

Welcome to Our Urban Village!

Thank you for your interest in joining our community! Our construction is well under way, and we are thrilled to be the third cohousing community in the City of Vancouver.

This is an exciting opportunity to join a cohousing group after the hurdles of site search and municipal approvals, but still with the chance to build community prior to move-in.

About Our Urban Village

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| <p>OUR NEIGHBOURHOOD</p> | <ul style="list-style-type: none"> - Located in East Vancouver’s vibrant Main Street neighbourhood, our neighbourhood is walkable and bikeable, with great public transit. - Main Street has all kinds of shops and services, and we’re 2 blocks from Van Horne elementary. We also have the Ontario Bikeway two blocks away. We’re one block from the R4 RapidBus on 41st Avenue, and just over 1 km from the Canada Line. |
| <p>OUR BUILDING</p> | <ul style="list-style-type: none"> - Designed to meet Passive House standards for insulation and fresh air, our 3-storey building will include 12 homes (ranging from studios to 3-bedroom units), bike storage, car-share, and a common house facing an outdoor courtyard. |
| <p>OUR COMMUNITY</p> | <ul style="list-style-type: none"> - We are a multigenerational group, and encourage families to join us. We value inclusivity, diversity and living lightly on the planet in a building designed to encourage community interactions. We are strongly committed to breaking bread together to build community and strengthen social bonds. |

Membership Process

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| <p>INTERESTED HOUSEHOLDS</p> | <ul style="list-style-type: none"> - You want to live in cohousing in Vancouver! - Please attend an OUV social, info session, recruiting event or chat over coffee to learn about the project |
| <p>→ Want to join as an Associate Member?</p> | <ul style="list-style-type: none"> - Read our Associate Membership Process on the last page of this package; the process to join starts with submitting your Household Profile - Pay a non-refundable fee of \$200 for up to three months of associate membership, to help cover community expenses |
| <p>ASSOCIATE MEMBERS</p> | <ul style="list-style-type: none"> - Associate Members (AMs) participate in all types of meetings and events - in fact, they need to participate to move forward! - AMs participate in group’s consensus decision-making process, but cannot red-card (i.e. cannot stop the group from moving ahead) |

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| <p>→ Are you ready to commit?</p> | <ul style="list-style-type: none"> - Your participation as an AM determines when you're ready to move on to equity membership - We expect that it would take at least 3 OUV events (including at least 1 community meeting and at least 1 social) to get to know our group and our project - You may stay at the Associate Membership level for up to 3 months - Note that households that are slower to commit to Equity Membership will end up lower on the priority sequence list for unit selection |
| <p>→ Process to transition to Equity Member</p> | <ul style="list-style-type: none"> - Let OUV know you're ready, and we'll book an Equity Member (EM) transition meeting - Before you transition to EM, we want to confirm that you'll be able to purchase a unit when our developer is ready. This could be a mortgage pre-approval or a personal financial review - EMs make a non-refundable contribution of \$10,000 to secure a place in the priority sequence for unit selection. <ul style="list-style-type: none"> - \$8000 will eventually go towards your unit at the time that you sign a Purchase and Sale Agreement with Tomo Spaces - \$2000 goes towards community expenses |
| <p>EQUITY MEMBERS</p> | <ul style="list-style-type: none"> - Equity members contribute to meetings and events because they're committed to building this community - They participate in the group's consensus decision-making process, and can block decisions if the proposal contravenes the group's vision or community values - The incentive to become an equity member is a higher ranking on the priority sequence for unit selection - Further financial commitment → As development progresses, additional deposits will be required to secure the purchase of units (e.g. 5-20% of unit purchase price) |

Common Questions

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| <p>Q: What do the member fees cover?</p> | <p>A: The \$200 associate member fee and a \$2000 portion of the equity member contribution go towards community expenses, such as babysitting, room rentals, website and printing, facilitation etc.</p> <p>All forms of housing require financial obligations, and our membership process allows you to increase your commitment in a stepped approach.</p> |
| <p>Q: Why do I need a mortgage pre-approval?</p> | <p>A: Our Urban Village will be a strata-owned community, so each of our members must qualify for financing to purchase their own personal home from our developer (or be able to buy without a mortgage). We want to ensure members have the financial capacity to afford their homes. We expect that you will obtain a mortgage pre-approval as soon as possible after becoming an Associate Member (or even before becoming an AM if you wish).</p> |
| <p>Q: Where do I get a mortgage pre-approval?</p> | <p>A: Lysa Dixon of Hive & House, our cohousing consultants, is also a licensed mortgage broker who understands the details of financing cohousing. You can contact her to arrange your mortgage pre-approval, or make arrangements with any mortgage broker, bank or credit union.</p> <p>Please ensure your chosen mortgage provider understands that the legal structure of OUV will be strata-titled property.</p> |
| <p>Q: Why is associate membership limited to three months?</p> | <p>A: Experience from other cohousing communities shows that most people are ready to transition to equity membership within 3 months, as long as they participate fully during their associate membership.</p> |

Is cohousing right for you?

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| <p>We hope you know enough about cohousing and Our Urban Village to be ready to join our community.</p> <p>If you need some additional information about cohousing, check out the following resources:</p> | <ul style="list-style-type: none"> - Quick 2-minute primer on cohousing - TED Talk by Grace Kim of Capitol Hill Urban Cohousing - What is cohousing and FAQ sections from the Canadian Cohousing Network and from CohoUS - Or grab a book from the library! We recommend Creating Cohousing by McCamant & Durrett; The Senior Cohousing Handbook by McCamant & Durrett (also helpful for multi-generational communities); The Cohousing Handbook by Chris ScottHanson. |
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Household Profile

| Household name | | Address | | | |
|--|-----------|--------------|------------|-------|----------------------|
| Home phone | | City, Postal | | | |
| | | | | | |
| First name | Last name | Birthday | Cell phone | Email | Dietary restrictions |
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| How many people are in your family, and what is the age range in your household? | | | | | |
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| Tell us about your background. | | | | | |
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| What are your hobbies and interests? | | | | | |
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| How would you describe your values? | | | | | |
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| What do you know about cohousing and intentional communities? | | | | | |
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What are the most important aspects of cohousing for you, and why?

What does sustainability mean to you?

Describe the benefits you would like to get out of cohousing.

What gifts, talents or abilities would you bring to a cohousing community?

What level of participation would you expect to contribute? During construction, and after move-in.

What type of unit are you looking for?

Do you have the financial capacity to purchase a market-rate condo in Vancouver?

Have you attended any OUV socials or recruiting events? If so, let us know where we met you.

Is there anything else you'd like us to know about your household?

OUV Associate Member Agreement

As an associate member of Our Urban Village (OUV) Cohousing, I will explore the possibility of becoming an equity member of this cohousing community by participating as fully as possible.

| | Initial | Initial |
|--|---------|---------|
| I understand that membership involves active participation. I will participate in at least two meetings or social events monthly. | | |
| I will be responsible for staying up to date on the group’s progress and development. | | |
| I will join such online sites and services used by the group for communication and sharing of information. | | |
| I will read and respond to communications in a timely fashion. | | |
| I will follow the decision-making process practiced by the group. | | |
| I will work within the existing structure of decisions made and policies implemented by the group. | | |
| I agree that all information provided digitally and at meetings is confidential for the exclusive use of Our Urban Village Cohousing members and is not to be disseminated in any form outside of the group. | | |
| I will pay a non-refundable three-month membership fee of \$200 per household. | | |
| I understand that if I eventually purchase a unit in this cohousing project, that my legal contract is with the developer, Tomo Spaces, and not with Our Urban Village (OUV) Cohousing. | | |
| I understand that it is my responsibility to confirm all specifications of the unit I am interested in and that the developer, Tomo Spaces, has reserved the right to make changes to the unit as construction proceeds. | | |

Agreed on _____ day of _____, 20_____.

Signature(s)

Print Household
Member Names

OUV Associate Member Process

We are so glad you'd like to join our group!

Here's a checklist for becoming an Associate Member:

| Steps | Why do we ask for this? |
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| <p>1. Submit your Household Profile to ouvmembership@gmail.com</p> | <p>This exercise will help clarify your reasons for joining cohousing, and help OUV get to know you better.</p> |
| <p>2. Read, initial and sign the Associate Member Agreement</p> | <p>Cohousing groups work together to move forward efficiently; in this participatory, collaborative process, you'll get out what you put in.</p> |
| <p>3. Pay a non-refundable three-month membership fee of \$200 per household.</p> <p>Generally, we can accept a personal cheque or an e-transfer. Please contact ouvmembership@gmail.com to confirm sending instructions.</p> | <p>Membership fees cover community expenses such as facilitation, babysitting, website and printing etc.</p> |

During your time as an Associate Member, we expect that you will work quickly toward obtaining a mortgage pre-approval from a mortgage lender or broker. If you do not already have a mortgage broker or suitable banking relationship to do a mortgage pre-approval process, you can contact Lysa Dixon at 604.817.1751, lysadixon@gmail.com.

Lysa is a cohouser at Little Mountain Cohousing and is familiar with our project. She will be able to tell you whether you can qualify for the financing that you need for the unit that you want.

Please contact us prior to sending us your pre-approval if you use your own broker so we do not receive any sensitive information.