


Annual Report



2010

Arcadia Housing Co-op, Toronto, Ontario





CHF Canada is helping co-ops
plan for a secure future.



Atahualpa Co-operative Homes, Scarborough, Ontario

Who We Are

CHF Canada is the organized voice of Canada's co-operative housing movement. Our members include over 900 housing co-operatives.

What We Do

Since 1968, we have worked to unite, represent and serve Canada's housing co-ops. We work actively for the security, independence and growth of co-operative housing and promote the practice of co-operation in Canada and abroad.

Why We Do It

For over 40 years, Canada's non-profit housing co-op sector has played an important role providing more than 93,000 permanent affordable homes for over a quarter of a million Canadians in every province and territory.

Canada's non-profit housing co-ops provide more than just affordable housing. They are strong, inclusive, mixed-income communities that promote the values of co-operation and self-reliance.



Message from the President and Executive Director	3
A Strong and United Movement	4
Supporting Successful Communities	6
A Global Outlook	8
Preparing for a Bright Future!	8
CHF Canada in 2010	10
Financial Statements	13
Directors and Staff	16



Renovations and retrofits benefited thousands of co-op homes.

MESSAGE FROM THE PRESIDENT
AND EXECUTIVE DIRECTOR

Working Together to Meet Changing Needs

2010 was a particularly busy year for CHF Canada. We tackled an ambitious work program, explored new ideas and fought for the independence of co-operative housing. Everything we accomplished was based on our central mission: to serve our members' needs.

CHF Canada is a dynamic organization. We know the circumstances of housing co-ops will change – with expiring subsidy programs, aging buildings and demographic shifts – and we must anticipate and adapt to these circumstances. Where possible, we must lead and shape change. Many Canadians are in housing need, desperate for co-op homes. So we must explore creative ways to help them, regardless of which government is in power.

Strong leadership and member involvement will ensure that our movement adapts quickly. That is why we have focussed on developing CHF Canada's governance and member engagement, with training and leadership renewal for our board, and social media and video to inspire new generations of co-operators.

Early in 2010, we asked whether the small scale of our sector puts co-ops and federations at risk. We looked at the scale of co-op housing in other countries, and examined alternatives – from closer partnerships to mergers. This discussion culminated in a town hall meeting and webcast during our Annual Meeting in London. Talk of scale continued at the 2010 Federations Conference in Ottawa where CHF Canada and regional federations agreed to develop a joint strategic plan and establish common priorities such as a harmonized education program and collaboration on 2020 Vision.



This level of co-operation between sector organizations is unprecedented.

It is more important than ever that we stand together. In 2010, we sought to appeal the takeover of Thornhill Green Housing Co-op all the way to the Supreme Court of Canada. We showed Ontario's municipal service managers that we are tenacious defenders of co-ops in difficulty. Through this fight, we established strong legal precedents and principles of fairness for co-ops. With our focus on governance in 2011, we will ensure that co-ops and their federations are well-led, well-educated, and well-prepared to face hurdles and profit from opportunities. And looking forward to 2012, the International Year of Co-operatives and to 2020, the focal point of our 2020 Vision initiative, we will work together to meet the changing needs of housing co-operatives in a changing world.

Wes Hosler, President
Nicholas Gazzard, Executive Director

A Strong and **United** Movement

Working with regional federations, we provide a **united voice for housing co-ops** – lobbying governments on the issues that matter most to our members and helping ensure a sustainable future for co-operative housing in Canada.

Stimulus Funding Shows Results

- During 2009 and 2010, housing co-ops and other affordable housing providers received the largest capital investment in housing in more than two decades – \$1 billion in federal and \$850 million in provincial stimulus funding. CHF Canada's lobbying efforts were directly responsible for including affordable housing in Canada's Economic Action Plan. And so, across the country, we were invited to help government ministers announce housing renovation and retrofit grants for housing co-ops.
- Though not every co-op received funding, many did. In Year One of the two-year program, 465 federal co-ops received grants totaling \$52.1 million. In Saskatchewan, every housing co-op received a federal-provincial cost-shared stimulus grant.
- These renovations and retrofits benefitted thousands of co-op homes. Co-op members are now better housed, warmer, more secure and most are saving money on their energy bills.

Making the Case for Affordable Housing

- In October, CHF Canada made the economic case for affordable housing at a House of Commons Finance Committee pre-budget consultation.
- We called on the federal government to protect co-op subsidies and ensure that cost-shared housing dollars create new affordable homes to reduce the number of Canadians in housing need.



Federations Working Together

- CHF Canada hosted the 2010 Federations Conference in Ottawa, where representatives from 11 regional federations met to discuss priorities including 2020 Vision, the harmonization of education programs and the issue of scale in the sector.
- Federations agreed to work together on a joint strategic plan to establish a common vision to guide the sector's future work.



Co-op members are now better housed, warmer, more secure and most are saving money on their energy bills.

Raising Key Policy Issues with Governments

- CHF Canada met and worked with provincial governments to support and promote co-operative housing.
- In Manitoba, an historic meeting between co-ops and government focused on identifying gaps in training and opportunities for expanding existing co-ops.

Ontario's Long-Term Affordable Housing Strategy

- CHF Canada's Ontario Region welcomed the Ontario government's Long-Term Affordable Housing Strategy in late November. Though the strategy has gaps, such as a lack of new funding commitments, it recognizes that non-profit housing co-ops have a key role to play in delivering affordable housing.
- The Strategy also included draft legislation for a new *Housing Services Act* to replace the *Social Housing Reform Act*, adding important protections for co-ops. We are optimistic that we can win further improvements and that the new Act will be good news for municipally administered co-ops.

Defending Our Members

- Our legal efforts prevented the sale of Matthew Co-op in Simcoe County to the municipal housing company. This court victory set an important precedent that confirmed the legal rights of housing co-ops in receivership and facing takeover.
- We also supported Thornhill Green Co-op's legal battle to block municipal takeover, pushing for an appeal to the Supreme Court of Canada. Though this was turned down, we won some important court rulings that will strengthen the legal position of co-ops in the future.
- Members contributed generously to this important campaign, donating over \$90,000 to our Legal Assistance Fund, which will go towards nearly \$450,000 in accumulated legal costs.



In 2010, we welcomed 13 new members, bringing CHF Canada's membership to 903 housing co-ops.

Bringing Co-ops Together

- In 2010, we welcomed 13 new members, bringing CHF Canada's membership to 903 housing co-ops.
- We diversified communications, introducing social media and digital video to reach a broader audience and increase member engagement.
- We held our first-ever co-op video contest, which resulted in several creative videos from co-op youth.
- Subscriptions to our email newsletter, eNEWS, nearly doubled to more than 3,300, ensuring more co-op members receive our news and service information in a timely manner.



Supporting **Successful Communities**

CHF Canada delivers training and tools to help co-ops establish **sound management, good governance and principled leadership**. Together with regional federations, we support the growth and development of the sector and assist co-ops as they plan for a strong and successful future using our 2020 Vision program.

Making Commercial Insurance Fair for Everyone

- In October, we announced changes to CHF Canada's commercial insurance program, making it more sustainable, affordable and fair.



- The new program rewards good performance. Co-ops that practice good loss prevention save money.

First 2020 Co-op Sets Foundation for a Strong Future

- Connaught Housing Co-op in Vancouver, British Columbia became the first co-op in Canada to complete the 2020 Vision program.

- We streamlined the number of 2020 standards from eight to five, making the program easier for co-ops to complete.

Sizing Up Our Future

- We initiated a conversation about the scale of the sector with a discussion paper and a town hall discussion at the 2010 Annual Meeting that was webcast live to members across Canada.
- The 2010 Federations Conference included the issue of scale as a strategic priority for determining the future of the sector.

Educating Members

- Members continue to use important resources for their co-op through our online Resource Centre, a 22% increase in usage compared to 2009.
- We embarked on a project to develop a core education and training program for co-ops and those that work with them based on the principles of 2020 Vision.
- Web forums on topics such as 2020 Vision, Aging in Place and Board Training helped workshop leaders and regional federation staff serve member co-ops.



Members continue to access important resources for their co-op through our online Resource Centre, a 22% increase in usage compared to 2009.

Local 75 Hospitality Workers Housing Co-op - 60 Richmond Street East, Toronto, Ontario





A Global Outlook

CHF Canada works through **Rooftops Canada** to help build homes and improve the lives of thousands of families around the world.

- With an \$80,000 loan, CHF Canada helped Rooftops Canada and its Kenyan partner, the National Co-operative Housing Union, launch a \$1 million housing microfinance fund, providing loans to purchase land and build better homes for hundreds of families.
- In 2010, we celebrated the 25th anniversary of Rooftops Canada, an organization we created and continue to support with annual transfers of 3% of CHF Canada's budgeted revenue.



Preparing for a **Bright Future!**

Looking forward, we will continue to **adapt to better serve the changing needs of our members** by supporting their plans for the future.

- We are highlighting 2011 as the Year of Getting Governance Right and challenging all co-ops to meet the governance standard to start becoming a 2020 Co-op.
- We continue to lobby the federal government to expand Direct Lending for co-ops.
- Our Aging in Place Committee will continue to offer guidance about how co-ops can support older co-op members to age in place.
- Our Ontario Region will press for improvements to the new *Housing Services Act* and help co-ops prepare for its implementation in 2012.
- We will initiate and support activities that develop young leaders for the co-op housing movement.
- And, in advance of 2012, the International Year of Co-operatives, we will celebrate and publicize the fact that co-operative enterprises do build a better world!





CHF Canada helped Rooftops Canada and its Kenyan partner, launch a \$1 million housing microfinance fund.



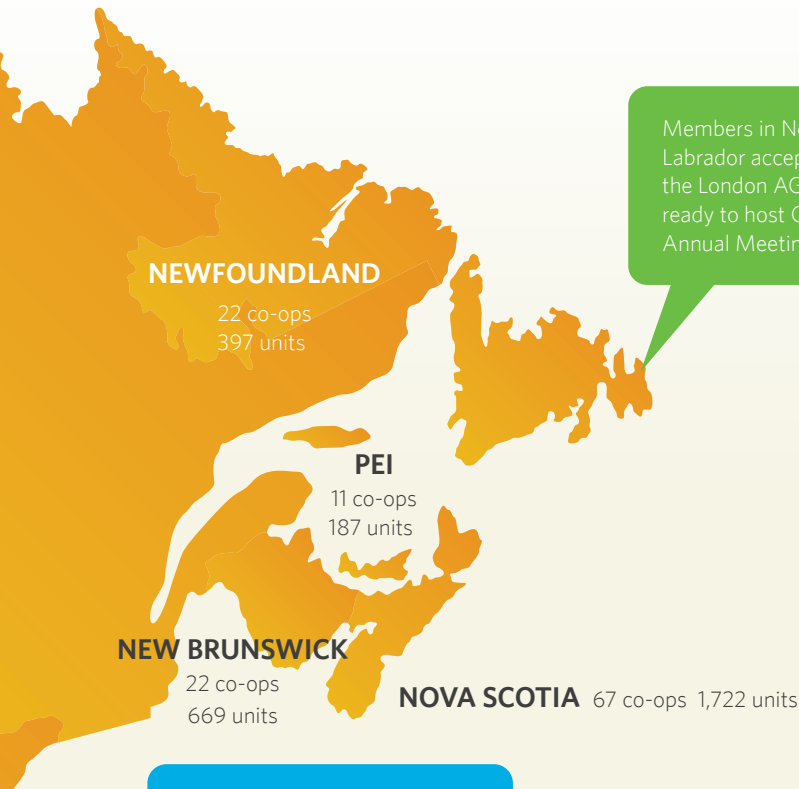
CHF Canada in 2010

Member and Affiliated Housing Co-ops



CHF Canada by the Numbers 2010

2,216	housing co-ops in Canada*	92	percent of member co-ops use CHF Canada's commercial insurance
91,620	co-op homes	15,805	co-op members have MemberGuard contents and liability insurance
250,000	Canadians live in housing co-ops	1,994	co-op members insure their vehicles with AutoGuard
540	housing co-ops received retrofit stimulus grants**	6,702	member visits made to the Co-op Housing Resource Centre on CHF Canada's website
\$77m	total value of stimulus grants** (in millions)	3,393	people subscribe to CHF Canada eNEWS
903	housing co-ops are CHF Canada members	988	people 'like' CHF Canada on Facebook



Members in Newfoundland and Labrador accepted the co-op flag at the London AGM signalling they are ready to host CHF Canada's 2011 Annual Meeting in St. John's.

In Toronto, Local 75 Hospitality Workers Housing Co-op opened its doors to members.

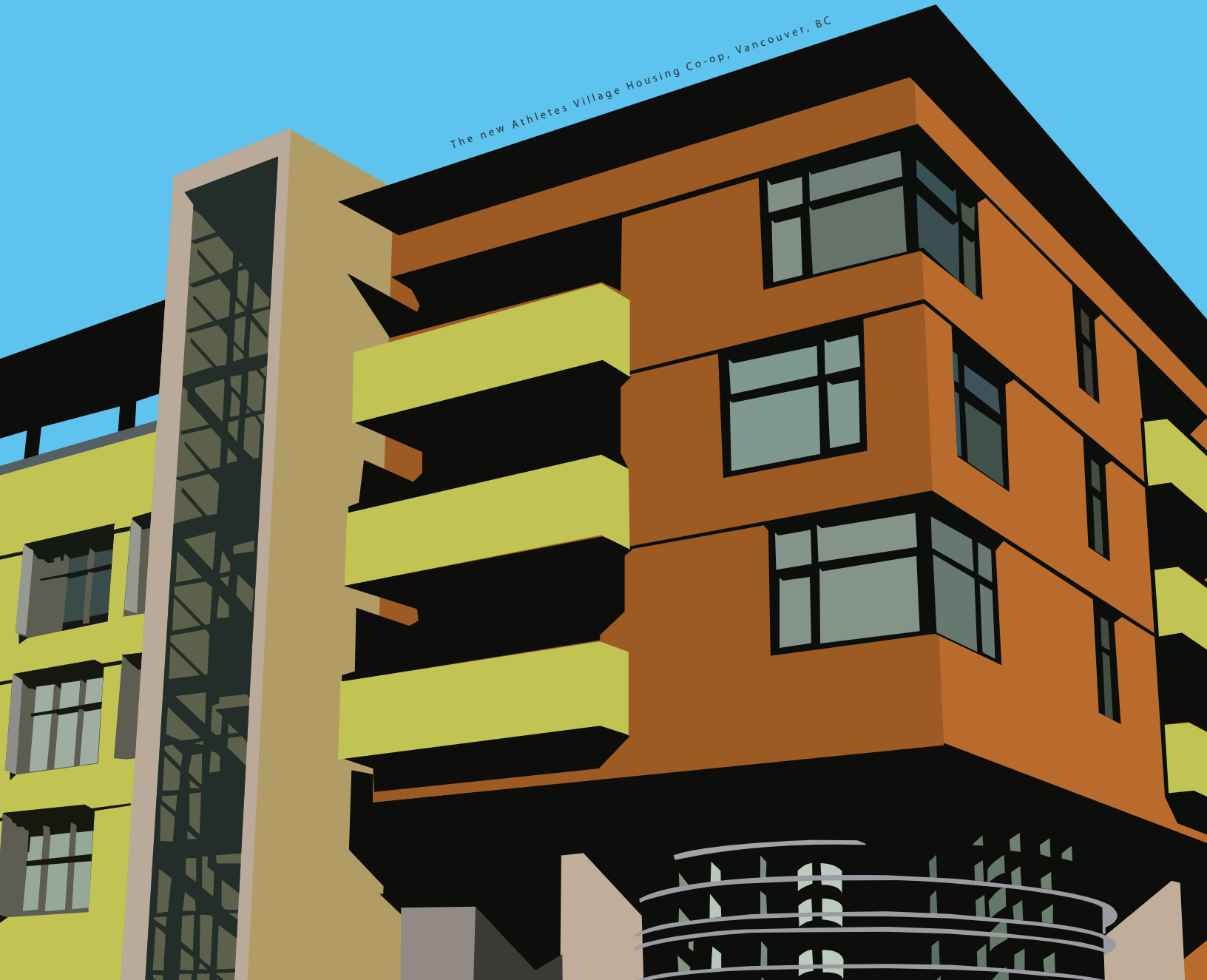
* includes 1,129 housing co-ops in Quebec represented by regional federations but ineligible for direct membership in CHF Canada.

**approximate figure, does not count municipally-administered co-ops in Ontario, many of which received grants.



Housing co-ops are changing.

The new Athletes Village Housing Co-op, Vancouver, BC





CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2010

	2010	2009
ASSETS	\$ 18,219,137	\$ 18,604,927
LIABILITIES	\$ 4,000,969	\$ 3,809,724
FUND BALANCE		
Unrestricted funds	1,191,022	1,296,507
Unrestricted funds invested in reserves	3,252,711	3,873,271
Internally restricted funds	9,609,689	9,463,493
Externally restricted funds	164,746	161,932
	14,218,168	14,795,203
	\$ 18,219,137	\$ 18,604,927



CONSOLIDATED STATEMENT OF OPERATIONS

For the Year Ended December 31, 2010

	BUDGET 2010	ACTUAL 2010	ACTUAL 2009
REVENUE	\$ 4,966,400	\$ 5,506,745	\$ 6,172,049
Corporate affairs and governance	1,594,700	1,604,977	1,794,006
Membership programs	655,300	799,980	641,956
Personnel and administration	2,841,900	2,808,706	2,926,679
Other expenses	525,440	870,117	287,843
EXPENDITURES	5,617,340	6,083,780	5,650,484
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURES	(650,940)	(577,035)	521,565

CONSOLIDATED STATEMENT OF CHANGES IN FUND BALANCE INVESTED IN RESERVES
As at December 31, 2010

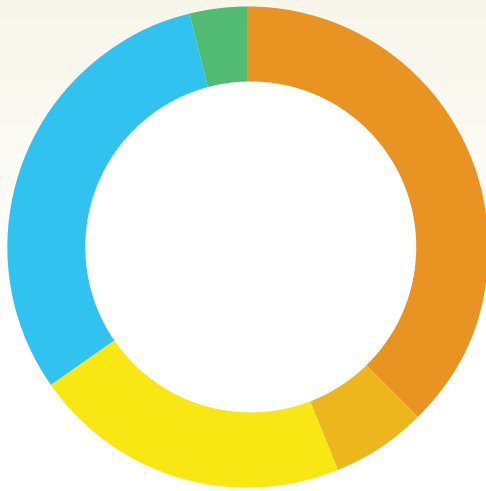
	BUDGET 2010	ACTUAL 2010	ACTUAL 2009
BALANCE, BEGINNING OF YEAR	\$ 3,873,271	\$ 3,873,271	\$ 3,669,905
TRANSFERS TO RESERVES	(236,031)	105,264	265,986
	3,637,240	3,978,535	3,935,891
NET EXPENDITURES CHARGED TO RESERVES	(387,440)	(725,824)	(62,620)
BALANCE, END OF YEAR	\$ 3,321,438	\$ 3,252,711	\$ 3,873,271

CONSOLIDATED STATEMENT OF CHANGES IN FUND BALANCE – INTERNALLY RESTRICTED FUNDS
As at December 31, 2010

	BUDGET 2010	ACTUAL 2010	ACTUAL 2009
BALANCE, BEGINNING OF YEAR	\$ 9,669,225	\$ 9,463,493	\$ 9,191,220
EXCESS OF REVENUE OVER EXPENDITURES (EXPENDITURES OVER REVENUES)	411,000	561,360	627,045
INTERFUND TRANSFERS	(415,300)	(415,164)	(416,244)
NET CHANGE IN FUND BALANCE	(4,300)	146,196	272,273
BALANCE, END OF YEAR	\$ 9,664,925	\$ 9,609,689	\$ 9,463,493

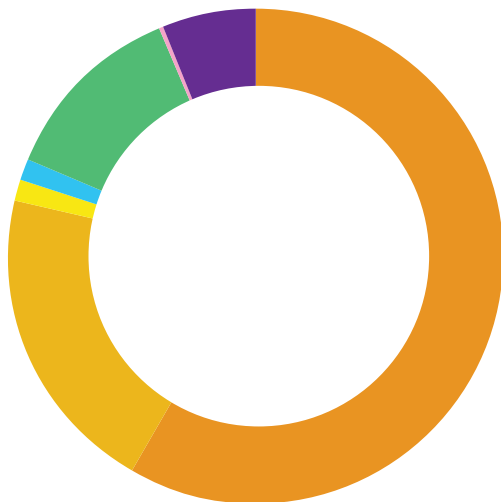
The complete consolidated financial statements and the auditors' report dated March 21, 2011 are available to our members on our website at www.chfcanada.coop.

Assets at Year-End 2010



● National / Manitoba / SW Ontario operating funds	\$ 6,881,835
● Ontario operating fund	1,142,354
● Restricted funds, national endowment	3,872,085
● Restricted funds, Ontario endowment	5,658,449
● Restricted funds, other	664,414
TOTAL	\$ 18,219,137

Expenses 2010



● National operating funds	\$ 3,556,790
● Ontario operating fund	1,235,762
● Manitoba operating fund	80,770
● SW Ontario fund	80,122
● Reserves (before transfers)	757,181
● Internally restricted funds	3,500
● Externally restricted funds	369,655
TOTAL	\$ 6,083,780

Directors and Staff

Regional Directors

Aboriginal Community	Dorothy Eisen*
Alberta/Northwest Territories	Deryl Thompson
British Columbia/Yukon	Anne Davidson
Manitoba	Linda Ferguson (Treasurer)*
New Brunswick	Allen Englehart
Newfoundland/Labrador	Rosalind Langer
Nova Scotia	Jeanene Harnett*
Ontario	Patrick Newman
Prince Edward Island	Jim Clow
Quebec/Nunavut	Claude Turcot*
Saskatchewan	James Gilliard

At-Large Directors

Glen Armstrong
Julie Campbell* (Vice-President)
Wes Hosler* (President)
Adan Jemmott
Ivy Tait

Ontario Council

Brian Burch	(Treasurer)
Judith Collins	Federations
Cary Hubbard	Staff Organizations
Barb Millsap	Northern Ontario (President)
Patrick Newman	Ontario Regional Director
Fran Power	(Second Vice-President)
Deana Sheriff**	
Nicole Waldron	(Vice President)

Finance and Audit Committee

Brian Burch	Ontario Region Treasurer
Linda Ferguson	CHF Canada Treasurer
William Goodman	Elected member
Catherine Porter	Elected member
Deryl Thompson	CHF Canada Board Member

Diversity Committee

Isabel Evans	
Helen Friel	
Ayanna Inniss	
Adan Jemmott	Board representative
Susan Roberts	
Bob Shirley	Chair

Aging In Place Committee

Melody Alderwick	
Dianne Brubaker	Co-chair
Christine Mounstevan	Co-chair
Billie Shepherd	
Frank Springer	

Staff

Gaye Bissett	Administrative Assistant
Louise Briglio	Co-ordinator, Information Systems and Commercial Services
Karen Brodeur	Program Manager, Co-operative Services, Nova Scotia
Harvey Cooper	Manager, Government Relations, Ontario Region
Catherine Cummings	Administrative Assistant, Sector Development
René Daoust	Program Manager, Co-operative Services
Diana Devlin	Program Manager, Special Projects
Joan Dragoman	Office Manager, Ontario Region
Karine Ethier	Administrative Assistant, Corporate Affairs
Nicholas Gazzard***	Executive Director
David Granovsky	Government Relations Co-ordinator
Janet Grant	Administrative Assistant, Ontario Region
Debbie Hamilton	Member Services Co-ordinator, Nova Scotia
Sara Hanson	Communications Assistant
Scott Jackson	Program Manager, National Communications
Salam Kawadri	Accounting Assistant/Receptionist
Denise McGahan	Program Manager, Member Services, Southwestern Ontario
Diane Miles	Manager, Co-operative Services, Ontario Region
Keith Moyer	Program Manager, Communications and Co-operative Services, Ontario Region
Patricia Muller	Office Services Co-ordinator, Ontario Region
Dale Reagan***	Managing Director, Ontario Region
Rebecca Richardson	Program Manager, Education Services (maternity leave)
Tammy Robinson	Program Manager, Manitoba
Christine Seguin***	Manager, Finance and Administration
Judy Shaw	Program Manager, Co-operative Services, Ontario Region
Nick Sidor***	Director, Corporate Affairs
Karla Skoutajan***	Director, Sector Development
David Spackman	Program Manager, Co-operative Services
Linda Stephenson	Program Manager, Corporate Services
Miriam Trotscha	Program Manager, Member Relations
Daphne Uras	Program Manager, Education Services

*Executive Committee members

**Until February 2011

***Management Team members



Co-operative enterprises build
a better world.

Sojourn Housing Co-op, Vancouver, BC





National Office

311–225 Metcalfe Street
Ottawa, ON K2P 1P9
Tel 613-230-2201
Fax 613-230-2231
Toll-free 1-800-465-2752

Ontario Region

313–720 Spadina Avenue
Toronto, ON M5S 2T9
Tel 416-366-1711
Fax 416-366-3876
Toll-free 1-800-268-2537

Vancouver Office

204–5550 Fraser Street
Vancouver, BC V5W 2Z4
Tel 604-879-4116
Fax 604-879-4186
Toll-free 1-877-533-2667

Manitoba Office

Suite 192
162–2025 Corydon Avenue
Winnipeg, MB R3P 0N5
Tel 204-947-5411
Fax 204-947-5412
Toll-free 1-888-591-3301

Nova Scotia Office

202 Brownlow Ave
Suite 300, Tower 1
Dartmouth, NS B3B 1T5
Tel 902-423-7119
Fax 902-423-7058
Toll-free 1-866-213-2667

Come visit us on **Facebook** 

.....
www.vision2020.coop

www.chfcanada.coop