

# LRPC Goals Feedback

1. Kris White, long-time member

Caution

*When I talk about process, should probably confirm the process with Eldon. I didn't always see the whole process for some of these situations.*

*Don't think the majority of the membership wants GHI to become a limited equity cooperative. Several reasons: members buy unit as a starter home hoping to get enough equity for a good down payment on another house, many younger members are transient and may move to a much more expensive market and may need the extra equity or may find themselves priced out of the housing market, and kids are ready to start middle school and parents want to move to a county with a better school system. I have heard of members doing this informally when they sell to a family they know. My neighbor sold her unit below market to a family who couldn't have afforded it otherwise.*

- Find other terms for Balance Dual Mandate or define.
- Using a spreadsheet is fine but I would still write a short narrative or Summary to precede the spreadsheet.
- Balance Dual Mandate (first row under Roadmap for 2030) - Goal should be rephrased to something like "Continue Annual Fee Monitoring, encourage communication and review by members." An annual review is already done by the Finance Committee. Delete first Action. Keep the rest of the actions. I think it is good to emphasize the points you make.
- 2nd Balance Dual Mandate - I think the cooperative would be hard-pressed to develop a cost measure against a cohort of alternative housing options that are similar to GHI. As far as I know there are not any cooperatives that are similar or any alternative housing alternatives that are around the same size as our housing cooperative. There are ones in New York that are much larger. I think the intent for a cost measure is good. Wonder if there are any housing standards or models out there to arrive at a cost measure. (I could be wrong, but I think I would have heard about such alternative housing by now.)
- 3rd Balance Dual Mandate - Are you talking about an infrastructure plan that would include the structural elements of the buildings and improvements or replacements to items in the open space such as the steps that needed to be replaced after damage by tree roots? If so that would make sense. I think re-evaluating the current replacement reserve process is great. Looking for

rebates programs is also good. Are there national standards or best practices for maintaining housing stock? No matter who GHI consults with, Board members and staff members develop the list of what is to be included. Then consultant comes up with estimates and time frames. Finally board members and staff go through a review process that might involve several iterations to come up with the final plan. In the past, members could attend these discussions. The last time I attended a session, it was clear that just a few Board members were the most active participants in the process.

- Balance Dual Mandate - Adapt to our lives and times- the goal is noble. I think it needs to start with a management audit that looks at the organization of staff, numbers and types of maintenance workers and IT technology currently being used to support the whole maintenance process. One of the action items - Communicate scope of maintenance responsibility/expectations [I would add both - of members and GHI management.]. Action 3 and 4 are good. With Action 5, GHI should check with the City of Greenbelt GAIL program before setting something new up at GHI for the aging in place part. The City programs might not go far enough but it should be the first stop. Beside they offer a lot of other things or refer people to programs that might help seniors - food, cooked meals or access to Capitol Foodbank's free food, etc. They also negotiate yearly contracts for an at-home health aide agency that provides city residents with a discounted rate and has a two hour visit minimum instead the usual four hour minimum, Often the City has grant money to provide small dollars amounts to GHI members to retrofit seniors' homes with accessibility and safety features. I question whether you can maintain good quality work and provide a list of contractors that can assist seniors at a discounted rate. Maybe the city could but even GHI is probably not big enough.
- Balance Dual Mandate- Begin to generate revenue. I believe that for anything like this, we might be better off with GHI staff writing up the business case for the idea and presenting it to the Board of Directors. Then is it up to the Board of Directors to decide how to proceed - could be asking for member comments, or addressing in a closed session, but finally the business case should be made available to the members, so they can read the business case before a special membership meeting is held (should be online meeting that is just like in-person special membership meetings in the past) where the BOD presents their case and asks for approval by the membership. Who are the non-members? Experts, consultants, renters who rent GHI units, city officials or other city residents?
- Community Engagement -Leverage Member Expertise - Love the first three action items. Doubtful that GHI has staff who can create such a database. Would staff create the member recruitment process or would this be - say-

Member Outreach? I would add some more detail to the Action Item- Establish GHI sponsored/supported member-led workshops. For the next Action Item, we used to have Friends of the Committees and Task Forces. These folks would request to be a friend and would get the meeting agendas and minutes and reports. They could attend meetings and make contributions. GHI benefitted from this approach as Friends often had the expertise and great ideas, but not enough time to serve on a committee. This approach seemed to disappear under the previous Board. I think it should be tried again. Also think that online listening sessions and visioning sessions around big issues for GHI could be helpful.

- Community Engagement -Build Relationships with other cooperatives [I would add "and housing cooperative organizations] I would add ICA -- International Cooperative Alliance [ica.coop](http://ica.coop).
- Adapt to our Lives and Times-Establish mechanisms for community mutual aid - i would include partner with or coordinate with the city to educate members about city resources for housing, food, health,counseling and referral to city and county programs,etc. first then provide some mechanism within GHI to help members. Final action item - this would be a new way at looking at working capital - traditionally working capital is used for infrastructure-related projects). Remember that a member's working capitol is returned to them when they leave.
- Diversity and Equity - Community Engagement - I would reorder action items- list #2 first, #3 2nd, #1 3rd, #4 remains #4.
- Review the Pre-Purchase and Financial Components for joining GHI. Just a note there will be a lot of pushback. Some of us old timers refer to what we faced when we moved in -- Many old timers at that time were convinced that GHI would become another Georgetown! Then over the years it became that GHI could become another Takoma Park or Takoma Park light. The working capitol has been all over the place. For a while there was no fee and then it was reinstated at 1%. Might ask about why that was done. The down payment was higher when I moved in and then lowered. I think it made the community more attractive to people downsizing and paying cash for their new mortgages. I think the whole issue of diversity is a more complicated problem. It would be great to get actual data about why people of color who check out GHI don't buy. Don't know how you do that.
- Last item - would be careful including this under Diversity and Equity. I think this is covered well above in Establish mechanisms for community mutual aid.

2. Rosanne Douglas, former GHI and LRPC member

I really like how you have the 5 themes and then outline different goals and how some of them overlap among the themes. Great job coming up with so many actions and ideas to implement them! I'm impressed and I think there are a lot of positive improvements that will come out of this. I don't have any substantial changes, other than I think it would be nice to have some sort of prioritization of the list that might help determine which things to focus on first. Also, a summarized matrix in a separate tab might be useful to see at a glance how many items touch upon each of the 5 themes. (i.e. a spreadsheet listing all the goals in column A, the 5 themes listed across the first row, and then check boxes showing which goal relates to which theme).