

# 2020 VISION

## Mapping the Road Ahead

Developing your 2020 Compass

Board meeting #2

**Co-op name: Pacific Heights Housing Co-op**

**Date: May 9, 2012**



# The 2020 Compass

Mission statement: why do we exist?



Core values: what do we believe?



Vision: what kind of future do we want?



# Mission Statement

- A mission statement:
  - answers the question “*why do we exist?*”
  - gives purpose to everything you do



# Mission Statement

- A mission statement works if:
  - it is short and simple
  - everyone knows it and can repeat it
  - it drives decisions and behaviour



# Your Mission Statement

Pacific Heights Housing Co-op exists:

- To provide a **safe**, **affordable community** for a **diverse** population.
- To provide **affordable**, **safe co-operative** housing that celebrates **diversity**.
- To **co-operatively** provide **safe**, **affordable** housing to **people of all ages, races and income levels** and learn.
- To provide **safe** and **affordable** housing to a **diverse community** based on **co-operation** and caring in an environmentally sustainable way.
- To provide an **affordable**, secure, accessible urban **community**.



# Your Mission Statement

Pacific Heights Housing Co-operative  
provides safe, secure affordable housing for  
a diverse, caring community in the heart of  
Vancouver.



# Core Values

Core values are:

- qualities or traits we believe are worthwhile
- guiding principles that affect how we think and how we act



# Your Core Values

## Top values from Member Meeting

- Equality
- Democracy
- Respect
- Environmentally conscious
- Involvement
- Accountability
- Celebrating diversity
- Fairness
- Compassion
- Acceptance





# Core values - Samples

- Values only
- Definitions
- Action/behaviour statements



# Core values sample 1

- ❑ We believe in the values of fairness, security, integrity, affordability, respect, compassion and responsibility.



# Core values sample 2

- Financial stability
- Safety
- Security
- Sound management
- Affordability



# Core values sample 3

**Affordable:** Halston Hills endeavors to keep operating costs reasonable and housing charges affordable while ensuring the ongoing maintenance of the buildings.

**Accountable:** Members of Halston Hills take pride in ownership of the co-op by maintaining their homes, following the policies, participating, and meeting their financial obligations. The Board and Membership of the co-op are accountable to ensure that good policies, management and governance are in place.

**Democratic:** Halston Hills Co-op holds regular members meetings to ensure a fully informed and involved membership. Decisions are made co-operatively ensuring sensitivity, equality and confidentiality. We share our skills and knowledge and seek expert advice when required.



# Core values sample 3

**Financially Responsible:** Halston Hills members meet their individual financial obligations to the co-op. The Board and Membership create budgets, which meet the annual operating obligations, and also the future financial needs of the co-op to ensure our co-op is well maintained.

**Safe and Friendly:** Halston Hills is a community that embraces the diversity of our membership. We are supportive and respectful of our neighbours, and keep an eye out for each other. We socialize, interact, and take responsibility for our community.



# Core values sample 4

- ❑ We value Co-operation. Therefore we:
  - follow the International Co-op Principles
  - foster participation
  - operate democratically.
- ❑ We value Good Governance. Therefore we:
  - are fiscally responsible
  - act ethically
  - are transparent in our decision-making
  - are accountable to each other in decision-making
  - maintain member safety



# Core values sample 4

- strive for environmental sustainability
  - plan long-term.
- We value Community. Therefore we:
- strive to create an environment that is safe, supportive, diverse, affordable, friendly, positive, respectful, engaging and inclusive.



# Key Issues

## **Governance (6)**

- principled leadership
- involvement
- long-term planning
- meeting legal obligations
- aging in place
- policies

## **Finance (3)**

- affordability
- graduated occupancy charges
- land-lease expires

## **Maintenance (1)**

- sound maintenance





# Key Questions

1. How will we keep our housing affordable without government subsidy?
2. How will we keep our housing affordable and still maintain our homes properly?
3. What will it take to maintain our homes now and when our mortgage expires and to adapt them to meet the changing needs of our members?



# Key Questions

4. Will this always be a safe, friendly, inclusive place to live?
5. How will we ensure that our co-op is financially, structurally and environmentally sustainable?
6. How do we make sure the co-op is well-led?
7. What can we do to maintain our values and strengthen our community?



# Sample Opinion Graph

To maintain the income mix we have now and the value of our homes we have to persuade government to provide assistance to our lower-income members			To maintain the income mix we have now and the value of our homes most members will have to pay more than the real break-even housing charge so that some members can pay less

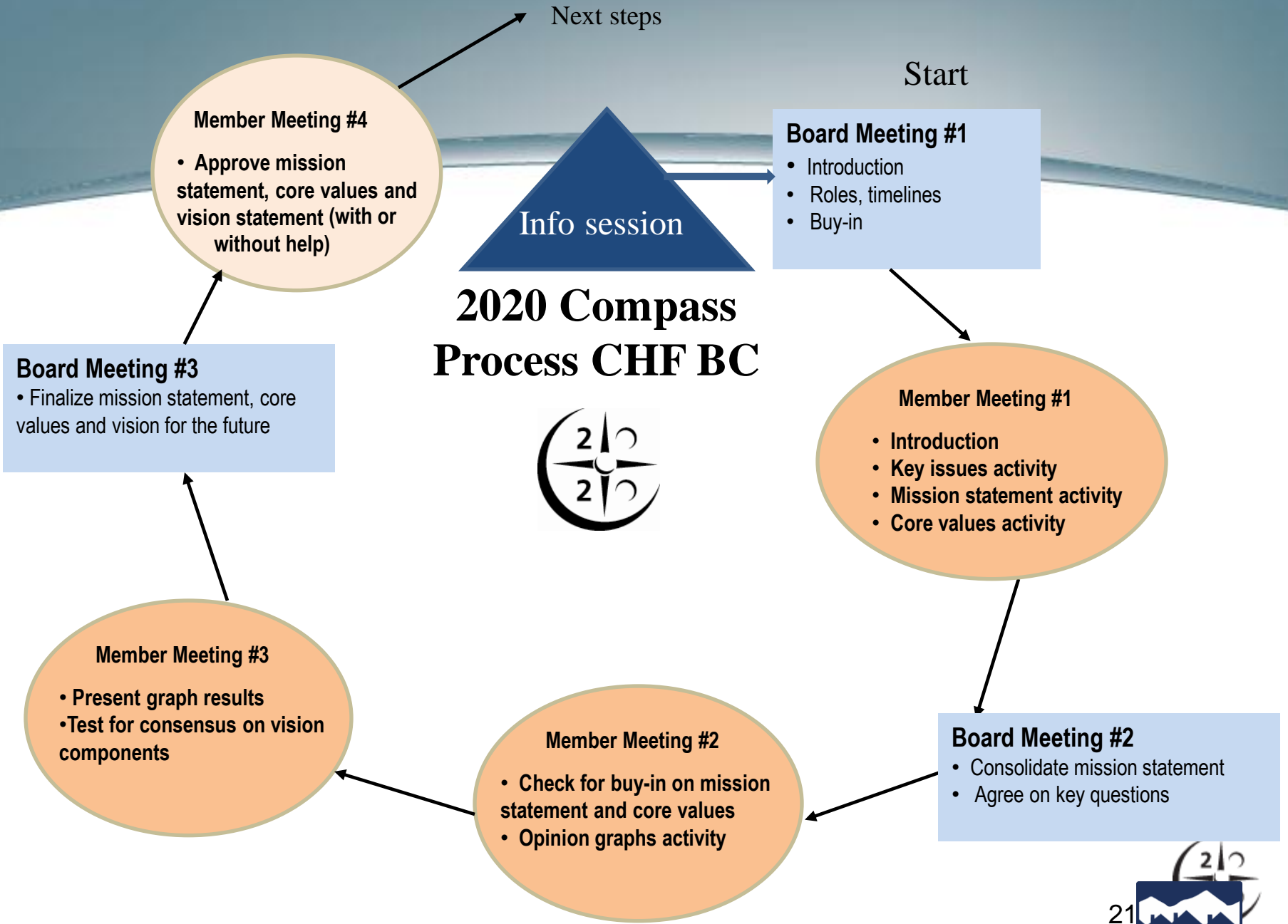


# Sample Opinion Graph

<p>Our homes are in good shape and they'll last for many years to come.</p>			<p>We will need to invest more resources to maintain our homes to a reasonable standard over the long haul or to adapt them to meet the changing needs of our members.</p>



# 2020 Compass Process CHF BC



# Next Steps

- Set dates for next meetings
- Prepare opinion graphs
- Promote next meeting to ensure good turn-out

