

Denman Housing Association
3720 East Road, Denman Island, B.C. V0R 1T0
SimonPalmer3720@gmail.com 250 335 2559

Report to 2015 AGM

Directors & Others present at this, the first and much delayed annual general meeting of the Denman Housing Association, welcome.

It would be disingenuous to pretend that the period since our incorporation in September 2012, almost three years ago now, has not been somewhat frustrating.

True, any enterprise requires a working-up period which we used to educate ourselves; by applying for funding from CMHC to carry out a housing needs study; by undertaking that study in November of 2013; by establishing a relationship with BC Housing and finally by understanding somewhat how the Hornby & Galliano affordable housing needs are being met. We also, I would hope, brought Denman's affordable housing needs to the attention of the community at large.

Where we have so far been unsuccessful is in translating all this education of ourselves and of the community into tangible results. Our Board of Directors has diminished not expanded; not one person in the Denman community has so far come forward offering to assist; no one has asked to discuss a possible gifting of land or even the leveraging of valuable densities in exchange for land. This despite the fact, widely communicated to Denman residents, that we do have a housing problem, that over one hundred persons, including many children, live in either sub-standard dwellings or housing which they cannot technically afford, or both. Despite the fact that working age persons are leaving the island, that school numbers have continued to decline and reliable help for older residents becomes daily harder to find.

Recognizing that land was key to getting more people involved led to the incorporation of the Denman Island Foundation whose purpose was land acquisition & ownership for the development of affordable housing by this Housing Association, but that too appears to be going nowhere. Therefore we have to find ways to make it happen on our own.

That said, I remain convinced that once we have a piece of land that we can identify as 'ours', albeit with all the caveats necessary as rezoning etc winds its way through the bureaucratic processes, that responsible persons on the island will make themselves known and we will create the affordable housing that we have identified as so necessary to the economic & social well-being of our future Denman.

I would like to thank my fellow Directors for their work to date and, in anticipation, for their renewed purpose going forward.

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