

220 Oak Street Ebike / Bike Policy in Draft Version

Deputation - Miguel Avila-Velarde
Item 7 - Urgently Building More Affordable Homes
- TCHC Next Steps
BIFAC Pblc Meeting - February 9, 2024

January 31, 2023

Dear Residents of 220 Oak Street

When I advocated for Funding our Tower Renewal for our building we included Ebike and Bike Spaces to be developed in the 5 phases of the project at this time we don't expect to be charged for the space or the hydro cost. Be aware that right now TCHC is adding " Sub Metering" in our units and that is a problem for us..

The Tower Renewal Project will deliver the following:

- Phases one: 10 Ebike Lockers spots - underground garage at 220 Oak Street
- Phases two : 10 Ebike/ Scooters/ spots First Level
- Phases three: 10 Ebike / Bike Spots across the street in the new to be build spaces

The TCHC Board has not developed yet an OFFICIAL Ebike Policy to TCHC residents.

They are however providing Ebike Rooms facilities in the new developments for Residents a good example 150 River Street has two indoor Ebike garage spaces

The absence of a POLICY across the TCHC portfolio has been a problem for local staff and residents. some other progressive communities such as 250 Davenport Rd has been developing a local policy in lieu of an official policy.

For the record: The Contractor has completed in Phase one on delivering ten (10) Spots

I inquire many times TCHC Management about how to proceed to allocate the spots to residents because our concern is potential more fires started by defected Ebikes batteries ,in residents units in the upper floors and at the same time discourage resident to store "stolen Ebikes". Hoarding and most important they (ebike and bike) don't belong in our elevators and avoid further destruction our elevators infrastructure

Oh just tell the Superintendent.. my answer to my inquiry

Well that does not help him/her at all. We need some "governance structure" or management data collection into the system so we are attempting to put this draft policy into a set rules for residents of 220 Oak Street to review

We have met for that purpose last week with Tari, Myself and Felicia to start up the conversation

We chose to made a in house model so that it is discussed at the next meeting on Thursday.. and maybe approved by the Community Building Committee and a representative of the TCHC.

We have to do also more work when it comes to INSURANCE.. Scooters meaning 3 Wheels are the only "insurable" items on the list of insurance items under your tenant contract.

See it for reference or ask your broker. It is UNFAIR because it discriminates against 2 wheel scooters, ride on , Ebike whatever you call it these days.

While Scooters are only insurable we should create a SUB COMMITTEE of the Community Building to advocate for legislative changes as we can be those pioneers to pave the route for a better and fair process..

I learned the hard way when Barbie and My own Ebike were stolen in March 09 2022 and May 20 2022 we contacted the APARTMENT RENTAL insurance and we were allowed to make the claim however they told us that 2

wheel Ebikes are not covered right off the bat. And they took my info and they took pictures and at the end they send me a letter that they only cover THREE WHEEL mobile devices - Scooters for Seniors, disabled people - ONLY. So there is more work and I need your HELP

So we will develop our "Hommie" Ebike Policy modeled on :

- 1.- The TCHC Car Parking Policy (Modified to suit our needs)
 - 2.- The TCHC Waiver Release Form (Modified to suit our needs)
- And
- 3.- The TCHC RESIDENT Ebike Policy at 250 Davenport Rd with modifications

OUR HOMMIE - Made in 220 Oak Street Policy - We expect that one day it will be part of an official "Ebike Policy" for the TCHC I spoke with regards the development of an Ebike Policy at the Tenant and Services Committee of the TCHC in 2019 See video here: <https://youtu.be/3R3FCHMx8xQ>

This item was on the agenda of the BOARD , then COVID hit us and the attention was directed towards that new area and the plan for an Ebike policy fell off the rails.. and it is my hope to reactivate using our "Hommie Version" made in 220 Oak Street as the ground work for an official policy.

THE RULES

220 Oak Street Ebike- Bike Users

- Ebike- Bike users must sign in a waiver form and registration is important - this form is being developed by

the legal team of the TCHC we will be making recommendations if needed.

- Proof of Purchase not required but a photo of the Ebike must be submitted
- Ebike- Bike users must need a second FOB to access the Ebike Lockers in the underground parking this policy is based on the Car Parking Policy an Id will be required, your unit and the lease agreement contract number
- Scooters - Mobility users must have "Contents Insure" for your mobility devices
- Ebike - Bike users will have access 24/7 to the lockers , access to a Power Outlet to charge your ebike
- Ebike / Bike Users please use original parts only using mix batteries can result in fire.
- Ebike / Bike Users will have access to a locker key and a fire sprinkle is located above each unit in case of fire.
- Ebike/ Bike users must be aware there are CCTV Cameras in the garage for your safety.
- Ebike / Bike users must report Theft / Damage to their own bike no unusable bikes, bike parts or other stored items , we want to discourage hoarding.
- Ebike / Bike users must provide their own locks for their Ebikes
- Ebike / Bike Users due to limit space on Ebike per unit. as we expand more spots on phases 2 and 3 opportunities to include families/ couples and children might be able to store two Ebikes/ bikes
- Ebike/ Bike are awarded by Seniority one per unit and there will be a waiting list to add your name when I spot becomes available
- Ebike/ Bike users found breaking the rules will be removed

We should strike a sub committee of the "Community Building Committee" to welcome more residents to shape this made in 220 Oak Street Policy that could potential lead to a permanent TCHC board policy.

I encourage to read and provide feedback

Thanks

Miguel

