

STILL CREEK HOUSING CO-OPERATIVE
#107 - 2765 Co-operative Way
Vancouver, B.C. V5M 4S4
(On the corner of Grandview and Slocan Street)
Telephone: 604-433-8035
Facsimile: 604-433-7020
Email: stillcreek@shawbiz.ca
www.stillcreekcoop.com

Are you looking for a great family-oriented place to call home?

Do you want to form friendships and actively participate in a community with good neighbours who have a variety of different ages, family types and income levels?

Thank you for your interest in Still Creek Housing Co-op. Please read the following Info regarding Co-op housing before you complete your application.

WHO MAKES UP THE STILL CREEK COMMUNITY?

Still Creek is Mixed Income Housing Co-operative with a diverse range of members. The people who live in Still Creek Co-op represent a broad cross-section of cultural, ethnic and income groups. Members range in age from infant to retirees. There are many families. Some suites are handicap accessible.

WHAT IS A CO-OP AND HOW DOES IT RUN?

Its members run Still Creek Housing Co-op. There are no landlords. The members elect a Board of Directors, define and approve policies. The Board of Directors takes direction from the membership and help to oversee the running of the Co-op. Committees comprised of member volunteers handle numerous other aspects of co-op operations such as maintenance, gardening, membership, social functions and finances.

All members of Still Creek are required to attend General Membership meetings about every 6 weeks. All members are required to volunteer about 4 hours per month in helping run and maintain the co-op. This required participation keeps housing costs more affordable, and is a great way to know your neighbours.

A housing Co-op is a corporation owned equally by each member. As a Co-op member you do not directly own your own unit. Instead, you have shares in the co-operative corporation which owns the property.

FEATURES / AMENITIES

- 1, 2, 3 and 4 bedroom apartments and townhouses.
- Some units are handicap accessible.
- Units have patio or balcony
- Full size fridge and stove
- Washer, dryer and dishwasher hook-ups in suite
- On site laundry facilities
- Venetian blinds and track lighting
- Sprinkler system and smoke detectors
- Large in-unit storage rooms. Additional storage in secured area
- Gated resident parking
- Community room with kitchen
- Two pets allowed - All dogs must have a current municipal license.
- Lots of common gardens, green space, play areas

We are close to:

Schools, parks, community centers, a library and Trout Lake
Skytrain and bus routes
Superstore, Walmart, restaurants

WHAT ARE THE ADVANTAGES OF CO-OP LIVING?

- Still Creek Housing Co-op is for those who want to be an active part in positive, inclusive, diverse, engaged community of neighbours who become friends.
- Financial – The required member participation in running the co-op keeps the housing charge lower. There is no landlord profiting from our members.

WHAT DOES IT COST?

Still Creek is a mixed-income Index-Linked Mortgage Co-op. This means that our housing charges or monthly payments are considered “market rent”. The Co-op has a limited number of housing subsidies. The number and amount of subsidies are externally dictated by CMHC and BCHMC.

Members’ housing charges together cover the cost of the mortgage payment, operating costs, taxes, maintenance, management and replacement reserves. Members pay their own hydro (electricity and heat) and optional cable/internet.

To become a member of Still Creek you must purchase a share at a cost of **\$3,000**. Your share less any damage costs is returned to you without interest when you leave the Co-op.

***PARTICIPATION IS MANDATORY, KEEPS HOUSING COSTS LOWER
AND IT IS A GREAT WAY TO GET TO KNOW YOUR NEIGHBOURS!***

VERIFICATION OF INCOME and a CREDIT CHECK FEE ARE REQUIRED AT TIME OF INTERVIEW

MARCH 1, 2021 – FEBRUARY 28, 2022

QTY	TYPE	SQ FT	MONTHLY HOUSING CHARGE	MIN INCOME ANNUALLY	MIN INCOME MONTHLY
3	1 BDR HANDICAP	750	\$ 1,146	\$ 45,940	\$ 3,830
12	1 BDR APT	750	\$ 1,146	\$ 45,940	\$ 3,830
2	2 BDR HANDICAP	1000	\$ 1,401	\$ 56,160	\$ 4,680
18	2 BDR APT	900-980	\$ 1,401	\$ 56,160	\$ 4,680
18	3 BDR STACKED APT	1180-1250	\$ 1,569	\$ 62,890	\$ 5,250
8	3 BDR TOWNHOUSE	1250	\$ 1,715	\$ 68,740	\$ 5,730
4	4 BDR TOWNHOUSE	1345	\$ 1,839	\$ 73,710	\$ 6,150

APPLICATION PROCESS

If this sounds like a good fit and you are interested in becoming a positive, actively participating member, we look forward to receiving your application.

As we focus on finding good, active participating members, we have very little turnover.

To remain on the waiting list, you must contact stillcreek@shawbiz.ca every 12 months to express your interest to remain on the waiting list.

1. APPLICANT

Last Name: _____

First Name: _____

Female _____ Male _____

Address: _____

Telephone: (H) _____ (W) _____

Email Address: _____

2. CO-APPLICANT

Last Name: _____

First Name: _____

Female _____ Male _____

Address: _____

Telephone: (H) _____ (W) _____

Email Address: _____

Relationship to Applicant: _____

3. OTHER HOUSEHOLD MEMBERS

LAST NAME	FIRST NAME	FEMALE/ MALE	DATE OF BIRTH

4. UNIT

Ensure you are applying for the appropriate size unit, according to the National Occupancy Standards <https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing>

What size unit do you require? _____

Do you require an accessible unit? _____

5. HOUSING BACKGROUND

How long have you lived at your current address? _____

If you have lived there less than two (2) years, please give your previous address.

How much do you pay in rent each month? _____

If you pay for utilities, how much do you pay? _____

Landlord's Name: _____

Telephone Number: _____

6. PARKING

List all vehicles belonging to the household

MAKE	COLOUR	LICENSE NUMBER

7. PET POLICY

The Co-op has a pet policy that allows two pets per unit.

What pets do you have? _____

8. PERSONAL REFERENCES, EXCLUDING RELATIVES (please list)

NAME	TELEPHONE #	HOW THIS PERSON KNOWS YOU

9. PARTICIPATION

In order to build a strong community while at the same time keeping costs down, the Co-op depends on members to help run Co-op affairs and maintain the buildings and grounds.

All members of Still Creek are required to attend General Membership meetings and volunteer about 4 hours per month in helping run and maintain the co-op.

We have a number of committees with specific tasks designed to meet these goals. Please indicate which committee(s) you might be interested to join, and list some skills you could contribute to our community. (All applicants over 19 years old should put their initials beside their committee(s) of interest).

COMMITTEES:		SKILLS I WOULD BRING TO THE CO-OP:	
	Membership		
	Property	Applicant:	
	Finance		
	Gardening	Co-Applicant:	
	Newsletter		
	Social	Other Applicant over 19 years of age:	
	Children / Youth		

10. SIGNATURES

I/We understand that only the members of Still Creek Housing Cooperative may live in the Co-op and I/We apply for membership.

I/We understand that if the Co-op accepts me/us for membership and offers me/us a unit, I /we must buy a share purchase of \$ 3,000.00 for the principal member and \$10.00 for each associate member.

I/We understand that as a member of Still Creek Housing Cooperative, my/our unit must make a contribution (currently \$24.00 each year) paid into the Cooperative Housing Stabilization Fund (known as the sector support surcharge).

I/We declare that all the information in this application is correct. I/We give the Co-op permission to verify any or all of this information and to do a landlord check, personal reference check and credit check. I/We understand that acceptance of membership depends on the Co-op obtaining satisfactory results from a credit check. I/We agree to provide my/our Social Insurance Numbers for that purpose when needed (and understand that after the credit check information about SINs will be destroyed).

SIGNATURES OF ALL HOUSEHOLD MEMBERS OVER 19 YEARS OF AGE:

DATE	NAME (PLEASE PRINT)	SIGNATURE

11. FINANCES

This page will be detached from the application form and stored separately from the rest of the application to limit access to your financial information.

Applicant's First and Last Name: _____

Please give us the monthly before tax (gross) income of each household member.

NAME OF HOUSEHOLD MEMBER	EMPLOYER OR SOURCE OF INCOME (e.g.; Social Assistance, CPP, Disability)	GROSS MONTHLY INCOME

You will be asked to provide proof of this income if the Co-op invites you to be interviewed for membership.

The policies and procedures of Still Creek Housing Cooperative must follow the guidelines of the Personal Information Protection Act. Since we are asking you to give the Still Creek Housing Cooperative personal information, you need to understand why we are gathering the information and how it will be used. In order for the Co-op to proceed with your application we need you to please read and sign the following agreement.

I/We agree that Still Creek Housing Cooperative may keep the following information about us.

- Financial information to set initial housing charges based on household income (if I/we do not qualify for subsidy the Co-op will destroy this information)
- Financial information yearly to set housing charges based on household income, if I/we apply for and are eligible to subsidy
- Eligibility information to qualify for the supplementary Home Owner Grant
- Co-op Census information
- Relationship of Co-applicant to applicant and date of birth of other occupants in order to establish the size of unit for our household or subsidy and housing charges if applicable
- Information about my/our age to determine whether I/we meet the age requirements for membership
- Information about our current landlord

I/We understand that the Co-op will use personal information about the members of my/our household to:

- Contact me/us about this application
- Determine my / our eligibility for housing and membership in the Co-op
- Establish the size of unit for my/our household
- Decide if I/we qualify for subsidy and to calculate the subsidy and housing charges yearly
- Conduct a landlord check before accepting my/our information
- Comply with the Co-op's operating agreement or program rules with Canada Mortgage and Housing Corporation (CMHC) and BC Housing

I/we understand that personal information gathered by the Co-op may be made available to people in the following positions as needed:

- Co-op auditor
- Employees of CMHC or BC Housing
- Municipal employees dealing with the Home Owner Grant
- Co-op staff or management
- Board of Directors of Still Creek Housing Cooperative
- Credit check agency
- Members of Co-op committees only as they undertake the following official duties: reviewing applications for membership; credit; landlord and other reference checks; income review and setting housing charges; collecting applications and signatures for Home Owner Grant collecting Co-op census information; maintaining secure filing and storage of personal information (both hard copy and computer files).

I/we understand that the Co-op will destroy personal information that it no longer needs.

I/we have read and received a copy of this statement concerning how the Co-op manages our personal information (all members of the house hold 19 years of age and older must sign)

DATE	NAME (PLEASE PRINT)	SIGNATURE

REFERENCE CONSENT FORM
(When a member leaves the Co-op)

I agree that Still Creek Housing Cooperative may give the following information to prospective landlords. I will notify the Co-op in advance of any landlord's call.

1. Dates of Residency
2. Payment history
3. Community involvement and Community – related issues

Name(s) (please print) _____

Signature _____ Date signed _____

Witness Name _____

Witness Signature _____ Date signed _____