

# Minutes

## 2007 Annual General Meeting

June 9, 2007

Winnipeg, Manitoba

### ATTENDANCE

The total registered attendance of 648 included 269 delegates and 97 alternates. Also present were observers, co-op housing staff, members of CHF Canada's committees, organizational associates, workshop leaders, volunteers, youth-program participants, guests, sponsors, Ontario Council members, directors and CHF Canada staff.

### GOLD SPONSORS

The Co-operators Group; HB Group Insurance Management Ltd.; Morneau Sobeco; Prentice, Yates & Clark; Canada Mortgage and Housing Corporation; Phillips, Hager & North Investment Management; Social Housing Services Corporation; RICOH.

### GUESTS

Steven Fletcher (MP for Charleswood-St. James-Assiniboia); Anita Neville (MP for Winnipeg South Centre); Doug Martindale (MLA Burrows Ridging, Manitoba); Mario Sergio (MPP for York West, Parliamentary Assistant to Ontario Minister of Municipal Affairs and Housing); Mike Pagtakhan (Councillor, City of Winnipeg); Sharon Matthews (CMHC); Jill Kelly, Carol Davis (The Agency for Co-operative Housing); Lindsey Reed (Social Housing Services Corporation); Pierre Baril (Société d'habitation du Québec); Richard Lemoing, Suzanne Longpré, Doug Wright, Susan Caverley, Todd Farncombe, Frank Bomben (The Co-operators Group Corporate Office); Michelle Steinowicz (Morneau Sobeco)

### SPECIAL EVENTS

Jamie Ritchie, Executive Director of Columbia Housing Advisory Association, received the CMHC Award for outstanding contribution to co-operative housing. Sharon Matthews, Vice President for Assisted Housing, Canada Mortgage and Housing Corporation, made the presentation. Jamie Ritchie addressed the meeting by telephone from Kenya. Mike Alsop accepted the award on his behalf.

Joanne Mick was named an Honorary Life Associate of CHF Canada. Ken Elliott presented the certificate.

Ivy Tait presented the Jim MacDonald Award for Social Change to Hugh Garner Co-op (Toronto) for their Green Roof project. Eleanor MacDonald accepted the award on behalf of the co-op.

The Best Practices in Co-op Management & Governance Award went to Tolpuddle Housing Co-operative, London, Ontario, presented by Mike Alsop. Julie Idzinga and Julie Campbell accepted the Award.

CHF Canada Past President René Daoust thanked Jocelyn Peifer-Ross and Anita Durand, from the local planning committee, for their hard work in hosting the 2007 annual meeting.

Dale Reagan, Managing Director of CHF Ontario Region was acknowledged for his 20 years service to co-operative housing.

Attached is a list of member housing co-ops and organizations recognized for their 20 and 30 year membership in CHF Canada.

## **SECTION I. INTRODUCTORY BUSINESS**

### **1. Call to Order**

CHF Canada President Ken Elliott and Vice-President Isabel Evans called the meeting to order at 9:00 a.m. on June 9, 2007, and welcomed participants to the 2007 Annual General Meeting. Mr. Elliott noted that the meeting would be conducted in both official languages.

### **2. Introductions and Welcoming Remarks**

President Ken Elliott welcomed members and guests to the 2007 AGM.

Winnipeg City Councillor Mike Pagtakhan, welcomed participants to Winnipeg on behalf of the Mayor and City Council. He reported on Winnipeg's affordable housing initiatives and thanked CHF Canada for its continued commitment to providing affordable housing.

**3. Appointment of Chairpersons**

M/S Armstrong (Pine Ridge)/Geddes (GHCHF)

THAT Bruce Woodrow be appointed Chairperson and Noreen Dunphy be appointed Vice-Chairperson of the 2007 Annual General Meeting.

**CARRIED**

**4. Proof of Calling of Meeting**

The Chairperson drew the attention of delegates to the “Official Notice to CHF Canada Members” contained in the information book for the annual meeting. He confirmed that CHF Canada had sent the notice to all CHF Canada members in advance of the annual meeting and as prescribed in the charter by-laws.

The Chairperson drew participants’ attention to CHF Canada’s policy on harassment and discrimination at annual meetings.

**5. Establishment of Quorum**

Nick Sidor, Corporate Secretary, advised the meeting that CHF Canada’s quorum requirement for its annual meeting is 15 percent of eligible members on the day the Notice of Meeting is sent. He reported that on that date CHF Canada had 936 members and that 278 delegates had registered for the 2007 annual meeting. Quorum was therefore established.

**6. Adoption of Agenda**

The Chairperson noted that various speakers would address the meeting at specific times. He also explained the order in which resolutions would be considered.

M/S Hartle (Westboine Park)/Williams (Northwood Park)

THAT the agenda be adopted as presented.

**CARRIED**

7. **Minutes of 2006 Annual Meeting**

M/S Geddes (GHCHF)/Watkins (Cawthra Mansions)

THAT the minutes of the 2006 annual meeting be approved as circulated.

CARRIED

**SECTION II. REPORTS AND PRESENTATIONS**

1. **Report on Action Taken on 2006 Resolutions**

President Ken Elliott referred delegates to the written report on action taken in response to the resolutions approved or referred to the Board of Directors at the 2006 annual meeting.

Isabel Evans, Vice-President, noted that a resolution passed in 2006 called for housing commitments from the federal government. The \$1.4 billion confirmed in the 2006 federal budget was distributed into housing trust funds.

Mr. Elliott reported that, although CHF Canada did not succeed in getting the retroactive fix called for in the resolution asking for subsidy fairness in Section 95 co-ops, CMHC did provide additional low-income assistance to a Toronto co-op because of a subsidy shortage.

In response to a resolution calling on CHF Canada to help seniors remain in their homes, A working group of seniors has been established that includes representation from the sponsoring co-ops. A seniors' webpage is being developed that will provide information and resources that support aging in place.

2. **Board of Directors Report**

President Ken Elliott reviewed CHF Canada's 2006 annual report, which had been distributed to members in advance of the meeting. Vice President Isabel Evans welcomed members who had joined CHF Canada since the last annual meeting.

Mr. Elliott noted that the 2020 Vision Project was launched in 2006; CHF Canada is putting together a 2020 toolkit to help co-ops chart a course for the future, founded on the shared values of the co-op movement. Isabel Evans, Vice President, noted that the 2020 Compass was introduced this week in CHF Canada's workshop program. In 2006, CHF Canada published *Getting Governance Right*, a guide to good governance for housing co-ops. This year, CHF Canada published *Getting Our Co-op Principles Right*, to help co-ops make the International Co-op Principles a practical part of good governance.

Mr. Elliott reported that in March 2007 CMHC announced an enhanced workout framework for leaky co-ops that will offer the additional finances CHF Canada and CHF BC had been asking for.

Mr. Elliott reported that in 2006, CHF Canada continued to champion new affordable housing as a top priority. Although the federal government has made \$1.4 billion available to provinces and territories, the spending framework is unfocused and there continues to be a chronic shortage of affordable housing in Canada.

M/S Black (Stoneworth)/Watkins (Cawthra Mansions)

**THAT** the report of the CHF Canada Board of Directors be received.

**CARRIED**

### **3. Executive Director's Report**

Executive Director Nicholas Gazzard delivered his report. He noted that CHF Canada has made good progress on developing the 2020 Vision toolkit to promote good governance and good management. He acknowledged the work of Sharon Matthews, Vice-President of Assisted Housing, CMHC in achieving a solution for leaky co-ops in BC, and he congratulated CMHC on its 60<sup>th</sup> anniversary of service to Canadians.

Mr. Gazzard noted that the upload of provincial-program co-ops in Ontario is a national priority and he announced that CHF Canada would launch a national fundraising campaign later in 2007.

He emphasized that CHF Canada will continue to focus on lobbying both the government and the public to raise awareness of the need for more affordable housing in Canada.

**M/S** Black (Stoneworth)/Watkins (Cawthra Mansions)

**THAT** the Executive Director's report be received.

**CARRIED**

#### **4. Guest Speakers**

Richard Lemoing, Chair of The Co-operators Board of Directors, introduced guest speaker Kelly Baxter, Executive Director of the The Natural Step Canada. TNS is a national non-profit organization which helps organizations integrate environmental, social and economic priorities into their decision-making. She called on delegates to take the issue of sustainability to their co-ops, and highlighted a number of innovative environmental projects undertaken by co-ops. She congratulated co-ops for their commitment to environmental issues.

Ken Elliott thanked Kelly Baxter and The Co-operators, for sponsoring her presence at the meeting.

Doug Martindale, member of the Manitoba legislature addressed the meeting on affordable housing initiatives undertaken by his government. He reported that the Province of Manitoba has committed \$42 million to off-reserve affordable housing. He noted that the government of Manitoba has set up a pilot program to convert public housing to co-ops.

Hannah Taylor spoke to delegates about her work with the homeless. Her organization, the Ladybug Foundation, has raised over \$1 million for homeless people. CHF Canada and its members raised over \$16,000 during the meeting, to be contributed to the Ladybug Foundation.

#### **5. 2020 Vision Co-op Certification**

Nicholas Gazzard, CHF Canada Executive Director and Karla Skoutajan, Director of Sector Development gave a presentation on 2020 Vision. They outlined the standards co-ops must meet for 2020 certification.

1. A mission statement and a vision for its future
2. A commitment to the values of the Canadian co-operative housing movement
3. A capital reserve and investment plan
4. A long-term financial plan
  
5. A comprehensive maintenance plan
6. Good governance and principled leadership
7. Sound management
8. A commitment to environmental sustainability

They reported on the steps CHF Canada is taking to help co-ops achieve certification. CHF Canada has developed the 2020 Vision Compass to help co-ops adopt a mission statement and a vision for the future. CHF Canada has produced a number of publications to help co-ops, *Getting Our Co-op Principles Right*, a guide to capital planning, *Getting Governance Right* and *Getting Management Right*. A model investment by-law and a guide to investing for co-ops are also being developed. Software has been designed to help co-ops with financial planning. It will be available on the 2020 website.

## 6. Consultation on Co-op Sustainability

Nick Sidor, CHF Canada's Director of Corporate Affairs, conducted a consultation with members on sustainability. Delegates discussed the following questions:

1. What does sustainability mean to your co-op, and to your co-op members? As your members make plans for your co-op's future, are you considering "sustainability" as part of these?
2. What steps has your co-ops already taken (or is considering taking) toward sustainability? What do you see as the most important challenges that your co-op will face? Has your co-op found ways to overcome these challenges?
3. How have individual members contributed to your co-op's discussions of a 2020 vision and/or environmental sustainability? Are there ways that you think could increase members' engagement, or perhaps build your community at the same time?
4. What are the most important ways that the 2020 Vision project can help your co-op's progress toward sustainability?

### SECTION III. CONSIDERATION OF 2007 ANNUAL MEETING RESOLUTIONS

#### Submitted Resolutions

#### 1. Qualifications for federation membership in CHF Canada

M/S Cripps (CHASEO)/Furlong (Tannery Gate)

**THAT** Section 2.03 (b) (i) and (ii) of CHF Canada's By-law #1 be repealed, and the following be substituted in their place:

- (i) a co-operative or non-profit corporate body that operates at the local or regional level, and represents and provides services to housing co-operatives, provided that:
  - (1) it has as members at least 50 percent of the housing co-ops or co-op housing units in its defined membership territory, and
  - (2) it has annual membership dues equal to at least 75 percent of the local dues charged by all federations and CHF Canada offices participating in the Shared-Revenue Program, and
  - (3) a majority of its voting members are housing co-operatives, and
  - (4) a majority of its directors and members of other decision-making bodies are housing co-operative representatives;

A member that qualifies under this section, but does not meet the qualifications set out in subsections (1) or (2) for two consecutive years, will cease to qualify for membership.

- (ii) an association of housing co-operatives in Quebec that is a member of the *Confédération québécoise des coopératives d'habitation* (CQCH) and meets any qualifications for membership that CQCH may from time to time establish.

**AND THAT** subsections (ii) and (iii) of By-law #1, Article 2.03 (b) be renumbered accordingly.

**CARRIED**

The Chairperson declared that the resolution received the two-thirds majority support required to amend a by-law of the organization.

## **2. Affordable housing for Canadians**

**M/S** Burns (Otter Creek)/Desjardins (Andes Heritage)

**THAT** CHF Canada members call on the federal, provincial and territorial governments to commit themselves to solve Canada's chronic shortage of affordable rental housing by:

- identifying and achieving firm, measurable targets aimed at significantly reducing core housing need in Canada each year, beginning in 2008;
- ensuring that community-based co-operative housing is a significant part of government initiatives to build new affordable housing;
- allocating funds to provide assistance to income-tested households living in 50% of these new co-operative homes; and
- using existing programs and creating new sources of additional rent-g geared-to-income subsidies for low-income households in existing co-ops; and
- ensuring that the organizations that represent and serve co-operative housing are consulted as the policies and programs to solve Canada's housing shortage are developed and implemented.

**CARRIED**

## **3. Securing open and affordable co-operative housing**

**M/S** Nixon (Windmill Line)/Conlon (CHFT)

**THAT** CHF Canada begin immediately to campaign for the continuation of government funding of rent-geared-to-income subsidies beyond the end of current housing co-op operating agreements, so that housing co-operatives can continue to fulfill their mission as healthy communities and providers of affordable housing.

**AND THAT** CHF Canada report to all members about its progress on this initiative by December 31, 2007.

**CARRIED**

**4. Environmental sustainability for housing co-operatives and their members**

**M/S** Mears (Princely)/Sirisko (Arcadia)

**THAT** CHF Canada help its members and stakeholders act on their concern for the environment, for the communities in which housing co-operatives are found, and for the long-term health and safety of housing co-op members across Canada by developing guidelines to help interested housing co-ops create their own multi-year plan for environmental sustainability. The plan may include such measures as:

- educating members on environmental sustainability;
- conducting a sustainability audit of the co-op in its current state;
- developing a sustainability vision; and
- adopting practices through which the co-op can make that vision a reality.

**AND THAT** CHF Canada assist interested local federations and CHF Canada's regional offices in working with member housing co-operatives to develop clean-air, clean-water, clean-land guidelines and best practices for their community to be shared with the Canada-wide movement over time.

**CARRIED**

**5. Stronger Together: Upload Co-op Housing**

**M/S** Cripps (CHASEO)/Aquino (CHFBC)

**THAT** CHF Canada's member housing co-ops across the country stand together with Ontario co-ops as they campaign to press the Ontario government, opposition parties and election candidates to support a proposal to:

- upload the costs of municipally administered housing co-ops to the provincial level;
- amend the *Social Housing Reform Act* to make it work better for housing co-ops;
- outsource program administration to the Agency for Co-operative Housing.

**AND THAT** CHF Canada's Board of Directors adopt the upload campaign as a top priority for CHF Canada nationally and ensure that the campaign receives the support it needs to be successful.

**CARRIED**

#### Late Resolution

The following late resolution was presented to the meeting. This was referred to the Board of Directors for consideration.

#### **L1 Poverty Issues**

**THAT** CHF Canada use opportunities, as they arise to address issues of poverty and the working poor by:

- networking, supporting and co-operating with all its partners who are taking initiatives in dealing with these issues;
- pressing all levels of government to raise minimum wages which would give people the ability to afford decent housing; and
- calling on its members and partners to do the same thing in their own jurisdictions.

**REFERRED** to the Board of Directors

## SECTION IV. FINANCIAL RESOLUTIONS

### 1. 2006 Audited Financial Statements

M/S Sedor (SACHA)/Aquino (CHFBC)

THAT the audited financial statements for the year ending December 31, 2006 be received.

CARRIED

### 2. Appointment of Auditors

M/S Hyatt (Valley Village)/Altman (Church-Isabella)

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

CARRIED

### 3. 2007 Budgets

M/S Mellor (Halam Park)/Steenbergen (Faethorne Place)

THAT the 2007 budgets for National Operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

CARRIED

### 4. 2008 Budgets

M/S Aquino (CHFBC)/Sutherland (Vesta)

THAT the preliminary budgets for National Operations and the National Endowment Fund for the fiscal year beginning January 1, 2008 and ending December 31, 2008 be received.

CARRIED

### 5. Schedule of Dues

**M/S** Mellor (Halam Park)/Watkins (Cawthra Mansions)

**THAT** the revised schedule of member and associate dues rates for 2008 be adopted.

**CARRIED**

**6. First-Quarter Financial Statements**

**M/S** Buell (Alder Bay)/Robles (Beechwood)

**THAT** the financial statements for the first quarter of 2007 be received.

**CARRIED**

**SECTION V. ELECTIONS**

**1. Nominating Committee Report**

Mr. Nick Sidor, Elections Officer, introduced and thanked committee members Mike Alsop, David Boyde, Patrick Newman and Jacquie Jones. Mr. Sidor thanked Dale Reagan, Linda Stephenson and Karine Ethier for providing staff support to the committee.

Mr. Sidor announced that at the Ontario members meeting held on June 8, the following persons had been elected to the Ontario Council:

At-Large Members

Carol MacEachern  
Joseph Zebrowski

Federations Member

Judith Collins

**2. Election of Directors and Finance Committee Members**

Mr. Nick Sidor, Elections Officer, introduced candidates for the at-large directors' seats on the Board of Directors.

Candidates for At-large Directors

Julie Campbell

Isabel Evans

Ivy Tait

Deryl Thompson

Stephen Troubridge

Mr. Sidor further announced that the following people had been elected by acclamation, or at regional elections held before the annual meeting.

**Board of Directors**

Regional Directors

Alberta/Northwest Territories	Joanne Crouse
Saskatchewan	James Gilliard
Quebec/Nunavut	Claude Turcot
Prince Edward Island	Jim Clow
Nova Scotia	Bridget McConnell

**Finance Committee**

William Goodman

The following were elected to at-large positions:

Julie Campbell (Mississauga, ON)

Isabel Evans (Richmond BC)

Ivy Tait (Orangeville ON)

**M/S Williams (Northwood Park)/Schauer (Metta)**

**THAT** the ballots be destroyed.

**CARRIED**

**3. Retiring Directors**

The following retiring directors were acknowledged by the members:

Denis Plante  
Deryl Thompson

## SECTION VI. MISCELLANEOUS BUSINESS

### 1. 2008 Annual Meeting

The rainbow flag was passed to the 2008 Planning Committee, with best wishes for a successful annual meeting in Toronto, Ontario from June 12 to 14, 2008.

### 2. Announcements

The following contest winners were announced:

Photographs of People	Leta Brownscombe Co-op Peterborough, ON
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Photographs of Buildings	Garry Point Co-op Richmond, BC
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T-Shirt	Bleecker Street Co-op Toronto, ON
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### 3. Close of Meeting

There being no further business to conduct, the chairperson declared the meeting closed at 5:00 p.m. on June 9, 2007.

**CERTIFIED** to be the minutes of the 2007 Annual General Meeting of the Co-operative Housing Federation of Canada.

*CHF Canada Annual General Meeting  
June 9, 2007*

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Chairperson

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Recording Secretary

**Member Housing Co-operatives Recognized for 20-year Membership in CHF Canada at the 2007 AGM**

Strathcona Housing Co-operative  
Laura Jamieson Housing Co-operative  
Sunset Heights Housing Co-operative  
City Centre Housing Co-operative  
Glenn Abbey Housing Co-operative  
Pine Valley Housing Co-operative  
Wright Street Housing Co-operative  
Capeland Housing Co-operative  
Cliffside Housing Co-operative  
Innuksuk Housing Co-operative  
Bethany Housing Co-operative  
Cambridge – New Hope Housing Co-operative  
Chisolm Place Housing Co-operative  
Clairvue Housing Co-operative  
Couchiching Housing Co-operative  
Dundas Housing Co-operative  
Innisfree Housing Co-operative  
Lawrence Gardens Housing Co-operative  
Leta Brownscombe Housing Co-operative  
Perth Avenue Housing Co-operative  
Peter Secor Housing Co-operative  
Saorsie Housing Co-operative  
Shaw's Creek Housing Co-operative  
Thorne View Housing Co-operative  
Whiteoak Heritage Housing Co-operative  
Wicklow Housing Co-operative  
Windward Housing Co-operative  
Yule Manor Housing Co-operative  
Island View Housing Co-operative

**Member Housing Co-operatives Recognized for 30-year Membership in CHF Canada at the 2007 AGM**

Ramsay Heights Housing Co-operative  
Sundance Housing Co-operative  
Athol Green Housing Co-operative  
Coady Housing Co-operative  
Dalhousie Housing Co-operative  
Dufferin Grove Housing Co-operative  
Innstead Housing Co-operative  
Wood Tree Housing Co-operative

**Organizations Recognized for 20-year Association in CHF Canada at the 2007 AGM**

Northern Alberta Co-operative Housing Association  
Southern Alberta Co-operative Housing Association

**Organizations Recognized for 30-year Association in CHF Canada at the 2007 AGM**

Columbia Housing Advisory Association  
Atlantic Peoples Housing Ltd.  
Northwest Territories Housing Corp.  
Public Service Alliance of Canada  
Concentra Financial Services Association