

2000 ANNUAL MEETING RESOLUTIONS

May 2000

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RESOLUTION #1

CHF Canada Board of Directors

New By-law No. 1 for CHF Canada

WE RESOLVE:

THAT By-law No. 1 be approved as submitted by the Board of Directors.

OUR REASONS FOR THIS RESOLUTION ARE:

1. At the 1999 annual meeting, members approved in principle a new By-law No. 1 for CHF Canada. They directed the board to adopt the by-law as soon as the new *Canada Cooperatives Act* became law and to bring the by-law to the 2000 annual meeting for final approval.
2. The new *Canada Cooperatives Act* became law on January 1, 2000. The board adopted the new By-law No. 1 on January 25, 2000. This final approval at the 2000 annual meeting is the last step in the process of updating our by-laws.
3. The by-law adopted by the board in January was exactly the same as approved by the members at the 1999 annual meeting. Since then, the board has added the last sentence in section 4.16 on page 12. This change makes it clear that the board can hold meetings by teleconference if it chooses to.

AGM ACTION: Adopted as presented
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RESOLUTION #2

Co-operative Housing Federation of Nova Scotia

Qualifications of Directors

WE RESOLVE:

1. **THAT** Article 4 (Board of Directors) of By-law No. 1 be amended by adding a new paragraph 4.02 (b) as follows:
 - (b) A Director who qualifies for election or office solely as a Member in Good Standing of a Member Housing Co-operative must also live in that Member Housing Co-operative.
2. **AND THAT** the remaining paragraphs of 4.02 become 4.02 (c), (d), (e) and (f) respectively.

OUR REASONS FOR THIS RESOLUTION ARE:

1. To ensure that all CHF/C Board and Board committee members have a direct relationship to the housing co-operative sector.

AGM ACTION: Defeated (as an amendment to Resolution #1)
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RESOLUTION #3

Bread and Roses Co-operative Homes
Ernescliffe Non-Profit Housing Co-operative

Designated Board Position

WE RESOLVE:

THAT CHF Canada should designate one board position for a self-identified lesbian, gay, bisexual or transgendered person, and encourage co-op housing federations to do likewise. All delegates would be eligible to vote for this position.

OUR REASONS FOR THIS RESOLUTION ARE:

1. We believe that CHF Canada must promote lesbian, gay, bisexual and transgendered (LGBT) visibility in the whole sector, all across the country, all year around. There are several ways of doing this.
2. One important step would be to designate a board seat for a self-identified LGBT person. The benefits of doing this are:
 - It helps LGBT people who are interested in becoming directors to have the confidence to run. They don't have to worry about an environment of homophobia and heterosexist privilege;
 - LGBT co-op members and staff may not want to go to "straight" board members to address their complex issues, especially if those issues are about homophobia and discrimination and harassment on the basis of sexual orientation. This could be particularly difficult for the person if this person is "in the closet". A designated seat is the only way to signal to these people that there is someone on the board with the ability to make real changes for them;
 - It's a good way to get "new blood", new ideas and different perspectives into the organization and to begin to make organizational change.
3. Some people think that a designated board seat is not the best way to change the existing power imbalances in CHF Canada and in society at large. Still, others feel that this is about "special rights". In fact, this is about equal rights. It would be a "special right" if LGBT people were in a place of equality in this organization and in society at large.

4. Other oppressed groups have brought about changes through grass roots action, mentoring programs, and other strategies such as the ones suggested in Resolution #10. However, the LGBT caucus has not succeeded in making a strong grass roots organizing group. Lack of visibility combined with homophobia make a designated board seat a better strategy for achieving our goals.
5. This may not be the “best time” to have this discussion. But, if we do not start now, when will we start? Some of us have patience to wait, but what about our children? Will they still be waiting? If we wait until a good time, a designated board seat will no longer be necessary.

AGM ACTION: Defeated (as an amendment to Resolution #1)

RESOLUTION #4

CHF Canada Board of Directors

Shared Revenue Program

WE RESOLVE:

1. **THAT** existing *Policy 1.6.2: Shared Revenue Program* be repealed;
2. **THAT** a new *Policy 1.6.2: Shared Revenue Program* be adopted, as attached;
3. **AND THAT** the new policy take effect January 1, 2000.

OUR REASONS FOR THIS RESOLUTION ARE:

1. CHF Canada's shared revenue policy has not changed since 1994. The board believes there are two strong reasons to adopt a new policy now. These are:
 - CHF Canada's new role in Manitoba, and
 - the need to give more help to co-ops in parts of the country where there is no local federation.
2. Manitoba

In 1999, the member co-ops of the Housing Co-op Council of Manitoba (HCCM) and CHF Canada agreed to close HCCM and open a local CHF Canada office in Winnipeg that would offer services to Manitoba housing co-ops.

It was also agreed that CHF Canada's Manitoba members would pay extra dues to support the Winnipeg office. Manitoba members now pay to CHF Canada the amount they paid before to CHF Canada and HCCM together.

Until this year, HCCM's members were benefiting from funds paid to HCCM through the CHF Canada Shared Revenue Program. CHF Canada has now taken the place of HCCM in Manitoba. But under the present policy the region cannot get money from the Shared Revenue Program. The board thinks it is only fair that our member co-ops in Manitoba should continue to benefit from the program. Section 2(a)(ii) of the new policy will allow our members to get the benefits of shared revenue directly from CHF Canada in any region where:

- there is no local federation

- CHF Canada has opened a local office that offers the kinds of member services that a local federation offers
- CHF Canada's members are paying extra dues to support local services
- the region meets any standards set by the board for federations taking part in the Shared Revenue Program.

The board sets standards under its *Administration of the Shared Revenue Program* policy. If this resolution passes, the board will make changes to that policy to apply the same conditions to federations and to CHF Canada regions like Manitoba.

3. Regions Where There is no Local Federation

CHF Canada began to share revenue with local federations in the 1990s. At the time it was hoped that all co-ops would one day have a local federation to join. And as new federations formed they could get the benefits of shared revenue too.

The end of co-op housing programs has changed things. The number of co-ops is not growing. Some regions will probably never have enough co-ops to support a local federation. Under the present policy, those regions will never benefit from the Shared Revenue Program. Yet co-ops in those areas paid sector support — the source of the money we share.

Co-ops without a local federation still need local services — the kind of services that shared revenue helps federations pay for, such as education. CHF Canada wants to provide a basic level of direct services to co-ops in unfederated regions. The board thinks that it is fair to set aside a small amount from the Shared Revenue Program — 5% of the total shared revenue pool — to help us make sure that these co-ops get the local services they need.

The amount available under the proposal for sharing with unfederated regions is 5% of the total Shared Revenue funds. This share would come from the money now going to federations. The current 70% share for federations would drop to 66% and the 15% share to 14%.

AGM ACTION: Adopted as presented
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RESOLUTION #5

CHF Canada Board of Directors

Limit on Membership Dues

WE RESOLVE:

THAT CHF Canada cap the number of units on which a housing co-op pays dues at 500.

OUR REASONS FOR THIS RESOLUTION ARE:

1. CHF Canada charges dues to housing co-ops at a fixed amount for each unit in the co-op, without limit. That's a fair way of charging dues based on ability to pay. But it may not offer equal value for a very big co-op. That's because an extra-large co-op does not usually need or get services in proportion to its size.
2. Other parts of the co-op movement recognize that there is a limit to the value of membership. Some of our member federations in Quebec give discounts to co-ops that are far larger than most other co-ops. For example, the federation in Montreal charges a lower rate after 50 units. Only 2% of co-ops in Montreal are that big. Most have under 20 units. The National Association of Housing Co-operatives in the United States also sets an upper limit on dues. Again, this only affects a few members that are much bigger than most other co-ops. Credit Union Central of Ontario limits the dues very large credit unions pay. These organizations offer discounts to very big co-ops because they try to offer fair value to their members. And of course it helps them to get — and keep — new members. But dues limits and discounts only ever affect a tiny group of members — ones that are far larger than average.
3. The idea of discounts is not new to our members. CHF Canada's insurance programs are such good value because we use our size — the large membership of CHF Canada — to get better terms. Our suppliers base their prices on our large numbers. CHF Canada is also a supplier— of member services. We must make sure we offer fair value too, even if that means a limit on dues in a few cases.

4. CHF Canada can earn more money if this resolution passes. At the moment there is only one co-op in the country that has more than 500 units. If we cap our dues and it joins, we will gain \$16,200. That is a lot of money for any co-op to pay in dues. And there may be other large co-ops like this in the future. CHF Canada wants to see some public housing projects become co-ops. That could mean more co-ops that have over 500 units. It will be easier to get them to join CHF Canada if there is an upper limit on dues. Once they join they may wish to use our group buying services. This will bring more money to CHF Canada. Our budget is under a lot of pressure. We need every penny we can earn to give our members the services you need and want from us.

5. The resolution asks that the dues limit be set at 500 units. The limit will only affect extremely large co-ops. Only one housing co-op in Canada has more than 500 units. It has 770. Our largest member now has less than half that number of units. The board thinks that the proposed cap is a good compromise between ability to pay and value received. It will benefit all CHF Canada members by adding money to our budget.

AGM ACTION: Adopted as presented
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RESOLUTION #6

CHF Canada Board of Directors

Campaign for Sector-based Co-op Programs Agency

WE RESOLVE:

1. **THAT** CHF Canada continue to press the federal government and, where appropriate, provincial governments to transfer co-op housing programs outside Quebec to an independent, non-governmental agency based in the co-op housing sector;
2. **THAT** CHF Canada pursue negotiations with the federal and provincial governments and continue its ongoing lobby activities toward this goal;
3. **THAT** we seek the participation of the Province of Ontario in our discussions with the federal government, with the aim of bringing Ontario's co-op housing programs under the administration of the co-op agency;
4. **THAT** we continue to support our Quebec members' efforts to win the province's agreement for a parallel Quebec agency;
5. **AND THAT** CHF Canada work closely with the co-operative housing sector in British Columbia and the British Columbia government in developing a pilot project for sector-based administration of the Homes BC co-op housing program.

OUR REASONS FOR THIS RESOLUTION ARE:

1. Through the determined efforts of our members we have stopped the transfer of federal co-op housing programs outside Quebec to provincial control. In the last 15 months the federal government has agreed to keep federal co-ops out of any social housing transfers to Alberta, BC, Ontario and PEI. And it has agreed to accept the return of federal co-ops in Manitoba. These decisions followed more than three years of lobbying. They leave more than 90% of federal co-op units outside Quebec under federal control.
2. For now, CMHC will keep looking after federal co-op housing programs in these provinces. But this is not a long-term solution. CMHC is getting out of the direct administration of social housing programs. The government is under pressure to look at other options. These could include a new government body or private sector administration.

3. We have said that an independent non-governmental agency should administer co-operative housing programs outside Quebec. The agency would operate as a joint venture with a parallel body serving Quebec.
4. Our proposal, spelled out in *A New Administrator for Co-operative Housing Programs*, enjoys the support of co-ops in every region. CHF Canada members have endorsed it at several annual meetings.
5. Our proposed agency is essential for the long-term security of housing co-ops. The new agency will provide consistent enforcement of agreements; excellent, customer-oriented service; and information services that help co-ops manage well. Winning the agency will protect our members from any future transfer to the provinces or private bodies. In time, we may be able to bring provincial co-op housing programs under the same secure administrative umbrella.
6. Just over 30% of CHF Canada's members are funded under programs managed by the Ontario government. Ontario's municipalities now pay for these programs. The province plans to give them the job of running them early next year. CHF Canada's Ontario Region is working hard to protect co-ops in the event of a full transfer by:
 - getting Ontario to reform the programs before passing them down
 - making sure that municipalities understand co-ops.

But these co-ops will be best protected if our proposed agency administers the programs that Ontario runs now. We need to get Ontario to the table at our agency talks with the federal government.

7. A strong lobby is key to ensuring that negotiations with the federal government and interested provinces succeed.

AGM ACTION: Adopted as amended

RESOLUTION #7

CHF Canada Board of Directors

A National Housing Strategy

WE RESOLVE:

1. **THAT** CHF Canada urge the federal government and the provinces to adopt a national housing strategy that:
 - addresses the need for a continuing supply of affordable housing for all Canadians
 - ensures the protection and maintenance of the existing non-profit housing stock
 - enables the development of more co-operative housing throughout Canada
 - recognizes affordable housing as a basic human right;
2. **AND THAT** CHF Canada call on the federal and provincial governments to commit meaningful financial resources to assistance for affordable housing, as proposed in the 1% Solution Campaign.

OUR REASONS FOR THIS RESOLUTION ARE:

1. Shelter is a basic human need. Canada is a rich country, yet more than 1,000,000 households can't afford to buy or rent a decent home that meets their needs. And a growing number of Canadians have no home at all.
2. The problem has grown much worse since the federal government ended its social housing programs in 1993 and the provinces cut back or ended their funding.
3. The federal government announced measures to address the homelessness problem in December last year and again in the February Budget. These steps are welcome. But alone they will not meet the need. Concerted and continuing federal and provincial action is needed to put an end to the lack of affordable housing.
4. That action must be guided by a comprehensive national strategy adopted by the federal government and the provinces. A sound strategy would:
 - recognize the vital role that Canada's existing non-profit housing stock plays in meeting the need for secure, decent, affordable housing
 - seek to protect that stock
 - set out ways to expand it over time and
 - recognize the 30-year record of success of co-operative housing in meeting the housing needs of Canadians.

5. Canada stands out among the world's wealthy nations in having no national housing strategy. Housing is a shared responsibility of the federal government and the provinces. Both levels of government need to act to solve the housing problem. But federal leadership is needed to develop a national strategy.
6. A strategy that does not commit governments to spending money on affordable housing will not work.
7. Right now, governments in Canada together spend about 1% of their total budgets on housing. The 1% Solution Campaign asks governments to double their spending on housing.

AGM ACTION: Adopted as amended

RESOLUTION #8

CHF Canada Board of Directors

Organizing for Success: Shaping our Sector for Tomorrow and Beyond

WE RESOLVE:

1. **THAT** the board's report on the consultation held following the referral of Resolution #8 at the 1999 annual meeting be received;
2. **THAT** as we continue our discussion about how to distribute responsibilities and resources in the co-op housing sector, we agree that we are working together for:

- healthy, stable, successful, viable, affordable housing co-ops in the long term
- high quality service delivery to housing co-ops everywhere
- a financially self-sufficient delivery systems, and
- a strong movement capable of meeting the many challenges we face;

3. **AND THAT** in order to make real progress toward these goals, we agree that:

- Any new approach must respect co-operative principles and values
- Any new approach should recognize the achievements and contributions of regional federations to the co-operative housing sector
- We cannot achieve all of our goals under our existing structure. Sharing current sector revenues differently is not enough
- An alternative approach must be flexible. Choices and solutions will vary from region to region
- Any new approach must be built on a sound business case. Success in the future will require sound business practices.
- New approaches will evolve over time. Change will be pursued in consultation with members.

OUR REASONS FOR THIS RESOLUTION ARE:

1. At the 1999 AGM, delegates asked the board to:
 - consult with member co-ops and federations to evaluate the current division of responsibilities and resources between the different levels of the sector;
 - review and revise the current revenue sharing system with a view to providing a revised system which will ensure the health of all levels of the sector and report to the 2000 AGM.

2. The board began this consultation at the November 1999 Federations Committee meeting. The committee looked closely at the Shared Revenue Program. Committee members agreed that just changing the way CHF Canada shares revenue with federations would not be the answer — that we need to find other ways to strengthen local services to housing co-ops.
3. Right after the Federations Committee meeting, the board set up a working group to carry on the discussion. The working group was made up of the Federations Committee Co-ordinating Group, two directors from the CHF Canada board, one member of the Ontario Council and two members of CHF Canada's staff. The working group met in February. It gave advice to the board on how to continue the consultation with members at delegates meetings leading up to the 2000 AGM.
4. The attached report offers more background on the discussions held by the board and the federations working group. It suggests that we must make some important decisions about how to organize the co-op housing sector to deliver services to housing co-ops. These decisions can't all be made at once. But we have to start somewhere. The board is suggesting that we agree first on where we're heading, then on how we plan to get there.
5. This resolution asks delegates at the 2000 AGM to:
 - receive the board's report,
 - confirm the goals we are working toward, and
 - agree on some assumptions to guide us in our work together.

With this mandate, the board will be able to move on to the important task of looking at options for the future that will take us toward our common goals.

6. The board will bring a report to the AGM on the feedback received from members in delegates meetings held in March, April and May. That report will also include information on what the board has done since the 1999 AGM to help federations in serious financial difficulty.

AGM ACTION: Adopted as amended
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RESOLUTION #9

Vancouver Island Co-operative Housing Association

Assistance to Federations

WE RESOLVE:

THAT the membership of the Co-operative Housing Federation of Canada commend the Board of Directors and staff of CHF Canada for the development of policy and strategies which address, and adequately meet, the assistance requirements of federations as per the spirit and terms of the 1999 CHF Canada AGM emergency resolution.

AGM ACTION: Adopted as presented

RESOLUTION #10

Bread and Roses Co-operative Homes
Ernescliffe Non-Profit Housing Co-operative

Lesbian, Gay, Bisexual and Transgendered Visibility

WE RESOLVE:

1. **THAT** CHF Canada post information on the lesbian, gay, bisexual and transgendered caucus on its web site, including, for example, regular issues of newsletters produced by the caucus and a display of the caucus logo, with an explanation of its significance;
2. **THAT** CHF Canada promote the participation of housing co-op federations in their local lesbian, gay, bisexual and transgendered pride events where they exist, and encourage them to cover those events in their newsletters;
3. **THAT** CHF Canada's Nominating Committee reach out to members of diverse communities across Canada, including lesbian, gay, bisexual and transgendered co-op members, and encourage them to run for election to the CHF Canada board;
4. **AND THAT** CHF Canada encourage co-ops to include effective anti-harassment and anti-discrimination provisions in their by-laws.

OUR REASONS FOR THIS RESOLUTION ARE:

1. The CHF Canada AGM is often a difficult time for lesbian, gay, bisexual, and transgendered people. This is because our sexuality is an invisible difference, and people often assume that we are "straight". Sometimes, we are the subjects of poor attempts at "humour", other times we hear insulting remarks. This is very hurtful. The dinner and dance is especially difficult, and we often feel that we cannot or should not dance with the person of our choice.
2. We believe that the recent efforts of CHF Canada's Diversity Committee have helped considerably. In particular, the anti-discrimination policy and the complaint resolution process that was used at the 1999 AGM was very good. However, there is still some distance to go on the issues, and we believe that CHF Canada must promote lesbian, gay, bisexual and transgendered visibility in the whole sector, all across the country, all year round. The four proposals above will help to address our concerns.

AGM ACTION: Adopted as presented
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RESOLUTION #11

Association of Co-operative Housing Employees of Eastern Ontario

Legal Resources for Co-op Staff

WE RESOLVE:

THAT CHF Canada set up a fund to provide independent legal resources for Staff in dealing with conflicts with the Board of Directors of Member Co-ops.

OUR REASONS FOR THIS RESOLUTION ARE:

1. Members look to CHF Canada for leadership, education and support.
2. CHF Canada acknowledges the ongoing contribution of staff to member co-ops.
3. CHF Canada recognizes the transient nature of Boards of Directors.
4. CHF Canada recognizes the need for maintaining the stability of Staff/Board management teams in administering housing co-ops.
5. Member co-ops have incurred increased insurance premium payments due to a higher incidence of stress-related short-term benefits for Staff.
6. There are occurrences of perceived conflicts with CHF Canada advising both staff and member boards.

AGM ACTION: Defeated

RESOLUTION #12

Association of Co-operative Housing Employees of Eastern Ontario

Education for Boards and Staff

WE RESOLVE:

1. **THAT** CHF Canada encourage and support the education of Boards of Directors in their role as employers;
2. **THAT** CHF Canada encourage and support the education of Staff in their role as administrators;
3. **AND THAT** CHF Canada actively promote the development of management teams in co-ops including both Staff and Boards.

OUR REASONS FOR THIS RESOLUTION ARE:

1. Members look to CHF Canada for leadership, education and support.
2. CHF Canada supports the efficient administering of member co-ops in the best possible way.
3. CHF Canada recognizes the goal of existing education programs for Boards and Staff are geared to provide a common basis of knowledge for operations and administration of Housing Co-ops.
4. CHF Canada recognizes the need for maintaining the stability of Staff/Board management teams in administering Housing Co-ops.
5. It is to the mutual benefit of both member Co-ops and Staff to have structures and strategies in place to deal effectively with internal conflicts.

AGM ACTION: Adopted as amended
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RESOLUTION #13

Hugh Garner Housing Co-operative Inc.

Theme for 2001 Annual General Meeting

WE RESOLVE:

1. **THAT** there shall be a step-process in place carrying forward and building on the CHF Canada research and studies already conducted re: the challenges facing Seniors in housing co-operatives;
2. **AND THAT** CHF Canada encourage co-operatives to adopt policies and adapt their physical structures to meet the challenges faced by Seniors in housing co-operatives.

OUR REASONS FOR THIS RESOLUTION ARE:

1. Housing co-operatives are communities designed to accommodate a diversity of people.
2. The ageing population in Canada ensures that in the future a greater percentage of members in the average co-op will be seniors.
3. The definition of "senior" is very flexible, from 50 years and older.
4. Throughout the continuum of ageing, people have different needs, expectations and abilities.
5. There are many benefits for seniors living in an age-mixed co-op such as the sense of community, the opportunity of participation in decision-making, financial security and tenure.

AGM ACTION: Adopted as amended
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FINANCIAL RESOLUTIONS FOR
2000 ANNUAL GENERAL MEETING

1999 Audited Financial Statements

WE RESOLVE THAT the audited financial statements for the year ending December 31, 1999 be received.

Appointment of Auditors

WE RESOLVE THAT the firm Marcil, Lavallée, Loyer and Partners be appointed external auditors of the Co-operative Housing Federation of Canada to hold office until the close of the next annual meeting.

2000 Budgets

WE RESOLVE THAT the 2000 budgets for National Operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

2001 Budgets

WE RESOLVE THAT the budgets for National Operations and the National Endowment Fund for the fiscal year beginning January 1, 2001 and ending December 31, 2001 be adopted as presented and that the following schedule of member and associate dues rates for 2001 be adopted:

(Schedule follows)

Three-Year Financial Forecast

WE RESOLVE THAT the financial forecast for the period 2001 through 2003 be received.

First Quarter Financial Statements

WE RESOLVE THAT the financial statements for the first quarter of 2000 be received.

SCHEDULE OF 2001 MEMBER AND ASSOCIATE DUES

Members

Housing Co-ops	\$3.10 per unit per month (up from \$3.00 in 2000)
Housing Co-ops Under Development	\$75 per year
Student Housing Co-ops	\$6.50 per bed per year (up from \$6.40 in 2000)
Resource Groups	1% of revenue from the development of federally funded housing co-ops -- \$240 per year minimum (up from \$233 minimum in 2000)
Sponsoring Organizations	\$780 per year (up from \$770 in 2000)
All Other Voting Members	\$240 per year (up from \$233 in 2000)

Associates

Organizational	\$240 per year (up from \$233 in 2000)
Individual	\$85 per year (up from \$80 in 2000)

LATE RESOLUTIONS

RESOLUTION #L1

Mary Campbell Housing Co-operative

CHF Canada Logo

WE RESOLVE:

THAT CHF Canada use only the one logo that reflects what we are, to protect our identity:



OUR REASONS FOR THIS RESOLUTION ARE:

1. The CHF Canada logo in the past was distinct, recognisable and meaningful.
2. Co-op housing is about more than buildings, it's about people.
3. The essence of co-op housing is people working together.
4. The new logo could be taken for Entourage, Bell, BCE, Community Living, etc.
5. The new logo might be useful for generic "social housing", which we are not.

AGM ACTION: Referred to the Board of Directors

RESOLUTION #L2

Oaklands Housing Co-operative

Amendments to By-law No. 1

WE RESOLVE:

1. **THAT** in Article 2.03 Qualifications of Members, section (c), part (i) the words “Non-profit” be added in front of the heading “organizations, called Resource Groups, that:”;
2. **THAT** in Article 2.03 Qualifications of Members, section (c), part (ii) the words “Non-profit” be added in front of the heading “organizations, called Operational Services Groups, that:”;
3. **THAT** Article 2.03 (c) (ii) (2) be deleted;
4. **THAT** Article 2.03 (c) (ii) (3) be deleted;
5. **AND THAT** in Article 2.03 Qualifications of Members, section (d), the words “Non-profit” be added in front of the word “Organizations”.

AGM ACTION: Defeated (as an amendment to Resolution #1)

RESOLUTION #L3

Co-operative Housing Federation of British Columbia

Water-Damaged Co-operatives

WE RESOLVE:

1. **THAT** CHF Canada hold the Federal Government accountable for its responsibilities so that leaky co-ops can be restored to safe, healthy condition without delay;
2. **THAT** CHF Canada seek immediate action from the national office of CMHC and from the office of the Minister responsible for CMHC on improvements to workout conditions for co-operatives experiencing building envelope failure;
3. **THAT** a commitment be secured from CMHC and the Minister's office to:
 - Make available to Section 95 co-operatives, in any approved workout, enough subsidy to allow existing low-income members to pay the same percentage of income in housing charges as they were paying before the workout was put in place,
 - Provide flexible loan repayment conditions in approving any workout financing so that the co-ops are best able to sustain additional capital debt and continue to operate over the long term as affordable, mixed-income co-operative housing communities;
4. **AND THAT** CHF Canada continue to work with local co-op housing sectors to support co-operatives facing water penetration disasters.

AGM ACTION: Adopted as amended

RESOLUTION #L4

Harbourside Co-operative Homes

Political Action Committee

WE RESOLVE:

1. **THAT** the CHF Canada Board and staff acknowledge the lost media and lobby opportunity of Thursday May 19;
2. **THAT** they explain their position and actions to the membership;
3. **THAT** in the future when political opportunities like this arise that the membership be informed immediately;
4. **AND THAT** CHF Canada strike a member driven ad hoc political action committee.

AGM ACTION: Adopted as presented