

COHABITAT WAKEFIELD

pour un mode de vie durable ✨ for a sustainable way of life

INVOLVEMENT PATHWAYS

OVERVIEW

The Cohabitat Wakefield housing co-op¹ project aspires to create a neighbourhood that embodies the essence of *conscious community* – one that exemplifies generosity of heart and spirit, compassionate communication, respectful supportive relationships, ecologically responsible living, and shared governance. We envision a socially mixed neighbourhood with singles, couples and families where all ages, races, ethnicities, sexual orientations, and religions are welcomed.

Cohabitat Wakefield is in the start-up phase. Developing this project is a *participatory* process (a core value of all housing co-ops) requiring time, energy, and expertise from many. To that end, Cohabitat Wakefield offers a continuum of involvement ranging from well-wishers to eventual residents.

FRIEND

Friends are individuals, businesses or organizations with an economic, social or cultural interest in the project's success. Friends receive email updates on the project and are welcomed to our community events and activities.

SUPPORTER

Supporters contribute by becoming *support members* of Cohabitat Wakefield. With a one-time, refundable support membership fee of \$10 (for 1 social share), our supporters can attend annual general meetings where they have the right to speak, to vote, and to nominate and be represented by 1 *support* member position on the Board of Directors.²

Supporters interested in exploring whether our housing co-op is the right fit for them are welcomed to:

- visit our website³

¹ A housing co-op is a type of non-profit rental housing which is member-owned and controlled. It is an alternative to the typical landlord-tenant model since members are collectively owners of the real estate and individual renters of a unit.

² Note that the Board of Directors' responsibility is to ensure that the charter of Cohabitat Wakefield is being respected, as well as to oversee the financial and social sustainability of the co-op.

³ Cohabitat Wakefield website – <https://cohabitat-wakefield.ca>

- reflect on the self-assessment questions⁴
- attend an “*Introduction aux coopératives d’habitation*” session offered by *La fédération régionale des coopératives d’habitation* (FIHAB)
- complete the *Application for Admission as a Support Member*⁵ and be admitted by the Board of Directors
- take part in Cohabitat Wakefield’s social gatherings or community activities
- serve on a circle⁶ if interested

INTERIM MEMBER

Interim members contribute by actively moving this collective project forward by serving on a circle and/or on the Board of Directors. With a one-time, refundable *user* membership fee of \$1000 (for 100 social shares), our interim members partake in strategic, policy and financial decisions during the start-up phase of the project.

To become an interim member:

- attend our meetings to get a feel for how we operate
- submit the *Application for admission as an interim member*⁷
- meet with the Board of Directors to align interests, experience and skills with those needed by the project
- be admitted by the Board of Directors
- pay the 100 qualifying shares (\$1,000)⁸
- follow the procedure for consent-based discussion and decision-making

⁴ *Cooperative Living: A Self-Assessment* – https://cohabitat-wakefield.ca/docs/expression_of_interest.pdf

⁵ *Application for Admission as a Support Member* – https://cohabitat-wakefield.ca/docs/support_member_application.pdf

⁶ Circles do the research and work necessary to develop the project. Some examples are:

- Communication
- Live & Learn
- Site & Building Design

⁷ *Application for Admission as an Interim Member* – https://cohabitat-wakefield.ca/docs/interim_member_application.pdf

⁸ Payment terms are negotiable on a case-by-case basis. Please note that reimbursement of social shares is subject to the restrictions provided for in section 38 of the [Cooperatives Act](#).

RESIDENT

It is **not necessary** to have first been a *Supporter* or *Interim Member* to become a resident once Cohabitat Wakefield is built.

Residents will have completed all the following requirements to become a full-fledged *user* member:

- intend for their unit at Cohabitat Wakefield to be their primary residence
- have the ability to serve on a circle, a project or on the Board of Directors
- submit the *Application for Admission as a User Member*⁹
- meet with the Selection Circle when requested for an interview
- align interests, experience and skills with those valued by the co-op
- pass landlord and credit checks
- be recommended by the Selection Circle and approved by the Board
- sign the Member Contract¹⁰ and the lease
- pay the one-time, refundable 100 qualifying shares (\$1,000) of *user* membership¹¹
- commit to our Charter¹²
- agree to respect the rules and policies of the co-op
- follow the procedure for consent-based discussion and decision-making
- participate in training activities related to different aspects of cooperative life such as the workings of a housing co-op, Compassionate Communication, Sociocracy¹³ mode of governance

⁹ *Application for Admission as a User Member* – https://cohabitat-wakefield.ca/docs/user_member_application.pdf Please note that, in accordance with article 221.2 of the *Cooperatives Act*, we cannot review user member applications until 6 months before move-in date.

¹⁰ A singularity of housing co-ops is the *double status* as a member and a tenant. Thus, a candidate must be accepted as a member before being admitted as a tenant.

¹¹ Only if not already paid as an *interim* member.

¹² *Charter* – https://cohabitat-wakefield.ca/docs/charte_Cohabitat_Wakefield.pdf

¹³ *Sociocracy for Shared Governance* – https://cohabitat-wakefield.ca/docs/sociocracy_for_shared_governance.pdf