

RE: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

From: Newman, Debbie OHCS:EX <Debbie.Newman@gov.bc.ca>
To: Gotto, Sarah F HOUS:EX <Sarah.Gotto@gov.bc.ca>, Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>, Alexander, Jessica C OHCS:EX <Jessica.Alexander@gov.bc.ca>
Cc: Sidhu-Umar, Kiran HOUS:EX <Kiran.Sidhu-Umar@gov.bc.ca>
Sent: February 23, 2023 1:51:35 PM PST
Thanks – and cliff please

From: Gotto, Sarah F HOUS:EX <Sarah.Gotto@gov.bc.ca>
Sent: Thursday, February 23, 2023 1:51 PM
To: Newman, Debbie OHCS:EX <Debbie.Newman@gov.bc.ca>; Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>; Alexander, Jessica C OHCS:EX <Jessica.Alexander@gov.bc.ca>
Cc: Sidhu-Umar, Kiran HOUS:EX <Kiran.Sidhu-Umar@gov.bc.ca>
Subject: RE: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

Hi. This meeting request is to be referred to DMO for staff to arrange a meeting with this stakeholder and regrets are to be sent for MRK. Kiran will confirm if a report back is needed.

Debbie, please confirm if referrals come to you via cliff or via email.

Sarah

From: Newman, Debbie OHCS:EX <Debbie.Newman@gov.bc.ca>
Sent: Thursday, February 23, 2023 1:46 PM
To: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>; Alexander, Jessica C OHCS:EX <Jessica.Alexander@gov.bc.ca>
Cc: Gotto, Sarah F HOUS:EX <Sarah.Gotto@gov.bc.ca>
Subject: RE: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

Can we chat about this one pls?

From: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>
Sent: Thursday, February 23, 2023 1:44 PM
To: Alexander, Jessica C OHCS:EX <Jessica.Alexander@gov.bc.ca>; Newman, Debbie OHCS:EX <Debbie.Newman@gov.bc.ca>
Subject: FW: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

Hi!

Please see email chain below 😊

Thanks,

Molly Wilkins
Administrative Assistant to the Honourable Ravi Kahlon

From: Gotto, Sarah F HOUS:EX <Sarah.Gotto@gov.bc.ca>
Sent: February 23, 2023 1:38 PM
To: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>
Cc: Sidhu-Umar, Kiran HOUS:EX <Kiran.Sidhu-Umar@gov.bc.ca>
Subject: FW: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

Hi.

Please would you remove from the meeting folder and send to DMO for staff to attend. Kiran report back needed?

From: Sidhu-Umar, Kiran HOUS:EX <Kiran.Sidhu-Umar@gov.bc.ca>
Sent: Thursday, February 23, 2023 1:38 PM
To: Gotto, Sarah F HOUS:EX <Sarah.Gotto@gov.bc.ca>
Subject: RE: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

No. We can refer this to staff

From: Gotto, Sarah F HOUS:EX <Sarah.Gotto@gov.bc.ca>
Sent: Wednesday, February 22, 2023 3:03 PM
To: Sidhu-Umar, Kiran HOUS:EX <Kiran.Sidhu-Umar@gov.bc.ca>
Subject: FW: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

Are we treating this as a meeting request?

Sarah

From: Watson, Amanda PREM:EX <Amanda.Watson@gov.bc.ca>
Sent: Tuesday, February 21, 2023 3:11 PM
To: Minister, HOUS HOUS:EX <HOUS.minister@gov.bc.ca>
Subject: FW: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

Hello,

Is HOUS able to respond to the email below/ attached from Gap Charities Society? Please let me know as our office will send an acknowledgement once HOUS confirms.

Thanks,

[Amanda Watson](#), MLIS
Correspondence Officer | Office of the Premier
(778) 698-8211 | pronouns: she/her

From: John Turner <gapfoundations@gmail.com>

Sent: February 10, 2023 11:35 AM

To: OfficeofthePremier, Office PREM:EX <Premier@gov.bc.ca>; s.22

>; Richard

s.22

Subject: From John C. C Turner and Gap Charities Society, application for funding for the development of 600-800 affordable community housing co-operative units and the development of a specialized, complimentary community economy.

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

**Application for Funding
From Gap Charities Society**

February 10, 2023

To: Premier David Ebby and The NDP Cabinet

From: John C. Turner; Executive Director, Fund Manager and Founding CEO,

Gap Charities Society and Gap Foundations (778) 679-7303 gapfoundations@gmail.com

Re: Request for funding partnership for subsidized community housing co-operative units
and the development of a specialized, complimentary community economy

Gap Charities Society BC Not-For-Profit Society business number 74134, Incorporation Certificate # S0072879

Temporary mailing address: Main; 1563 Fremont Place, Victoria BC V8N 4R4

Dear Premier David Ebby and cabinet members,

Thank you so very much for the opportunity for our charity to be considered for partnering with The Province of BC towards resolving the (affordable) housing crisis on Vancouver Island and the Gulf Islands over a 3-5 year strategic community economic development plan (attached). We await the opportunity to meet with your leadership team and discuss the details at your soonest convenience.

As outlined in Gap Foundations' Integrated Community Developments strategic plan (attached), Gap Charities Society is registered as a BC not-for-profit society (operating as a charity), so that we can build a complimentary community economy that is self-sustainable. s.13; s.17

s.13; s.17

Community Co-operative Administration and Community Housing Co-operative Units: This community co-operative is expected to host 20-30 charities, not-for-profits and community organizations that are dedicated to providing people with support, but are seeking more sustainable funding by administering the development of a complimentary community economy with multiple "community commerce initiatives and partners". **Our primary GOAL is to build 600-800 units for(subsidized) affordable community housing co-operative units in The Capital Region** and on Vancouver Island within 3-5 years s.13; s.17

s.13; s.17

In this, Gap affiliate companies will seek to create businesses and community commerce initiatives that will generate substantial income and provide employment for many of our community housing co-operative residents. The creation of a commuter water bus from downtown Victoria to the Westshore, the integrated community development of an island light rail commuter system, the creation of housing, the development of social rehabilitation and community internship programs, the creation of a community commerce network, social-economic and environmental sustainability initiatives and eco-tourism initiatives are expected to fuel the development of 200-400 positions of sustainable community employment through a corporate community development philanthropy infrastructure which has been

internationally acclaimed as one of the most comprehensive strategic plans presented in the last 20 years by some Canadian, U.S., British and Chinese social and economic development professionals.

“Community Housing Co-operatives” are defined as facilities that offer affordable and subsidized housing for people who are involved in social rehabilitation programming, community volunteerism, community internships, community employment or community education. Their involvement is geared towards specific community development goals with affordable housing, community feeding, community farming and planning, community economic developments, environmental sustainability and corporate community growth initiatives.

Some co-operatives cater to the socially impoverished community and are managed with community security, community liaison officers and a community leadership, planning and integration team from the residents of the apartment-style co-operative. In exchange for their participation, the residents and their families are accredited with discounts off their accommodations and other specific benefits. In some regions internationally, residents have been able to work part time in the area of their choice and generate upwards of 40% off market rent prices, as well as an employment gratuity for personal expenses. Gap Foundations has targeted 3-5 main sites in The CRD to build community housing co-operatives. [s.13](#); [s.17](#)

[s.13](#); [s.17](#)

[s.13](#); [s.17](#)

Gap Charities Society intends to invest a significant portion of its charitable trust into acquiring individual houses and commercial spaces through its charitable trust services for additional community and family housing and community commerce initiatives. We hope that The Province of BC will partner with us towards funding.

[s.13](#); [s.17](#)

[s.13](#); [s.17](#)

The GOAL is to AT LEAST build enough family affordable housing co-operative units to make family housing available to the 33 children and families in the ministry in ACUTE NEED, whereas children are in group homes or foster care because their parents can't afford suitable housing or access the required supportive services. However, its our hope to be able to provide an additional 100 family-friendly, affordable units at this location and through others in our CRD (and Vancouver Island) housing department through our economic infrastructure. [s.13](#); [s.17](#)

[s.13](#); [s.17](#)

[s.13](#); [s.17](#) We also have goals to build community housing co-operative sites in The Cowichan Valley and in the Nanaimo area, with enough funding support and partnerships such as will be further developed with the First Nations communities.

[s.22](#)

[s.22](#)

as described above.

Our primary objective is an affordable family housing co-operative

[s.13](#); [s.17](#)

With the diversity and the severity of rising social and economic needs in our Vancouver Island and British Columbian communities, the creation of subsidized community housing is only one piece of the puzzle. The other pieces: including specialized community education, social rehabilitation, community volunteerism and internships, community farming, community groceries, tax subsidies, community commerce developments, environmental and social sustainability initiatives and so forth must also be created through the development of a community economic infrastructure. Please refer to Gap Foundations' integrated community developments strategic plan for details (attached) and consider inviting myself and my team to discuss these matters with your team.

Through the introduction of an island commuter waterbus, and the development of an integrated light rail transportation model, Gap Foundations and Global Community Developments INC. hope to create affordable housing on Vancouver Island and the Gulf Islands for 1,200-1,800 people within 3-5 years (We hope that the 600-800 units in the CRD are just the beginning. By utilizing the charitable status of our affiliate charity in the United States, we are looking forward to the opportunity to source about one hundred thousand tons of raw building supplies from U.S. building providers through charitable donations and subsidies.)

Gap Charities Society, Gap Foundations, our list of (waiting) sponsoring, partnering, participating and community commerce partners have a large list of sustainable community development initiatives that we would like to launch. Many of these initiatives are entailed in Gap Foundations' integrated community developments strategic plan. [s.13](#); [s.17](#)
[s.13](#); [s.17](#)

The objectives of Gap Charities Society are diverse. Our networking in the CRD over the last 20 years have yielded many people and organizations interested in partnering with us as our charitable trust is moved to Canada and we launch operations. We've also undertaken significant networking with mainland proponents to establish a similar community economic infrastructure there as well. Depending on the size of the sponsorship/grant/partnership from The Government of BC, together we can make the greatest advancements in socio-economic developments in the past 25 years, and together we can build our communities on Vancouver Island and the Lower Mainland to establish an international model of sustainable community, social and economic development.

After you read through Gap Foundations' integrated community developments strategic plan, our leadership team would love the opportunity to meet with you to discuss matters.

Thank you very much for your consideration.

Sincerely, on behalf of Gap Charities Society,

Your servant in community, John C. Turner