

Minutes

2008 Annual General Meeting

June 14, 2008

Toronto, Ontario

ATTENDANCE

The total registered attendance of 809 included 291 delegates and 96 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; Morneau Sobeco; Prentice, Yates & Clark; Canada Mortgage and Housing Corporation; Phillips, Hager & North Investment Management; Social Housing Services Corporation; RICOH.

GUESTS

Michelle Steinowicz, Katerina Paganos (Morneau Sobeco); Kathleen Blinkhorn, Pam McConnell (City of Toronto); Mario Sergio, David Arbuckle, Janet Hope, Ellen Lesiuk, Jim Watson, Mercedes Zanan, Mark Mascarenhas (Ministry of Municipal Affairs and Housing); Roger Maloney (Social Housing Services Corporation); Doug Wright, Dave Sitaram, Tara Duffy, Sabrina McNeill-Crawford, Jeannie Shore, Shelley Skibinsky, Linda Nadeau, Gillian Byrne, Stephanie Van Valkenburg (The Co-operators); Alexandra Wilson, Ray Hession, Olga Tasci (The Agency for Co-operative Housing); Sharon Matthews, Lise Major (Canada Mortgage and Housing Corporation); Keith Ward (Regional Municipality of Peel), Sylvia Patterson (Regional Municipality of York), Paul Hastie (Homestarts Inc.); Carol Hunter (Canadian Co-operative Association); Joy Connelly (Consultant)

SPECIAL EVENTS

Paul Hastie, Managing Director Homestarts, 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. Alexandra Wilson was named an Honorary Life Associate of CHF Canada. Dale Reagan presented the certificate.

Ivy Tait presented the Jim MacDonald Award for Social Change to Bleecker Street Co-operative's Rwanda Project. Bleecker Street Co-op director Brian Finch accepted the award on behalf of the co-op.

CHF Canada President, Ken Elliott, thanked Charles Ng, from the local planning committee, for their hard work in hosting the 2008 annual meeting.

CHF Canada launched a new history book on co-operative housing in Canada, *Under Construction: A History of Co-operative Housing in Canada*. Author Leslie Cole presented a signed copy of the book to long-time co-op activist Mark Goldblatt.

A special presentation was made to Bruce Woodrow for his long-term service as Chair of CHF Canada's Annual General Meetings.

This year is the 15th anniversary of CHF Canada's Diversity Committee. Eleanor McDonald, chair of the committee, gave a presentation on some of the activities and achievements of the committee.

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 called the meeting to order at 9:00 a.m. on June 14, 2008, and welcomed participants to the 2008 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 2008 AGM.

Pam McConnell, Toronto City Councillor, welcomed participants to Toronto on behalf of the Mayor and City Council.

3. **Appointment of Chairpersons**

M/S Altman (Church–Isabella)/Burch (Don Area)

THAT Bruce Woodrow be appointed Chairperson and Noreen Dunphy be appointed Vice–Chairperson of the 2008 Annual General Meeting.

CARRIED

4. **Proof of Calling of Meeting**

The Chairperson confirmed that CHF Canada had sent the Official Notice to all 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 948 members and that 291 delegates had registered for the 2008 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 Hyatt (Valley Village)/Troubridge (Westboine Park)

THAT the agenda be adopted as presented.

CARRIED

7. Minutes of 2007 Annual Meeting

M/S McDonnell (False Creek)/Daoust (FECHAM)

THAT the minutes of the 2007 annual meeting be approved as circulated.

CARRIED

SECTION II. REPORTS AND PRESENTATIONS

1. Report on Action Taken on 2007 Resolutions

Executive Director Nicholas Gazzard referred delegates to the written report on action taken in response to the resolutions approved or referred to the Board of Directors at the 2007 annual meeting.

Mr. Gazzard reported that one of the resolutions at last year's annual meeting called for changes to the qualifications for federation membership in CHF Canada; the new qualifications are being implemented over a two-year period.

CHF Canada commissioned a report that outlined the size of core housing need in Canada and is involved in a multi-stakeholder lobbying campaign to raise awareness of this issue.

CHF Canada has continued, in partnership with the Co-operative Housing Federation of Toronto, to campaign for more rent-geared-to-income subsidies for low-income households in existing co-ops.

At last year's meeting a late resolution on minimum wage levels was referred to the Board of Directors. Although the board feels that CHF Canada's work on addressing poverty should be closely focused on the need for affordable housing, CHF Canada continues to work closely with anti-poverty groups on issues of common concern, including minimum wage levels.

2. Board of Directors/Executive Director Report

President Ken Elliott and Executive Director Nicholas Gazzard reviewed CHF Canada's 2007 annual report, which had been distributed to members in advance of the meeting.

2008 is CHF Canada's 40th anniversary; a book on the history of co-operative housing in Canada has been published.

CHF Canada has reorganized its government relations work and has added a staff position in Ottawa to help build relationships with politicians, public servants and other housing advocacy groups. In partnership with the Canadian Housing and Renewal Association (CHRA) CHF Canada is working on a campaign to raise public awareness about the need for more affordable housing.

CHF Canada has started an online learning project; a board basics workshop will be delivered over the Internet this year; a new co-op manager training program will be delivered online by 2010.

Work is continuing on the 2020 Vision Project; new guides have been developed to help co-ops meet the standards of a 2020 Co-op. Facilitators have been trained to help co-ops through the 2020 Compass process, which will help co-ops develop a mission statement and vision for their future. The 2020 certification program will be launched later this summer; co-ops will be able to go online and register to become 2020 co-ops.

CHF Canada published a supplement to *Newsbriefs* on sustainability and work is continuing on a sustainability toolkit.

3. Guest Speakers

Dave Sitaram of The Co-operators Board of Directors, introduced guest speaker, author Thomas Homer-Dixon. Mr. Dixon delivered a presentation, *Resilience and Renewal – Co-operative Housing in a Time of Turmoil*. He talked about changes to the environment and what they will mean for housing co-operatives. He noted that co-operative housing is a vital asset for Canada because it helps communities respond to change.

Ken Elliott thanked Thomas Homer-Dixon, and The Co-operators for sponsoring his presence at the meeting.

Carol Hunter, Executive Director of the Canadian Co-operative Association (CCA) congratulated CHF Canada on its 40th anniversary. She noted that next year will be CCA's 100th anniversary.

SECTION III. CONSIDERATION OF 2008 ANNUAL MEETING RESOLUTIONS

Submitted Resolutions

1. Empowering CHF Canada's Diversity Committee

The sponsor of the resolution presented the following amendment for consideration.

M/S Hornick (Bleecker Street)/Wiseman (CoAction)

THAT Resolution #1 be amended by deleting "nine" from the phrase "be comprised of nine elected members", and by inserting "six" in its place.

THAT Resolution #1 be amended by inserting of the following paragraph after point #2:

AND THAT these six members be elected from underrepresented groups, as defined by CHF Canada: Aboriginal and first nations people; people of colour; youth; seniors; people with disabilities; lesbians and gay men, bisexuals and transgendered persons.

M/S Millsap (Raiffeisen)/Sherif (Elmvale)

THAT the proposed Amendment to Resolution R1 be split into two parts.

M/S Hornick (Bleecker Street)/Wiseman (CoAction)

THAT Resolution #1 be amended by deleting "nine" from the phrase "be comprised of nine elected members", and by inserting "six" in its place.

CARRIED

The following amendment to amendment #1 was submitted by the sponsor of the resolution.

M/S Brien (FECHAQC)/Ward (Newmarket)

THAT debate on the amendment to amendment #1 be closed.

CARRIED

M/S Demchuk (Bleecker Street)/Wiseman (CoAction)

THAT Part 2 of the proposed amendment to Resolution #1 be amended by deleting “Aboriginal and first nations people; people of colour; youth; seniors; people with disabilities; lesbians and gay men, bisexuals and transgendered persons.”

CARRIED

M/S Hornick (Bleecker Street)/Wiseman (CoAction)

THAT Resolution #1 be amended by inserting of the following paragraph after point #2:

AND THAT these six members be elected from underrepresented groups, as defined by CHF Canada.

DEFEATED

The delegates then considered the resolution as amended.

M/S Ward (Newmarket)/Porter (Pine Ridge)

THAT debate on Resolution R1 be closed.

CARRIED

M/S Hornick (Bleecker Street)/Gorman (Ahneen)

THAT CHF Canada budget for and allocate appropriate support, staff, resources and funds to its Diversity Committee, so that the Committee is fully operational in fulfilling its own mandate of inclusivity, thereby upholding CHF Canada’s Strategic Plan for 2005–2010 with respect to diversity issues;

AND THAT CHF Canada’s Diversity Committee be comprised of six elected members (and a member of CHF Canada’s Board of Directors), who are provided with the financial resources to meet in person, once per year (as well as teleconferences and time at the annual meeting) to strategize outreach with member co-ops, ensuring that diversity initiatives are in place.

DEFEATED AS AMENDED**2. Helping co-ops in high-vacancy neighbourhoods**

M/S Reitsma (Ann Marie Hill)/Czarnecki (Windmill Line)

THAT CHF Canada continue its campaign to lobby Canada Mortgage and Housing Corporation and the Agency for Co-operative Housing to provide immediate relief to housing co-ops that are suffering heavy financial losses because of past reductions in federal funding of rent-geared-to-income subsidies;

AND THAT the CHF Canada campaign focus particular attention on the needs of housing co-ops that are affected by both subsidy cuts and high vacancy rates.

CARRIED UNANIMOUSLY**3. Honouring volunteer directors of housing co-ops**

M/S Daoust (FECHAM)/Butler (Wyndham Hill)

THAT CHF Canada members honour and celebrate the commitment and dedication of the co-op members who serve on the board of directors of housing co-operatives across Canada.

CARRIED**4. Growing the co-operative housing movement**

M/S Altman (Church-Isabella)/Pulliam (Kabuki)

THAT CHF Canada's strategies and activities towards the development of new housing co-ops be reported to members at every CHF Canada annual meeting;

AND THAT at least one workshop at the annual meeting consider new ways to accelerate the growth of the co-operative housing movement in Canada.

CARRIED UNANIMOUSLY

5. **Endorsement of “Housing Not War” campaign**

The following amendment to Resolution #5 was considered.

M/S Chase (Ramer’s Wood)/Ward (Newmarket)

THAT Resolution 5 be referred to CHF Canada member housing co-operatives.

DEFEATED

M/S Diebel (Voisins)/Bainbridge (ACHEEO)

THAT debate on Resolution R5 be closed.

CARRIED

M/S Burch (Don Area)/Wiseman (CoAction)

THAT CHF Canada endorse the Housing Not War campaign of the Toronto Disaster Relief Committee and the Canadian Peace Alliance;

AND THAT all CHF Canada members be encouraged to participate in local coalitions seeking to advance this initiative.

DEFEATED

Late Resolutions

The following late resolutions were presented to the meeting.

L1 Federal action on Canada’s affordable housing shortage

M/S Marcuse (Paloma)/Altman (Church–Isabella)

THAT Late Resolution L1 be given emergency status.

CARRIED

M/S Marcuse (Paloma)/Talbot (Adam Oliver)

THAT CHF Canada continue to press the federal government to help solve Canada's affordable housing shortage by demonstrating leadership in the creation of a national action plan that will:

- a. end chronic homelessness;
- b. significantly expand the stock of affordable non-profit and co-operative housing to reduce the number of Canadian households living in core housing need;
- c. preserve and modernize Canada's existing stock of affordable non-profit housing;
- d. replace existing subsidy programs for new supply and rent-geared-to-income assistance with comparable assistance as these programs expire;

THAT the federal government consult with provinces, territories and other stakeholders, including the co-operative housing movement, in the preparation of the plan;

THAT we call on the federal government to:

- a. continue to provide rent-geared-to-income (RGI) assistance to low-income households living in some 940 housing co-operatives built under the federal Section 95 program, after their current agreements with Canada Mortgage and Housing Corporation expire;
- b. make additional RGI assistance available immediately to Section 95 co-operatives, so that up to 10,000 more affordable co-op homes can be provided to low-income Canadian households;

THAT we press the federal government to continue to invest in affordable housing so that municipalities, provinces and territories can sponsor new community-based co-operatives, and so that existing housing co-operatives can be expanded;

AND THAT CHF Canada, in partnership with other advocacy groups, campaign to make sure that affordable housing is a key issue when a federal election is called.

CARRIED UNANIMOUSLY

Nicholas Gazzard, Executive Director, provided background for members on the late resolution L2, Saving Thornhill Green Co-op.

Participants agreed by consensus that this resolution be given emergency status.

L2 Saving Thornhill Green Co-operative

M/S Clement (CHFT)/Dempsey (St. Croix Valley)

THAT CHF Canada members condemn the actions of York Region in attempting, with no justification, a forced takeover of the assets of an independent co-operative association, Thornhill Green Co-operative Homes in Thornhill, Ontario, for a fraction of its value;

THAT the members express their particular condemnation of the manner in which this attempt to strip away the co-op's assets has been made, namely through a hurried legal process designed to leave the co-op no chance to defend itself or even to retain legal advice without outside help;

THAT the members express their support for Thornhill Green in its efforts to defend itself by all means possible against this calculated attack on a housing co-op by a level of government that has a duty to care for the co-operatives under its jurisdiction, not to close them down and take away their assets;

AND THAT we call on York Region to follow a course of action to deal with the challenges facing Thornhill Green that protects its status as a housing co-op, just as other service managers and other program administrators have done with co-ops in their jurisdiction and York Region itself has done with some other co-ops in its area that have run into difficulty.

CARRIED UNANIMOUSLY

SECTION IV. FINANCIAL RESOLUTIONS

1. 2007 Audited Financial Statements

M/S Burch (Don Area)/Altman (Church-Isabella)

THAT the audited financial statements for the year ending December 31, 2007 be received.

CARRIED

2. Appointment of Auditors

M/S Daoust (FECHAM)/Hartges-Mohr (Ramsay Heights)

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. 2008 Budgets

M/S Bailey (Granville Gardens)/Gorman (Ahneen)

THAT the 2008 budgets for National Operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

CARRIED

4. 2009 Budgets

M/S Porter (Pine Ridge)/Bright (Marketview)

THAT the preliminary budgets for National Operations and the National Endowment Fund for the fiscal year beginning January 1, 2009 and ending December 31, 2009 be received.

CARRIED

5. Schedule of Dues

M/S Lopez (Dundee Court)/Butler (Wyndham Hill)

THAT the schedule of member and associate dues rates for 2009 be adopted.

CARRIED

SECTION V. ELECTIONS

1. Nominating Committee Report

Mr. Nick Sidor, Elections Officer, introduced and thanked committee members Julie Campbell, Jim Clow, Judith Collins, Isabel Evans and Bridget McConnell. 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 13, the following persons had been elected to the Ontario Council:

At-Large Members

Brian Burch
Deana Sherif
Amanda Yetman

Staff Associations

Fran Power

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:

Wes Hosler (Lore Krill Co-op, BC)
Adan Jemmott (Bleecker Street Co-op, ON)
Stephen Troubridge (Westboine Park Co-op, MB)
Claude Turcot (FECHIMM, QC)

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

British Columbia	Yaana Dancer
Manitoba	Linda A. Ferguson
Ontario	Patrick Newman
Quebec/Nunavut	Yves Delisle
New Brunswick	Ken Elliott
Newfoundland/Labrador	David Boyde
Aboriginal Community	Dorothy Eisen

Finance Committee

René Daoust

The following were elected to at-large positions:

Wes Hosler (Lore Krill Co-op, BC)
Adan Jemmott (Bleecker Street Co-op, ON)

M/S Hartges-Mohr (Ramsay Heights)/Chase (Ramer's Wood)

THAT the ballots be destroyed.

CARRIED

3. Retiring Directors

The following retiring directors were acknowledged by the members:

Mike Alsop
Claude Turcot
Mel Willis

SECTION VI. MISCELLANEOUS BUSINESS

1. 2009 Annual Meeting

The rainbow flag was passed to the 2009 Planning Committee, with best wishes for a successful annual meeting in Victoria, BC from May 28 – 30, 2009.

2. Announcements

The following contest winners were announced:

Photographs of People Three Streets Co-op
Toronto, ON

Photographs of Buildings Ernescliffe Co-op
Toronto, ON

T-Shirt Bleecker Street Co-op
Toronto, ON

3. Close of Meeting

There being no further business to conduct, the chairperson declared the meeting closed at 5:00 p.m. on June 14, 2008.

CERTIFIED to be the minutes of the 2008 Annual General Meeting of the Co-operative Housing Federation of Canada.

Chairperson

Recording Secretary

Member Housing Co-operatives Recognized for 20-year Membership in CHF Canada at the 2008 AGM

Aaron Webster
Applegarth
Arbour Village
Arland Mews
Banbury Cross
Barbour Manors
Better Living
Black Creek
Cardinus
Charles Darrow
Charlie Brooks
Chignecto
China Creek
Cumberland
Dereham Forge
Drumlin
Dufferin Gardens
Duffin's Creek
Eastwood
Ellen McGreal
Frank G. McLoughlin
Gateway (ON-North Bay)
Jackson's Point
John Fitzpatrick
Keegano
La Chaumière
Longhouse
Los Andes (ON)
McIntosh Run
Mimico
Moonstone
Neighbours'
Orchard Park
Oshawa Creek
Sitka
Spirit of 1919
Tamil
Valley Village
Villa Bonheur

Whitehorse
Wilcox Creek
Willowside
Winkleigh
Women's Community
Woodrose

Member Housing Co-operatives Recognized for 30-year Membership in CHF Canada at the 2008 AGM

Chadwick Towers
East Whitby
Thurlestone Co-op
Westboine Park Co-op

Organizations Recognized for 20-year Association in CHF Canada at the 2008 AGM

Co-operative Housing Federation of Newfoundland and Labrador (CHANAL)
Canadian Labour Congress
Lakeridge Co-operative Housing Federation