

Co-op housing: Students in loco administration



Co-op housing becomes big business in September of 1969 with the completion of the Montgomery Street housing complex shown above. With 103 married-student apartments and accomo-

dation for 240 single students, faculty and staff, the buildings will be the most modern in Fredericton.

Co-operative student housing was initiated in Fredericton in the spring of 1967, following a recommendation by the Canadian Union of Students that a student housing chairman be established at each member University. In April, 1967, a small group of interested students incorporated under the New Brunswick Co-operative Act, and the New Brunswick Residence Co-operative, Ltd., was born.

Organizational meetings were held, and over the summer of 1967 a house at 682 Brunswick St. was leased from the provincial government and was opened for student accommodation in September, housing sixteen male students. This was, in effect, a social experiment, with the house members operating under the principles suggested by the Rochdale pioneers in 1844. The social principles are:

1. Democratic control: 1-member - 1 vote, with no proxy voting.
2. Open membership
3. Neutrality in race, religion, and politics.
4. Constant education

The guys living in the house

had trouble, at first, adjusting to this new way of living which so much emphasized individual responsibility. We were drawn together from the backgrounds of residence, boarding house or apartment living, and we were looking for a "boss man" to tell us what to do, but it soon became evident that there was no "boss man", that the decision-making responsibility was up to the house members collectively. Once this was realized, enthusiasm mounted, and the house functioned very successfully. The members hired a cook, arranged to buy provisions wholesale, and set up a rotating roster for house cleaning and maintenance. The members established their own rules and administered discipline when necessary.

In the fall of 1967, negotiations were being carried on by the co-op board of directors to erect a three-storey 96-unit co-op apartment building at Montgomery and Windsor Streets on a tract of land which the University of New Brunswick had agreed to lease to us for a nominal sum. An application was made to Central Mortgage and Housing Corporation, the



Kevin McKinney, President, NBRC

agency established to administer the National Housing Act. Under the National Housing Act, co-operatives are eligible for loans of up to 90% of the cost of a housing project at a preferred interest rate of 6 7/8%.

On March 28, 1968 it was announced to the board of the co-op by then president Lawson Hunter that C.M.H.C. had rejected our cost estimates of the project as being too high. The board then decided to call for tenders on the project with the

hope of establishing a lower bid, but no lower bid was received, and by May 25, 1968 the project was cancelled.

On June 19, 1968, Mr. Ralph Medjuck, our developer, and Mr. Hunter made presentation to the University of New Brunswick Board of Governors of a new plan calling for two seven storey buildings to be owned by the University and leased to the co-op. The plan proposes one building with 103 apartments for married students, faculty and staff and another building with accommodation for 240 single students, faculty and staff.

The University approved the plan and they have applied for a C.M.H.C. loan for the project. This loan has been approved by the local C.M.H.C. office and has gone to Ottawa for approval by executive council. Construction is expected to begin within the next several weeks, and the buildings will be ready by September 1, 1969.

This will be the most modern and commodious apartment complex in the Fredericton area, and will contribute significantly to the amelioration of

the present student-faculty housing crisis.

Over the past summer the co-op expanded its house-type accommodation. We have renewed the lease on the house at 682 Brunswick St., leased an additional house, this one for girls, at 175 Saint John St., and obtained a 20-year C.M.H.C. mortgage on the house at 833 Union St. We now have a total of 42 beds available in these three houses.

Membership in the New Brunswick Residence Co-operative, Limited is open to enrolled students at the University of New Brunswick, Saint Thomas University or New Brunswick Teachers College or the spouses of such members of the staff or faculty.

The par value of the shares is five dollars, and anyone wishing to become a member should apply in writing to the New Brunswick Residence Co-operative, Ltd. c/o the S.R.C. office of the University of New Brunswick. One or more shares may be applied for, and entitle shareholders to one vote at general meetings, according to Rochdale principles.



The Brunswick Street Co-op, above, was the first student co-op in Fredericton. It opened in the fall of 1967 and accommodated sixteen students. Still in use as a co-op, it is one of three house-type co-ops administered by New Brunswick Residence Co-operative Ltd.

Bomb explodes during Reagan-SF State quarrel

LOS ANGELES (CUPI) — A bomb threat explosion on the San Francisco State College campus Monday punctuated an argument between Ronald Reagan, Governor of California, and Dr. Robert R. Smith, administration president at San Francisco State about when to reopen the 18,000 student campus.

The bomb went off behind the college's main auditorium but caused little damage. There was no one in the hall at the time.

Reagan pressed Smith to "immediately" reopen the college, closed since Wednesday, but Smith insisted the opening wait until Wednesday so that negotiations on a two-week old student strike may continue. The argument came during a meeting of the State Colleges Board of Trustees here Monday.

The trustees took no action.

The campus has been troubled by student protest since the suspension of George Murray, an English lecturer and Black Panther Party member. The campus was shut down after massive riots threatened in the wake of administration use of city police to break up a campus demonstration.