



2004 AGM resolutions

Summary of action taken and directions proposed

1. New co-op housing
Submitted by: Board of Directors
AGM Action: Adopted

This resolution called on the Government of Canada to introduce a cost-shared program to build new affordable housing including co-operatives, in partnership with provinces and territories.

In September 2004, CHF Canada met with federal Housing Minister Joe Fontana and delivered a proposal for a new co-op housing program. The proposal was based on previous successful funding programs for housing co-operatives, including stable multi-year funding to be cost-shared between the federal government and the provinces/territories. We looked for support for the program from Liberal Members of Parliament and Cabinet Ministers, and from the housing critics of the opposition parties. Through the Section 95 campaign, members of housing co-operatives were asked to write to their MPs in support of a new co-op housing program.

In early 2005, Minister Fontana launched a country-wide consultation on a national housing framework. CHF Canada actively participated in the consultation through community forums in each province and several national expert round tables on specific topics like financing and delivery models.

Despite our efforts and a Liberal promise during the last federal election, the February 2005 Federal Budget did not include any new funding for affordable housing.

A resolution on this matter has been prepared for consideration by delegates at the 2005 annual meeting.

2. Core management standards
Submitted by: Board of Directors
AGM Action: Adopted

This resolution called on members to adopt the Core Management Standards and for CHF Canada to promote them, in collaboration with regional federations.

The Core Management Standards are being actively promoted throughout CHF Canada's publications and website. New material on co-op management and governance will be available at the 2005 AGM. An article on co-op governance was featured in the November issue of *Newsbriefs*, and financial management standards were promoted in the April issue. Articles on the other management standards will be included in each edition of *Newsbriefs* in 2005.

In 2005, workshops promoting good management and good governance will be offered at CHF Canada regional and federation education events, as well as at the AGM Member Education Forum. The AGM's Co-operative Management Conference will also focus on high management standards among co-operative managers and staff.

3. Agency evaluation
Submitted by: Longview Housing Co-operative
AGM Action: Adopted

This resolution asked that CHF Canada consult with member co-ops when conducting annual evaluations of the new Agency.

Action on this resolution will follow the implementation of the Agency.

4. Support for Ontario Members' fight for changes to the *Social Housing Reform Act* (SHRA)
Submitted by: Board of Directors
AGM Action: Adopted

This resolution called on members to express their solidarity with the Ontario campaign to win changes to the SHRA, and lend their voices to the campaign.

CHF Canada has publicized this issue among federally-sponsored co-ops in Ontario and across the country. The *Fix the SHRA* campaign is underway in Ontario – members strongly support this initiative.

National support to the campaign has included telephone contact with all co-ops in Ontario promoting the campaign. In April, fundraising letters were sent to co-ops across the country. Information about the campaign has been featured in *Newsbriefs* and federation newsletters.

More information about the *Fix the SHRA* campaign, along with a resolution for members to consider, will be presented during the 2005 annual meeting.

5. End of operating agreements
Submitted by: Coopérative d'habitation Voisins Inc.
AGM Action: Adopted

The resolution called on CHF Canada to conduct a review of what will happen at the end of co-op operating agreements, in particular the impact on low-income households. The resolution asked CHF Canada to develop information and to investigate ways to help co-ops continue to provide affordable housing to low-income households.

CHF Canada is exploring a trust model as a way to preserve the non-profit status of housing co-ops. We participated in a legal challenge against a non-member co-op trying to sell its units to its members.

We are also testing the feasibility of creating a lending instrument that co-ops could use to borrow funds at the end of their operating agreements. If this is feasible, it will be created as a partnered commercial service in 2006.

By the end of 2005, we will have produced a set of resources on this topic to assist co-ops with their planning for the end of their operating agreement. At this annual meeting, a poster promoting the non-profit principle that was approved by delegates at the 2003 AGM will be distributed to participants.

6. Mortgage renewals and Section 95 subsidy problems
Submitted by: Beaver Creek Housing Co-operative and CHF BC
AGM Action: Adopted

This resolution called on CHF Canada, as an urgent priority, to press the Minister of Housing to change CMHC's method of calculating subsidy for Section 95 co-ops so that co-ops are not unfairly penalized when mortgages renew at lower rates. It asked CHF Canada to develop an education package to help co-ops deal with declining subsidy.

In September 2004, CHF Canada met with federal Housing Minister Joe Fontana and discussed the Section 95 subsidy problems. During the fall, in partnership with CHF BC and CHFT, CHF Canada attended meetings with housing co-operatives to talk about the problems. Information was collected directly from Section 95 co-ops to document the scope of co-ops' subsidy problems. Later in 2004, CHF Canada members launched a campaign to lobby the federal government for new rent supplements and to change the way Section 95 subsidy is calculated. Section 95 co-ops with agreements administered by CMHC have contacted their Members of Parliament. Just before this annual meeting, a toolkit for Section 95 co-ops was made available on the internet.

On April 22, 2005, as a result of the lobby campaign, Minister Fontana announced that the subsidy

formula will be changed to fix the problem. He also committed to exploring ways to restore the capacity of Section 95 co-ops to provide affordable housing.

A resolution about the Section 95 program has been submitted to this annual meeting.

7. Barrier-free access policy for CHF Canada members
Submitted by: Hugh Garner Housing Co-operative
AGM Action: Adopted

This resolution called on members to adopt a statement of principle about housing co-ops and members with disabilities. It asked that CHF Canada raise awareness about this policy among member housing co-ops.

The statement of principle will be the subject of a Diversity Update included in a 2005 edition of *Newsbriefs*. It will also be promoted on the website.

8. Human rights for LGBT people
Submitted by: Ernescliffe Non-Profit Housing Co-operative
AGM Action: Adopted

This resolution called on member co-ops to affirm that lesbian, gay, bisexual and transgendered (LGBT) people enjoy the full protection of human rights. The resolution asked CHF Canada to develop and promote a model by-law and policies that protect members and staff from abuse and discrimination. It also asked CHF Canada to offer workshops to raise awareness about breaking down barriers that limit the participation of LGBT people and to encourage co-op members to find ways to challenge discrimination.

The revised model harassment and discrimination in the workplace by-law/policy and a new model by-law/policy that protects members from abuse and discrimination was published just before the 2005 AGM. The by-law/policy will be a topic at special table discussions held at the AGM Member Education Forum.

9. Character communities
Submitted by: Board of Directors
AGM Action: Adopted

This resolution called on members to express their support for the Character Community Program, and asked that CHF Canada promote the program with a brochure.

Rather than a brochure, a poster was sent to all member co-ops in November 2004. An article will be placed in *Newsbriefs* during 2005 to reinforce the Character Community Program. A link to the program will be featured on the website at that time.

- 10. CHF Canada's financial woes means closing smaller federations**
Submitted by: South Western Co-operative Housing Federation (SWOCHF)
AGM Action: Defeated

This resolution was defeated.

CHF Canada has continued to provide essential local services to housing co-operatives in South Western Ontario, and in January, hired Denise McGahan, Member Services Officer, Southwestern Ontario, who is based in London, Ontario.

In early 2005, SWOCHF announced that it would cease operations. A forgivable loan is being provided to support the costs of SWOCHF's closure.

- 11. CHF Canada now offers federation services at lower prices: It may be time to revisit the co-op principles**
Submitted by: SWOCHF
AGM Action: Withdrawn

No action is required.

- 12. CHF Canada's future: Members maintain more vital financial information is needed**
Submitted by: SWOCHF
AGM Action: Defeated

No action is required.

- 13. Fair hiring practices needed**
Submitted by: SWOCHF
AGM Action: Withdrawn

No action is required.

- 14. Redundant sector dues**
Submitted by: Glenn Haddrell Housing Co-operative
AGM Action: Defeated

No action is required.

LATE RESOLUTION

L1. Exclusion of Quebec co-ops from renovating programs
Submitted by: FÉCHAQC
AGM Action: Adopted

This resolution asked CHF Canada to support the Quebec co-op housing sector's efforts to reverse CMHC's decision to exclude Section 95 co-ops from a cost-shared renovation program for Quebec projects.

CHF Canada staff continues to work with our members in the Quebec to address their concerns. An investigation into the physical condition and financial health of Section 95 co-ops in the province is underway. Depending on the results, various options will be considered to ensure that co-ops in Quebec remain in good physical condition.