

2005 AGM RESOLUTIONS
SUMMARY OF ACTION TAKEN AND DIRECTIONS PROPOSED

1. Affordable housing

Submitted by: Board of Directors

AGM Action: Adopted

This resolution called on the federal government to announce its new national housing strategy, and asked members to continue to lobby the federal government to deliver new affordable housing. It also called on the federal government to deal directly with municipalities and community housing groups, where provinces were not willing to participate in cost-shared programs.

CHF Canada staff, members and allies participated in the nation-wide stakeholder consultations and expert roundtables on the Minister's new housing framework. The Executive Director participated on the Minister's advisory board on the framework, which was expected to be announced by the end of 2005. In Ontario, staff continued to raise the voice of co-op housing in the new AHI agreement.

In late fall of 2005, we learned that the federal government planned to release its new strategy in December. Unfortunately, its work ended when the January 23 federal election was called. Co-op members were active during the election – co-op housing was included in the campaign platforms put forward by the Liberals, NDP, and Green parties.

The election of the Conservatives in January has dramatically changed the housing policy making landscape in Ottawa. Since the election, we have seen little progress toward a national housing strategy.

2. Section 95 subsidy crisis

Submitted by: Cardiff Housing Co-operative (Toronto, ON)

AGM Action: Withdrawn

[See resolution L1]

3. Canada-wide support for SHRA reform

Submitted by: Board of Directors

AGM Action: Adopted

Resolution 3 asked housing co-operatives across Canada to continue their support for Ontario members to win changes to the Social Housing Reform Act, and to contribute to a national fundraising drive. Ontario Region has taken the lead on implementing this resolution, with financial support from our national budget. A new fundraising drive will begin after the 2006 annual meeting.

Some progress has been made by the Ontario government toward implementing the Ontario minister's promise at the 2005 AGM to remove some of the main "irritants" created by the SHRA. Much more work remains to be done, but steady progress has been made.

4. Award for best practices in co-op governance and management

Submitted by: Marketview Housing Co-operative (Toronto, ON)

AGM Action: Adopted

This resolution established an annual Award to recognize best practices in co-op housing governance and management, reflecting the Core Management Standards.

Establishing the Award is in the 2006 operating plan. The Award will be launched at the 2006 annual meeting with a call for applications. The first recipient of the Award will be announced at the 2007 annual meeting.

5. Changes to Policy 1.3.3.2: Membership Standards – Operational Services Groups

Submitted by: Board of Directors

AGM Action: Adopted

This resolution amended CHF Canada's membership standards for operational services groups. It contained a proposed by-law amendment to replace operational services groups with co-operative management companies. The by-law amendment was changed to "companies that manage co-operatives".

CHF Canada's *Policy 1.3.3.2: Membership Standards – Operational Services Groups* and our by-laws have been revised to reflect these changes.

6. Promoting youth employment

Submitted by: Oak Street Housing Co-operative (Toronto, ON)

AGM Action: Adopted

This resolution asked CHF Canada to develop a plan to encourage young people to consider careers in the co-operative housing sector, and to consider a mentoring program in this plan. The plan is to be prepared before the 2006 annual meeting.

The 2006 operating plan includes the preparation of the plan. Staffing changes at CHF Canada have resulted in a delay in preparing a comprehensive plan. An initial plan for promoting youth employment in the co-operative housing movement will be available at the annual meeting.

Work will continue during the year to further develop the plan and begin its implementation.

7. Visitability, the access measure for assisting elderly or disabled Canadians to remain in their neighbourhoods

Submitted by: Westboine Park Housing Co-operative Ltd. (Winnipeg, MB)

AGM Action: Adopted

This resolution called on CHF Canada and member co-operatives to speak publicly in support of visitability elements in new development and in significant housing renovation. As opportunities arise, visitability will be included in discussions of development issues including mention in CHF Canada's co-op program proposals.

8. Change to the Shared-Revenue Program

Submitted by: Board of Directors

AGM Action: Adopted

This resolution was a minor administrative change to the Shared-Revenue Program that has been implemented.

CHF Canada's *Policy: 1.5.4: Shared-Revenue Program* has been revised to reflect this change.

9. Finance Committee terms of reference

Submitted by: Board of Directors

AGM Action: Adopted

This resolution, concerning *Policy 1.5.1: Finance Committee* amended the name, composition, and duties of the Finance and Audit Committee.

The new policy was first implemented with respect to the 2005 AGM election for at-large members of the Finance Committee, and has been carried forward in the committee's ongoing work.

LATE RESOLUTIONS

L1. Section 95 subsidy crisis

Submitted by: Cardiff Housing Co-operative (Toronto, ON)

AGM Action: Adopted

This resolution replacing resolution 2, took account of pre-AGM changes in the government's position on Section 95 co-op subsidies. It thanked the Minister of Labour and Housing for taking action to fix the Section 95 program funding flaw for *some* Section 95 co-ops, and asked the Minister to extend changes to subsidy to *all* Section 95 co-ops. The resolution also asked members to campaign in favour of restoring the capacity of Section 95 co-ops to house low-income Canadians.

This resolution was referred to the Board of Directors and adopted.

A national committee including CHF Canada, CHF BC, CHFT, CQCH and the Subsidy Crisis Action Group (SCAG) organized and conducted an energetic grassroots campaign aimed at convincing federal Minister Joe Fontana to apply the new subsidy formula to **all** Section 95 co-ops, and to include rent supplements for Section 95 co-ops in the new affordable housing framework.

When the January 23, 2006 election was called, the Minister had agreed to seek funding so that the new formula could be applied, and was preparing a submission to the federal cabinet on the new affordable housing strategy. This activity stopped when the election was called.

The committee continued its work, and organized co-ops' efforts across Canada during the election – emphasizing the problem faced by most Section 95 co-ops.

Since the election of the Conservative government in January, the committee, along with the National Coalition on Housing and Homelessness, has focused on asking that the housing funding identified in the last Liberal budget be continued. The committee has developed an Action Plan to lobby the new government on the Section 95 problem, and supports the resolution on this matter that will be presented to delegates at this year's annual meeting.

L2. Newfoundland and Labrador Section 95 housing condition crisis

Submitted by: CHANAL

AGM Action: Referred to the Board of Directors

This resolution asked for help from CHF Canada members in expressing co-ops' concern to the government of Newfoundland and Labrador about the poor condition of housing units, and about members' inability to pay for essential renovations. It also asked CHF Canada to ask the Province to provide eight million dollars over the next five years to complete needed repairs.

This resolution was referred to the Board of Directors and adopted.

Staff have been in touch with CHANAL to develop a strategy to secure the necessary financial resources for the co-operatives in the province. The Newfoundland and Labrador Housing Corporation is working on a long-term financing program to enable housing co-operatives to carry out much needed repairs. If the proposal is implemented, the federation believes that sufficient resources will be available for most co-operatives in the province to carry out their repairs. CHANAL has decided to delay any contact with provincial politicians until a decision has been made about the new proposed financing program should be available.

L3. Security of tenure for seniors members

Submitted by: West Heritage Manor Co-operative (Calgary, AB)

AGM Action: Referred to the Board of Directors

This resolution asked CHF Canada to persuade provincial housing departments to adopt flexible approaches to occupancy standards, so that seniors would not be forced to move out of housing co-ops. It asked that CHF Canada encourage housing co-ops to add new units appropriate for seniors, and seek RRAP funding so that more seniors are able to age in place.

This resolution was referred to the Board of Directors and adopted. The 2006 workplan includes working with two provincial housing departments to get a more flexible approach to occupancy standards so that seniors don't have to move out of their co-ops. Staff are currently working with CMHC to develop new rent supplement agreements for federally-funded co-ops in Ontario so they do not force seniors out of their co-ops. As well, CHF Canada will identify five co-ops that would be interested in expanding their co-op by adding new units.

L4. Choosing management

Submitted by: ACHEEO and CHF BC

AGM Action: Referred to the Board of Directors

This resolution asked that CHF Canada reaffirm that all housing co-ops have the right to choose a professional management model free from interference by any outside agency or government body.

This resolution was referred to the Board of Directors and adopted.

This resolution was initiated due to specific rules introduced in CMHC's mortgage loan insurance for multiple unit properties guidelines, and applied to projects being developed under the Affordable Housing Initiative. The rules required that a developing co-op engage a property management company in order to qualify for mortgage insurance. Blue Heron Housing Co-operative (Ottawa) found the guidelines restricted their ability to choose a professional management model. Through discussions with CMHC, CHF Canada staff were successful in achieving a change in the rules, that permits a housing co-operative to choose between hiring a property management company or hiring its own employees. Blue Heron Housing Co-operative has completed the process and received CMHC mortgage insurance.