

The Missing Middle - Panelist Biographies

Inspiring Partnerships Panel

Moderator: Terri Mattin, Executive Director of Cowichan Housing Association

www.cowichanhousing.com

Cowichan Housing Association works to prevent homelessness and increase affordable housing options in the Cowichan Region through research, community development, homelessness prevention programming, and facilitating affordable housing development. CHA is becoming a dynamic community leadership organization, involved with a newly formed Coalition to Address Homelessness and Affordable Housing, leading a Youth Housing First initiative, and providing housing loss prevention programming. Terri Mattin is CHA's Executive Director. Terri has over twenty years of experience in community-based research and social development, engaging communities and developing and maintaining collaborative relationships. She has designed and implemented numerous collaborative community development initiatives; fostered relationships with multi-sectoral stakeholder groups and committees, and worked with local governments on community engagement and social policies.

M'akola Development Services

Kaeley Wiseman, Manager of Planning and Development

makoladevelopment.com

M'akola Development Services (M'akola) is a professional, non-profit development consulting firm that is committed to supporting vibrant, diverse communities across British Columbia. Our clients are located in communities spanning the entire province, from the southernmost tip of Vancouver Island, to the City of Vancouver, the Okanagan region, and beyond. M'akola has over 30 years of experience in planning, developing, and operating quality, multi-family projects for both Aboriginal and non-Aboriginal clients. Kaeley is the manager of planning and development where she leads a staff of 15 and advises many of the over 50 projects underway.

BC Community Land Trust

Tiffany Duzita, Director of Development

www.cltrust.ca

Tiffany Duzita is the Director for the Community Land Trust, responsible for operations and execution on the future growth plans of the organization. Growing up in Metro Vancouver she has developed a passion for affordable housing and the importance it plays in the vitality of local communities. As an accomplished real estate professional, she brings 18+ years of experience and leadership to the



Community Land Trust to build upon its mission to deliver affordable homes to families, individuals, seniors, and special interest groups.

David Coulson Design

David Coulson, President and Founder

davidcoulsondesign.com

David Coulson Design Ltd. is an award -winning design and build company incorporated in Duncan since 1989. The 20 member full time staff are comprised of architectural and interior designers to journeymen foremen and project supervisors. Built Green Certified, Energy Star Certified, SaferHome Certified and now Passive House Certified, they specialize in everything from energy efficient custom homes, to historic restorations, to small and medium sized commercial construction projects. David Coulson operates as principal designer to this family firm he has built and run island wide for nearly 30 years. Today he is presenting Urban Edge Properties, a unique mixed use development that boasts five different zones on one property featuring affordable and sustainable housing. Urban Edge, often referred to as simply UEP, is now formally zoned as an Integrated Community Comprehensive Development Zone or CD1. David Coulson Design calls this site home as well and uses it as a waste stream to upcycle an array of items from their demolition and reconstruction work. Community gardening, recycling and rainwater harvesting are also components to the site to be shared by all.

Attainable Homes Calgary

John Harrop, CEO

attainyourhome.com

John is the President and CEO of Attainable Homes Calgary Corporation. Attainable Homes is a non-profit, wholly-owned subsidiary of The City of Calgary. The program works at the home ownership end of the housing continuum offering near-market ownership opportunities for moderate-income Calgarians caught in the city's growing housing affordability gap. The Attainable Homes program offers down payment assistance whereby a prospective purchaser contributes \$2,000 and Attainable Homes contributes the rest to achieve the five percent down payment required by the banks. When the homeowner chooses to sell their home, Attainable Homes takes a portion of the appreciation, or the growth in the value of the home. This is used to pay it forward to more moderate-income Calgarians. John joined Attainable Homes in 2015 with extensive experience in architecture, sustainable design, real estate development and construction. He is currently sites on the Community Housing Affordability Collective (CHAC) Steering Committee and Calgary Economic Development's Real Estate Advisory Committee. He holds a Master of Architecture from Dalhousie, and an MBA from University of Calgary.



Zoning/Buliding Code Panel

Moderator: Ted Swabey, CAO of North Cowichan

Mr. Swabey is an accomplished leader with over 28 years of experience in the delivery of diverse services within a complex municipal setting. Prior to joining the District, he was the CAO for the City of Maple Ridge and prior to that he spent 26 years with the City of Nanaimo in senior roles, including the City's CAO and General Manager of Planning and Development Services. Prior to his career in municipal government, Mr. Swabey worked for a planning consulting firm in Ontario as a Commercial Property Manager in Toronto.

Born and raised in Ottawa, Mr. Swabey attended Ridley College in St. Catharine's and obtained his BA in Geography from the University of Guelph. When not working, he is an active outdoor enthusiast who enjoys mountain biking, golf, hiking and fishing.

Sundale Developments Inc.

Alan Pratten

nouvelhousing.com ; binishells.com

Alan Pratten is an accomplished entrepreneur and real estate professional with an impressive record of innovative business ventures around the world. He has a natural talent for recognizing emerging trends in real estate, combining astute analysis with intuition to generate viable solutions that meet new and evolving market demands. Alan's ever-growing portfolio of work includes highly profitable ventures in the development of rental units, condominiums and subdivisions, as well as building renovations and commercial property development. Alan prides himself on building healthy and mutually rewarding business partnerships – some lasting more than 30 years. He has extensive experience establishing joint venture partnerships and limited liability corporations. Alan's current ventures include Eagle Ridge Development Corporation, a real estate development company, and Point 2 Point Resource and Technology Corporation, an international green technology distribution company.

Chemainus Gardens

Len Wansbrough

www.metrocp.ca

Len Wansbrough, CPA-CGA has extensive experience in retail building supply and real estate development industry for over 35 years. He has been actively involved in the development and management of several residential commercial projects including hospitality, senior living on Vancouver Island.

Local projects include Chemainus Village Square, Chemainus Gardens, Meadow Woods, Ladysmith, and Artisan Park in Duncan. He also lends himself to several community and industry organizations. Len is a

past President of West Shore Chamber of Commerce, and is currently a board member of the Pacific Centre Family Services Foundation. Len has been married for 32 years to Cathy and they have two sons, Rob and Tom, who both work in his business

O.U.R Eco Village

Brandy Gallagher, Board Chair

ourecoovillage.org

Brandy Gallagher (BSW, MA) is one of the original founders and developers of O.U.R. ECOVILLAGE, Shawnigan Lake (Vancouver Island) BC. She is also the Chair of the Board of Directors a "Non-Profit Multi-stakeholder Community Services Cooperative" dedicated to outreach projects (local and International), and the development of O.U.R. ECOVILLAGE as a 25 acre Sustainable Living Demonstration Site and Education Centre. Her sustainable land management planning and ecological design work has made her the main proponent behind the Canadian precedent setting rezoning which has allowed for the legal/political/community framework containing multi-use allowances for ecovillages and shared land projects across Canada. Born and raised in community her life work has been focused around the development of 'Sustained Community'. She is also the developer of TOPIA: The Sustainable Learning Community Institute which operates onsite at OUR ECOVILLAGE. With a deep compassion for people and place Brandy works with other communities/projects to find their way through regulatory and legal processes which challenge the development of legitimate models of land use, alternative building, ownership and governance.

Changing Finance Panel

Moderator: Rob Douglas

Rob Douglas is a Councillor for the Municipality of North Cowichan and was previously a Director with the Cowichan Valley Regional District. One of his main areas of focus as a Councillor is working with community groups and the co-op and non-profit sectors to build more affordable housing in the Municipality. Prior to serving on local government he was involved in a wide range of local organizations including the Cowichan Land Trust, Cowichan Co-operative Connections and Volunteer Cowichan.

Cooperatives First

Kyle White, Education & Engagement Lead

cooperativesfirst.com

Co-operatives First is a business development organization focused on increasing awareness and understanding of the co-op business model in rural and Indigenous communities across western Canada. Our goal is to help groups build new businesses and support community development. Our job is to

make sure community leaders understand the benefits and versatility of the co-operative business model, and group entrepreneurs have every available tool to make their venture a reality.

Kyle is the Education and Engagement Lead with Co-operatives First. His work focuses on developing and delivering educational and development services for Co-operatives First. Originally from Newfoundland and Labrador, Kyle has worked his way across Canada focusing on community economic development in rural and Indigenous communities. With degrees in Geography and Public Policy, Kyle's educational background has focused on community development, governance, and organizational policy. Aside from his work with Co-operatives First, Kyle is a volunteer with a Saskatoon Lions Club and serves on the boards of two housing corporations.

BC Housing

Kirsten Baillie, Senior Project Officer

www.bchousing.org

BC Housing is a provincial body that works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.

BC Housing develops, manages and administers a wide range of subsidized housing options across the province. We work with the ministry responsible for housing to address critical gaps across the housing continuum, which range from emergency shelters and rent assistance in the private market to affordable home ownership. We also license residential builders, administer owner builder authorizations and carry out research and education that benefits the residential construction industry and consumers. We work with about 800 housing providers and help more than 104,000 households in 200 communities across British Columbia.

Kirsten's role in BC Housing is to work with non-profits to facilitate the development of new affordable housing projects on Vancouver Island and the Gulf Islands. I also help find and secure housing for other government ministries.

BC Non Profit Housing Association

Peer-Daniel Krause, Policy Manager

bcnpha.ca

BCNPHA envisions a safe, secure and affordable home for everyone in B.C. We are the umbrella organization serving non-profit housing providers throughout the province and work to strengthen the sector through member support, education and advocacy. As a leading voice for affordable housing in B.C., BCNPHA offers extensive expertise in housing research, policy analysis and communications, as well as considerable experience in working with all levels of government to address a broad range of housing affordability issues.



Peer-Daniel is a Policy Manager with BC Non-Profit Housing Association. Building on his 2014 work with Vancity Community Foundation where he developed tools to assist non-profit organizations in the real estate development process he supports BCNPHA's non-profit members to build their capacity for increased and appropriate non-profit housing supply. He holds a Masters degree in Planning (2014) from the University of British Columbia.

Vancity

Lilian Chau, Community Investment Portfolio Manager
www.vancity.com

Vancity is a values-based financial co-operative serving the needs of its more than 523,000 member-owners and their communities in Metro Vancouver, the Fraser Valley, Victoria, Squamish and Alert Bay. We use our assets to help improve the financial well-being of our members and to develop healthy communities that are socially, economically and environmentally sustainable.

Lilian Chau is Vancity's Community Investment Portfolio Manager in Impact Real Estate where she develops and manages entrepreneurial partnerships and innovative financial tools to support non-profits to acquire, develop and manage community-owned assets. With a background in community planning, she now has a special focus to accelerate the growth of social purpose real estate in the region.

Film Links

Social Planning Cowichan: *In Search of a Home*

<https://www.youtube.com/watch?v=JUjddRxkCcl&feature=youtu.be>

PBS: *Co-Housing Communities Help Prevent Social Isolation*

<https://www.youtube.com/watch?v=DmWrx0ntATU>

The Guardian: *I Built My Own Social Housing: The Rise of Chile's 'Half-Houses'*

<https://www.theguardian.com/cities/video/2016/jun/16/built-my-own-social-housing-chile-half-houses-video>

European Union Mayors: *Green social housing in Vienna - "It should not become a luxury!"*

https://www.youtube.com/watch?v=F_ndKDKK01A