

July 1978

Don Area Co-op Housing Incorporated

255 Carlton St. (Rear)

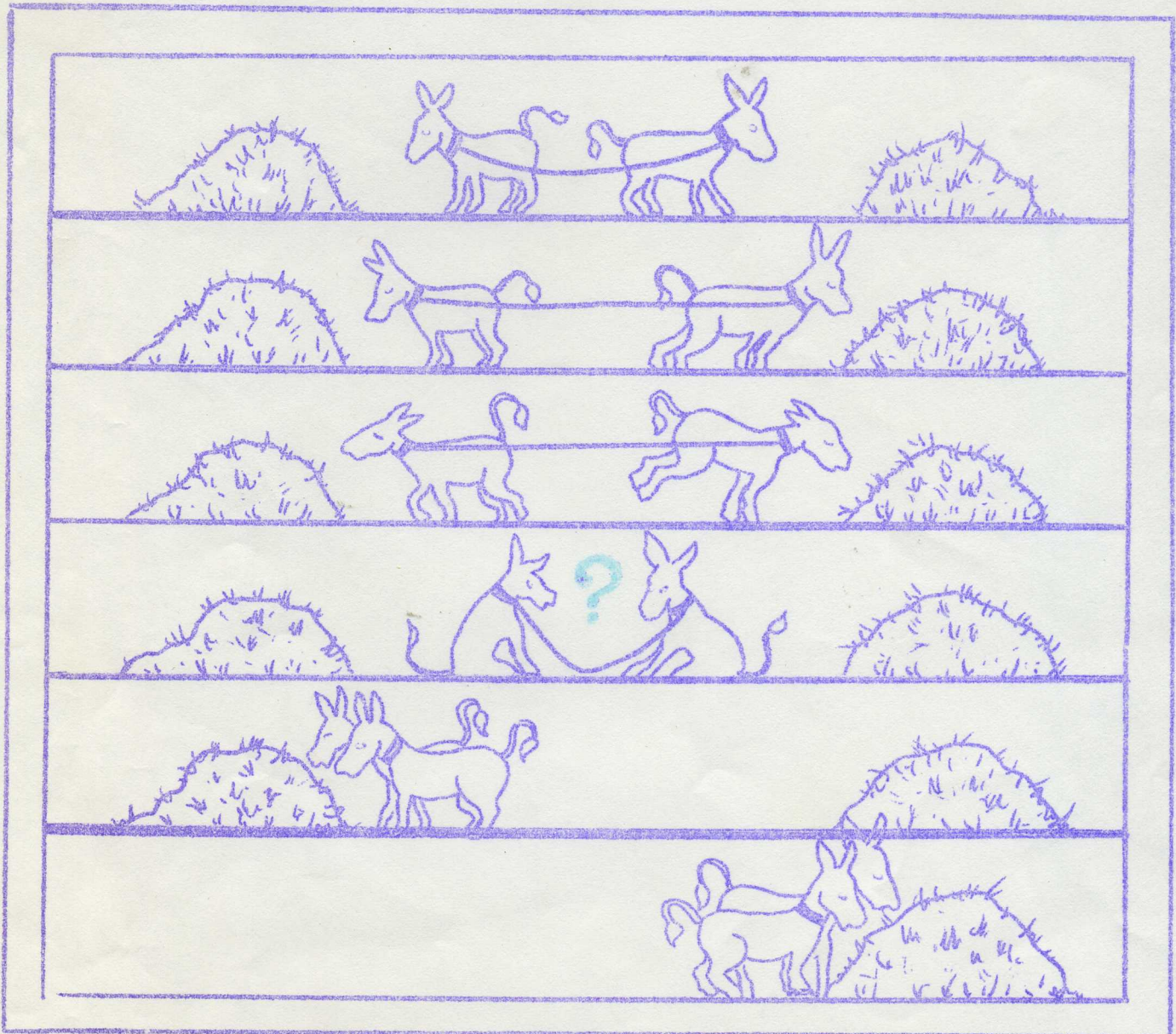
Toronto

Carmel Hill, Ruth Stanners, Sharon Cunningham

The

DACHI NEWS

COOPERATION!



News Around the Co-op

- * Sharon Cunningham who was employed by Dachí on a City grant to promote the spirit of cooperativeness in our coop has terminated her six month stint with us. However, she kindly offered to continue to work with our Newsletter. Many thanks.
- * The Christian Resource Centre at 20 Spruce, which held its general annual meeting on June 19, 1978, has a brand new Board of Directors. It will continue to offer its many services in Dachí for the coming year and is planning expanding its activity into other areas of need.
- * A piece of information for all of us who put our garbage out the night before pick-up. To keep the dogs away, spray a mixture, 50-50 of javex and water on the garbage bags before putting them out. The dogs won't go near them. Thanks to D. Flood for the info.
- * Bill Lee, who in the past served on both the Board and the Maintenance Committee is back in the cooperative. Welcome.
- * Many of us have received letters from the John Sewell Committee, soliciting donations. For those of us who forgot or who are new to Dachí, John Sewell was and is still a great friend and defender of our coop. Dachí owes a great debt to him for his great help in 1972-73, the period when Dachí was beginning and was weak and surrounded by many hostile neighbours.
- * Dachí is losing more than \$5000 in vacant units. The Board has thus set up an ad hoc committee of three members to help fill these units. It is your and my coop; so if you have any ideas, contact either of these three members: Judy Shipman, Krishna Gandhi through the office, 923-9574, Carmel Hill through CRC at 922-7391.
- * COMMUNION SERVICE: if you want to take part in a Communion service in our neighbourhood in an informal setting, spend some time in coming in touch with yourself more deeply, worship,... come to the CRC Communion on Thursday, July 20, at 4.30 p.m. at 20 Spruce.
- * Courses in maintenance and financial matters are being organized by the Federation for members of Dachí and other Coops, Free of charge. If interested, collect a form from either CRC or the office.
- * The Food Coop is still providing health food, produce, cheese, peanut butter maple syrup, honey, grains,... at lower prices than those of the local supermarket or health food store.
- * John Netson, the President of Dachí, has received a letter from CMHC, commending the Cooperative for managing its finances competently. With cooperation, we can be a success story!!
- * The Newsletter's deadline will be July 31.

Mrs. Marion Patterson, 18C Spruce St. passed away Monday, July 10. She was 56. Mrs. Patterson had been a resident of DACHI since 1974. Members of DACHI wish to express their sympathy to the friends and family of Mrs. Patterson. Those wishing to pay their respects should call the DACHI office, 923-9574, for information on the services.

Members of DACHI wish to thank Kay Battle, a neighbour of Mrs. Patterson's, for her kind effort in assisting Mrs. Patterson during her final illness. Her care and kindness during that time are appreciated by all.

The Lawn Sale and Festival for Dachi residents will take place on July 22 or July 29. Judy Shipman and Carol Rushton are organizing this event.

For the preparation of the Members Handbook, members of the Information Committee will be contacting all the members to get their consent for publication of their telephone numbers. The numbers will only be circulated to other members. Those who have unlisted numbers will not have their's published.

A Special Meeting of the General Membership will be held August 14, Monday at 20 Spruce Street. One of the items to be discussed will be the occupancy by-laws. Following the meeting will be a wine and cheese party for the members. If you wish to help with the party, contact Kay Battle or Judy Shipman.

Keep August 14 open for a friendly meeting with your neighbours.

Board Briefs



The next regular meeting of the DACHI Board of Directors is Monday, July 10 at 20 Spruce St., beginning at 7:30. All members of the co-op are welcome to attend these meetings.

Since the last edition of the "Dachi News", one general meeting of the membership has been held and one regular meeting of the Board.

General Meeting- June 12

The annual general meeting of the co-op was attended by thirty-three members of the co-op. The election of new officers approval of part of the occupancy by-law and the appointment of a new auditor were the items transacted.

Chairman for the evening was Richard Griffiths. That was his last act for Dachi as he resigned from the Board as City of Toronto representative. In his place, Bev Marshall will serve.

After it was agreed that the general meeting had been given proper notice, the membership agreed to ratify the decisions of the outgoing Board. One of the policies in contention was that members who are in arrears should not sit on the Board. The membership agreed that this policy should be upheld.

Robert M. Veltheer, C.A. was appointed auditor for the next year.

Elected to the Board of Directors were: John Metson-Kay Battle, Liz Dance, Robert Spurrll, Fran Rukevina, Grant Patingale, Rudy Stocking, Krishna Gandhi, Mike Turner.

Items 1 to 45 of the Occupancy By-law were accepted by the general membership with some minor modifications.

Meeting June 26 of new Board

The meeting was attended by all the new members of the Board as well as Carol Rushton, Judy Shipman, Carmel Hili, Bill Lee, Sharon Cunningham and Property Manager Helmut Soldwisch.

Officers were elected for the coming year. John Metson was elected President for his second term. Krishna Gandhi was elected vice-president, Grant Pattingale was elected secretary for the second time and Rudi Stocking was, again elected treasurer.

Rudi Stocking gave the financial report and explained why there was a difference between income and disbursements of \$3800. The reasons are : 1. there are seven vacancies-- 2. there was an abnormally high hydro payment and 3. the semi-annual insurance premiums were due.

Carmel Hill suggested that an Interim Vacancy Committee be formed.

The Information Committee gave its report. It will be sponsoring a Lawn Sale June July 15 and that ten percent of the money made will be turned over to Dachi. The Board commended the committee on its work for the June 12 13 Protest Rally. Later in the meeting, Sharon Cunningham presented her final report to the Board on the work of the Education Project.

The Occupancy By-law, part 46-64 were approved by the Board and a special meeting of the membership will be held soon so that the general membership can ratify it.

A Smoke detector system for 18 Spruce was approved. The Fire Marshall had ordered that one be installed. The cost of the installation will be \$692. Members of the Board wish to encourage all members to make sure that the detector switches in their units are on.

The Maintenance Committee was instructed to review maintenance priorities.

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FLASH- from the Board meeting of July 10, it was announced that as of August 1, the names of individuals who are in arrears will be available to the membership.

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Gadfly's Corner

As explained in the last Newsletter, Gadfly is a resident of Dachi. His spirit is of Greek extraction and he likes to read Socrates and Plato. He likes to speak his mind kindly but candidly. He promised he'll write a short column every month; to-day we have his second instalment.

" Hello there! I'm back. If you're going away, good holidays. If you're staying here, survive the heat-wave. John Innes (Sherbourne and Shuter) Centre has a pool. Go, cool down there, when you can. Check their schedule beforehand.

Finally, one junk has been removed. Two to go, Board of Directors and Manager. These discarded cars are one more eyesore and two more objects for vandalism.

Trees are a gift of nature. A friend who works in the area told me that the kids have been breaking their branches. Some trees have almost been uprooted. Why kill or maim these friends who provide shade, freshness, colour in our asphalted backyards? Parents, Parents, instruct the kids to enjoy the green, something which kids in high-rises do not have, and not to defoliate or destroy it.

And the lawns. Congratulations, all you on Carlton Street and Spruce Street. Those flowerbeds around the doorways on Carlton are beautiful! However, a few need trimming, lawns that is. And a couple of our backyards are an abomination.

New members are joining the Co-op every week. But, where are they: you hardly seem them at any meeting. Come forward new members; we need you on the Maintenance, Membership, Information, Newsletter and other Committees. Co-operative means everybody giving a contribution.

Many thanks to all those who offered to serve on the Board. Now, let's all pull in one direction. So many came out for that annual general meeting. We all deserve a pat on the back! Keep in touch with the Board's activities, now. Meetings are open to all members. Some take time to attend these regular meetings. Good indication!

Lastly, the coop is a very nice ^{place} to live in when you are surrounded by people like Ken Rushton, the Oullettes, Mrs. Lachance and Kay Battle who take ~~their~~ time to clean up, mow or paint not only their lot or area but those of the others around them, too.

That is all for today. Have a good month and we'll see you sometime in August."

A Sample letter

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DIRECTIONS: Copy out and add your comments and send to the honourable member.

In our last Newsletter issue, we had informed you about the new housing policy proposal of the Federal Cabinet. The Federation had examined this proposal and concluded it would affect adversely cooperative housing in the country. Thus, a lot of lobbying had been carried out to persuade Andre Ouellet, the Minister of State for Urban Affairs, to drop it. By way of adding more pressure on the Government, we were all asked to write to our MP or Mr. Ouellet to protest against this new programme. The Newsletter is carrying a sample letter; you are urged to copy it or write the ideas in it in your own words and send one of them to Parliament Hill.

Honourable Andre Ouellet,
Minister of State for Urban Affairs,
Ottawa, Ontario

Dear Minister,

Re: Non-Profit Housing Programme '78

We have recently been informed of the details of the new programme and are writing to you to protest the programme insofar as it affects the non-profit continuing housing cooperatives. In summary are some of the problems with the new programme:

- (a) By introducing the concept of 100% rent-g geared-to-income into the housing cooperative you are totally destroying the basic concept that a non-profit cooperative provides housing at cost.

Secondly, you are not encouraging residents to be in any way cost conscious.

- (b) Even with the maximum interest reduction grant that results in a 2% mortgage rate the effect of your withdrawal from the rent supplement programme in cooperatives is to deny this housing to low income people
- (c) By insisting that people pay a minimum of 25% of their income for their housing you are discouraging moderate income earners from living in cooperatives, thereby undermining you own objective of "integration through income blending."
- (d) Then, you are also setting government policy that is deliberately in contradiction of the goal of ensuring that Canadians do not pay more than $\frac{1}{4}$ of their income for shelter.
- (e) Even if we agreed with the Federal Government proposals in principle, we feel that the administrative nightmares implied in the management under your programme would be insurmountable. In particular, the concept of an interest subsidy that is adjusted annually based upon the income profile of the project is just not logistically feasible. If the cooperative and CMHC actually attempted to operate under this programme the administrative overheads would be far in excess of the present costs.

We have asked you national organization, the Cooperative Housing Foundation of Canada, to coordinate a comprehensive federal response to you, Mr. Minister. In the meantime, we ask that the federal government provide capital mortgage funds and operating subsidies at a level at least equivalent to the 1977 levels. This will allow the development of new projects while discussions are continuing on amendments to the Non-Profit Housing Programme of 1978.

Unless you act on our request immediately you will be permitting the end of the Cooperative Housing Programme.

Yours sincerely,

We can send copies of paraphrased versions of this letter to other interested parties like our local MP, local federal candidates, local coops and the Toronto Housing Cooperative Federation, the Coop Housing Foundation of Canada, the local media, and Resource groups.

The Government seems to be reacting to the pressure and has already decided that there will be no change in its cooperative housing policy till the end of 1978. Thus, more letters from us, the grass-roots, are bound to exert more positive influence on the government. Remember too that there is a federal election coming soon and the government is very sensitive to people's feelings about its policies.

So, take the time to write something. Dachi still needs federal money in order to develop, and we cannot receive that funding under impossible conditions.

- - - WELCOME BON JOUR WILLKOMMEN - - -

Welcome to DACHI !

Fred Kubesch and family 269B Carlton

Linda Sevler and David Dickey 277B Carlton

Joseph Hedgepath 279A Carlton

Carter Brown and Patricia de Valance and child 16B Spruce

You are now given fair warning, new members ! Now that you are known, the next thing that will happen to you will be a visit from the Information Committee so that you can sign up for a share of the work in DACHI.

There are six vacancies at DACHI right now. Most of them are four bedroom units. Please let your friends know that there is an economical and fun way to live in Cabbagetown.