

H. W. FLESHER HOUSING CO-OP

A24-3545 EAST 43RD AVENUE VANCOUVER BC V5R 5X5 (604) 433-1274

MEMBERSHIP INFORMATION

Features of our housing cooperative

- 100 units on 5 acres
 - 25 one-bedroom units
 - 55 two-bedroom units
 - 18 three-bedroom units
 - 2 four-bedroom units
- 7 accessible units

- children's play areas
- common laundry room updated 2017
- recycling program
- parking – secure, underground – 1 space per unit

- pet friendly (2 per unit with some restrictions)
- close to schools, shopping, community centre, library, bus routes and Skytrain

- **PLEASE NOTE: a non-refundable \$10 application fee is required for each application form - cheque or money order only. NO CASH**

- **Please complete the whole form – incomplete applications will be shredded.**

- **You may be contacted for an interview to include all family members. If you need a translator, you must bring your own interpreter.**

- **WE ARE A NON-SMOKING CO-OP (includes tobacco, marijuana, vapes & all combustibles)**

We will keep an application for one year. To stay on the waitlist

- **write to the office every 12 months**
- **tell us if your address, phone number, family size or financial information changes.**

November 2018 update

- 1 bedroom waitlist – open
- 2 bedroom waitlist - open
- 3 bedroom waitlist – open

Most vacancies occur in 1 & 2 bedroom units – with an approximate wait time of 1 to 2 years.

Subsidy – no subsidy is available at this time.

Each applicant must earn the monthly income listed below to qualify for membership

Housing charges & monthly income required to qualify as of September 1, 2018

UNIT SIZE	HOUSING CHARGES	MONTHLY INCOME (gross)	SHARE PURCHASE
1 BEDROOM	\$933/mo	\$3,110/mo	\$1,500
2 BEDROOM	\$1,167/mo	\$3,890/mo	\$2,000
3 BEDROOM	\$1,363/mo	\$4,544/mo	\$2,500
3 BD-1/2 basement	\$1,435/mo	\$4,787/mo	\$2,500
3 BD – full basement	\$1,473/mo	\$4,910/mo	\$2,500
4 BEDROOM	\$1,566/mo	\$5,220/mo	\$3,000

Housing charges include 1 parking stall.

Each member pays their own utility bills including electric heat, telephone, television and internet.

Housing charges are adjusted annually on September 1 of each year

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WHAT IS A CO-OP?

CO-OPERATIVE HOUSING:

Housing Co-ops are independent, self-directing legal associations. Each resident member has one vote in the affairs of the Co-operative. An elected resident Board of Directors is responsible for the day-to-day operations of the Co-op. The Co-op has committees to assist the Board with budgeting, membership selection, maintenance and social event planning. Co-op members have the security of knowing that they will not lose their housing through the decision of outsiders. There is not a landlord who can decide to sell the property.

CO-OP PRINCIPLES AND OBJECTIVES:

Open and Voluntary Membership: Membership is voluntary and available without social, political or religious discrimination to all persons who are willing to accept responsibility for membership.

Democratic Control: One joint member, one vote. The responsibilities of ownership are shared by all the members.

Return of the Surplus to Members: Savings, if any, from the efficient operations of the Co-operative will be distributed to all members in the form of lowered housing charges.

Co-operative Education: The co-op should make provisions for the education of their members and staff in the principles and techniques of co-operation.

Provide Housing on a Non-Profit Basis: Monthly charges are established to cover mortgage payments and other operating costs with a small contingency set aside to cover unexpected expenses.

Offer Security of Tenure: Members of housing co-operatives retain occupancy of their units as long as they wish. Evictions occur only when the member fails to pay the housing charge, fails to maintain his/her home, or has abused the Co-operative's Rules/Occupancy Agreement and the well-being of neighbors.

Provide a Good, Quality Housing Environment: Within the limitation of its budget, the Co-op seeks to provide the highest quality housing both in initial construction and through continued maintenance.

Create a Community: Through the Co-operative's committees, the Board of Directors, members' meetings and social activities, members have the opportunity to meet others and take action around common problems.

A COMMUNITY OF PEOPLE WITH SHARED RESPONSIBILITY FOR EACH OTHER, OUR HOMES, AND OUR NEIGHBOURHOOD