people who otherwise would not have references.

### **2. Rent Bank**

A rent bank provides loans to people at risk of losing their housing due to arrears in paying rent. This program works with people who are stable but have had a financial setback that could cause eviction. People have up to 2 years to repay the loan. Rent banks can also provide financial literacy training to clients.

### **3. Community Housing Association/ Trust Fund**

A Community Housing Association can provide a variety of services and housing options for people. It could provide tenant resources and advisory services, advocacy, housing referrals, or other services. A trust fund for affordable housing could be used in a variety of ways to provide grants or loans for affordable housing needs in the Cowichan Region.

#### 4. Re-purposed Housing

Re-purposed housing is housing that has been renovated and modified to create additional housing units within the exterior walls. An example of re-purposed housing is modifying a single family home into 2 or more units with some shared space.

#### 5. Co-op Housing

Co-op housing provides an affordable ownership model in which residents own “shares” of the housing. Residents pay a monthly fee in addition to their initial share(s). Co-ops are often designed with the intention of providing affordable housing and other amenities such as green design and shared garden space for residents.

#### 6. Purpose Built Social Housing

Purpose built housing can be built to serve a specific population (for example: seniors or single parents) or it can serve anyone needing affordable housing. It is generally funded in part by BC Housing and meets the needs of people living below median income. Some projects include a mix of social and market rental housing.

#### 7. Purpose Built Housing with “Sweat Equity” Component

“Sweat equity” housing requires the donation of labour to build and maintain the units. Habitat for Humanity is an example of a program that uses sweat equity from residents to build. Projects can also include community volunteers and donated building materials.

#### 8. Social Purpose Real Estate

Social Purpose Real Estate refers to property owned and operated by non-profit organizations to benefit community. In this case, the project would include housing units as well as other facilities such as office space for non-profit organizations or social enterprises. The income that the building generates would subsidize the housing.