

AGM Networking Luncheon  
Friday, June 17, 2005  
Taking Back Our Co-ops: Where Do We Go From Here (SHRA Campaign)?

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**How does the *Social Housing Reform Act* limit a co-op's authority and autonomy?**

- Re-opening SHRA risks versus local control
- Will it be what we want?
- Forcing us to invest
- All projects are always paired with worst case scenarios
- Helping the minority of co-ops and using the majority of healthy co-ops
- Reserve funds not run properly therefore raise a surplus to help out co-op
- With SHRA 50% of reserve fund will be taken
- Co-op had flexibility to "lend" money to members who really need it but now after 10 days you will be gone and the next person on the list replaces you
- Forcing members who are over-housed due to the death of spouse, etc. to move out of their homes to a new community
- Based on the general theory everyone is a potential crook
- Municipalities view - #2 budget expense in Peel region
- Continuance of co-ops when the mortgage ends – what happens?
- Municipality can convert co-op to a high end condo
- The negative effects of SHRA may show seniors dying due to moving, etc.

**What changes are needed to the legislation to better meet the needs of co-ops?**

- Over-housing rules
- RGI available to full marketers
- Remove the forcing of investing with SHSC
- Wait list
- Co-op using surplus to put in their reserves should be exempt
- Co-ops are diversified therefore with SHRA will eliminate that diversity
- Flexibility to trade units between RGI and full market

**What can co-ops do to help with the SHRA Campaign?**

- Write letters
- Meet with MPP's and councillors and explain/plead our case about the decision as to where the funding needs to be put (humanize instead of money)
- All co-ops need to work together
- Co-ops out of Ontario contribute money and help oppose
- Approaching FCM and the five Mayors to fight for us