

# **Minutes**

## **2019 Annual General Meeting**

June 8, 2019

London Convention Centre

London, Ontario

### **ATTENDANCE**

The total registered attendance of 653 included 200 delegates and 87 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 Shepell; Prentice, Yates & Clark; Canada Mortgage and Housing Corporation; Encasa Financial Inc.; Homestarts Inc.; Bath Fitter; Document Direction; Enbridge; Community Housing Management Network; Dome Services Group; IRC Building Sciences Group; The Agency for Co-operative Housing; Alterna Savings; 108ideaspace; Aerographics; Community First Development Inc.; Allegra; Pro Edge Management; Ontario Co-operative Housing Federations.

### **GUESTS**

Adam Vaughan, MP for Spadina-Fort York; Kate Young, MP for London West; Irene Mathysen, MP for London-Fanshawe; Terence Kernaghan, MPP for London North Centre; Brenda Torpy (Champlain Housing Trust) Glenn Furlong, Monica Guido (Canada Mortgage and Housing Corporation); Sheryl Cameron (Housing Nova Scotia); Ralph Marcus, Kim Marcus (National Association of Housing Co-ops); Phil Baudin, Marc Duplantie, Sunil Divakar, Joel Santos, Joan Stephen (The Co-operators); Karen Rhind (Federated Agencies Ltd/Co-operators); Olga Tasci, Alexandra Wilson, (The Agency for Co-operative Housing); Valérie Marcil (Marcil Lavallée); Sarah Burnett-Murray, Elizabeth Hawbolt, (Homestarts); Mike Turner, Chris Snooks, Michael Prendegast (Bath Fitter).

## SPECIAL EVENTS

CHF Canada President Frank Wheeler, and Vice-President Barb Millsap thanked Sandi Enns and the local planning committee for their hard work in hosting the 2019 annual meeting.

The Outstanding Contribution to Co-operative Housing award was presented by Tina Stevens (Director, Aboriginal Community) to Lloyd "Butch" Stevenson, for his work developing housing co-operatives for First Nations communities in London, Ontario, and for advocating for a permanent seat on the Board of Directors representing the Aboriginal Community.

Donations were collected for Youth Opportunities Unlimited (YOU). YOU provides services and programs in London and Middlesex County in Ontario, and supports youth to build skills, confidence and independence to reach their potential.

Adam Vaughan, Member of Parliament for Spadina – Fort York and Parliamentary Secretary to the Minister of Families, Children and Social Development addressed the meeting and connected the recommendations from the report on Missing and Murdered Indigenous Women and Girls with the need for safe, secure housing. All the recommendations are centered around housing. Mr. Vaughan lamented that an Urban indigenous Housing program is not included in the National Housing Strategy. Mr. Vaughan spoke about the Federal Community Housing Initiative, Phase 2 that will continue to support low income members in housing co-operatives. An announcement on the program will be made before the end of June 2019. It contains a process to guide housing providers from Phase 1 to Phase 2 in a seamless and timely manner, continuing to 2028, and establishes a process to restore support to those co-operatives with agreements that expired before April 2016.

Sandy Enns, 2019 AGM local co-ordinator, passed the Co-operative flag onto Tina Hiscock, the 2020 AGM local Co-ordinator, for CHF Canada's 2020 annual meeting to be held in Halifax, Nova Scotia, June 11 to 13, 2020.

Brenda Torpy, CEO of the Champlain Housing Trust addressed the meeting about the history, creation, community benefits and success of the community land trust in Burlington Vermont.

Glenn Furlong, National Relationship Manager at the Canada Mortgage and Housing Corporation introduced two-time Giller Prize winning author Esi

Edugyan, and Denese Gashco from Grace MacInnis Co-op in Toronto. Ms. Gascho interviewed Ms. Edugyan about her writing, her lived experience and the themes of home, community and belonging that inform her work.

Nick Sidor (Ottawa, Ontario) was named an Honorary Life Associate of CHF Canada.

The Award for Co-operative Achievement was awarded to Kaslo Gardens Housing Co-operative, for collaborating with local indigenous partners on reconciliation initiatives, sharing those insights with a wider co-operative community and exploring innovative ways housing co-ops in Canada can support reconciliation. Bethany Sunday Short of ALIVE (Aboriginal Life in Vancouver Enhancement Society), and Amanda Coccimiglio of Kaslo Gardens Housing Co-op accepted the award.

Attached is a list of member housing co-ops and organizations recognized for their 20, 30 and 40-year membership in CHF Canada.

## **SECTION I. INTRODUCTORY BUSINESS**

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

CHF Canada President Frank Wheeler called the meeting to order at 9:07 a.m. on June 8, 2019, and welcomed participants to the 2019 Annual General Meeting. Mr. Wheeler noted that the meeting would be conducted in both official languages.

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

President Frank Wheeler, and Vice-President Barb Millsap, welcomed members and guests, sponsors and partners to the 2019 AGM.

Chief Myeengun Henry of the Chippewa of the Thames First Nation opened the meeting, and welcomed members and staff to the traditional territories of the Anishinaabeg, Haudenosaunee, Attawandaron, Wendat and Lenape peoples.

**3. Appointment of Chairs**

**M/S** Elliott (Woodsworth)/Zimmering (Community Land Trust)

**THAT** Bruce Woodrow and Céline Carrière be appointed Co-Chairs of the 2019 Annual General Meeting.

**CARRIED**

**4. Proof of Calling of Meeting**

The Chair confirmed that CHF Canada had sent the Official Notice on April 24, 2019 to all members in advance of the annual meeting and as prescribed in the charter by-laws.

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

**5. Establishment of Quorum**

The Chair 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. The Chair reported that on that date CHF Canada had 967 members and that 145 delegates were required for quorum. There were 200 delegates registered for the 2019 annual meeting. Quorum was therefore established.

**6. Adoption of Agenda**

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

**M/S** Elliott (Woodsworth)/Reinhart (Mountain City)

**THAT** the agenda be adopted as circulated.

**CARRIED**

7. **Minutes of 2018 Annual Meeting**

M/S Gold (Des Jardins)/ Elliott (Woodsworth)

THAT the minutes of the 2018 annual meeting be approved as circulated.

CARRIED

**SECTION II. REPORTS AND PRESENTATIONS**

1. **Report from Board of Directors and the Executive Director**

Frank Wheeler, President, and Tim Ross, Executive Director presented the annual report. Mr. Wheeler began by reminding the meeting that housing co-operatives put people first, are democratic organizations, are affordable and inclusive, and build strong communities. Our vision of 'Co-op Housing For All' demands that we preserve the housing we have right now, and find ways to create more co-operative homes. We will maintain our principles and values and fight to keep housing co-ops affordable and inclusive, and we will advance our members' sustainability to ensure housing co-ops remain strong businesses and healthy communities. Mr. Ross continued with reference to the upcoming federal election, and encouraged members to be inspired by previous campaigns, and continue to make housing a central issue for the election. CHF Canada will seek all party support to include co-operative housing in platforms, and raise public support for co-operative housing. CHF Canada staff work every day to ensure the sustainability and long-term viability of co-operative housing communities. Our members were reminded that they are a member owner of the Co-operators, and part owners of Encasa Financial. Mr. Ross also announced that CHF Canada, regional federations and the non-profit and community housing sector had secured a \$68.6 million dollar contract to establish and operate the 'Community Housing Transformation Centre', and encouraged the members to take advantage of the grants and resources the new organization will deliver directly to co-ops and non-profits in order to improve long-term viability. Mr. Ross asked for the members' support as CHF Canada learns more about how we can contribute meaningfully, and unambiguously to reconciliation with indigenous peoples.

Mr. Wheeler spoke about the work CHF Canada has done in order to assist our members participate in the reconciliation project, and connected the calls for justice contained in the report on missing and murdered aboriginal and girls with the necessity of safe secure housing. CHF Canada has engaged a consultant to help us take the next steps forward on the road to reconciliation. Mr. Wheeler reported on our development initiatives, and on the progress to reorganize our governance bodies.

### **SECTION III.        CONSIDERATION OF 2019 ANNUAL MEETING RESOLUTIONS**

#### **Submitted Resolutions**

##### **1.    Governance Reorganization**

**M/S**    Altmann (Church Isabella)/Elliot (Woodsworth)

**THAT** the CHF Canada Board of Directors and Ontario Council reorganize into a single governance body by the close of business of the 2021 CHF Canada Annual General Meeting;

**THAT** the new governance body be comprised of 16 seats, including 3 directors elected from the members in Ontario, 1 director elected from the members in British Columbia/Yukon, 1 director elected from the members in Alberta/Northwest Territories, 1 director elected from the members in Saskatchewan/Manitoba, 1 director elected from the members in Quebec/Nunavut, 1 director elected from the members in New Brunswick/Prince Edward Island, 1 director elected from the members in Nova Scotia/Newfoundland and Labrador, 1 director elected from the members in the Aboriginal Community, and 6 directors elected from the members at-large;

**AND THAT** the members direct the Board of Directors and Ontario Council to amend by laws and policies necessary for the reorganization of CHF Canada's governance for the approval of members at the 2020 CHF Canada Annual General Meeting.

**CARRIED**

## 2. 2019 Federal Election Campaign

M/S Noiles (GHCHF)/Watson (First Nations)

**THAT** CHF Canada develop and implement the 2019 federal election campaign to promote and build co-operative housing;

**THAT** in the campaign we call on all political parties to commit to:

- Finalizing the long-term solution to protecting low income members in federal housing co-ops; and
- Partnering with CHF Canada, co-ops and communities to build more permanently affordable co-op housing across Canada;

**AND THAT** leading up to the federal election co-ops across Canada work closely with CHF Canada and regional federations to ensure candidates of major political parties know the benefits of the co-operative housing model and the value they add to communities across the country.

**CARRIED**

## SECTION IV. FINANCIAL RESOLUTIONS

### 1. 2018 Audited Financial Statements

M/S Slater (CHASEO)/Gold (Des Jardins)

**THAT** the audited financial statements for the year ending December 31, 2018 be received.

**CARRIED**

### 2. Appointment of Auditors

M/S Preston (Sarcee Meadows)/Evans (Granville Gardens)

**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. 2019 Budget and 2020 Summary operating forecast**

M/S Samuels (Bamburgh Circle)/Reinhart (Mountain City)

THAT the 2019 budgets for Operations and the National Endowment Fund, as finalized by the Board of Directors, and the 2020 summary forecast be received.

**CARRIED**

**4. Schedule of Dues**

M/S Fisher (Arcadia)/Sarjue (Atkinson)

THAT the schedule of member and associate dues rates for 2020 be adopted.

**CARRIED**

**SECTION V. ELECTIONS**

**1. Nominating Committee Report**

Ms. Sharon Carolan McKinnon, chair of the Nominating Committee introduced and thanked committee members Frank Wheeler, Angela Simpson and David McFarlane. Ms. Carolan McKinnon thanked Linda Stephenson and Karine Ethier for providing staff support to the committee.

Ms. Carolan McKinnon announced that at the Ontario members meeting held on June 7, 2019, the following persons had been acclaimed or elected to the Ontario Council:

At-Large Members

Sonia Aguilar-Valencia (La Paz, Toronto, ON)  
Allison Chase (Ramer's Wood, Markham, ON)



Federations Representative

Mary Ann Hannant (CHFT, Toronto, ON)

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

Ms. Carolan McKinnon introduced the candidates for election for the Quebec/Nunavut regional director's seat on the Board of Directors and the candidates for the Finance and Audit Committee

Candidates for Regional Director, Quebec/Nunavut

Murielle Kwendé (Groupe CDH, Montreal, QC)

Sandra Turgeon (FECHAQC, Quebec, QC)

Candidates for the Finance and Audit Committee

Katherine Bontje (Ramer's Wood, Markham, ON)

Stefanie Einfeld (Village Canadien, Winnipeg, MB)

Sahara Shaik (Wit's End, Vancouver, BC)

After votes were counted, Mr. Tim Ross announced that the following candidate was elected to a three year term as the Regional Director, Quebec/Nunavut:

Sandra Turgeon (FECHAQC, Quebec, QC)

After the votes were counted, Ms. Carolan McKinnon announced the following candidate was elected for a two-year term to the Finance and Audit Committee:

Sahara Shaik (Wit's End, Vancouver, BC)

**3. Retiring Directors**

The following retiring directors were acknowledged by the members:

Louis-H. Campagna

David Waters

## SECTION VI. MISCELLANEOUS BUSINESS

### 1. Late Resolutions

Two late resolutions were submitted to the meeting. The Chair explained the procedure for the late resolutions to be considered at this meeting.

#### L1. Repair, renovation and remediation in housing co-operatives.

M/S Cotnoir (FECHIMM)/Elliott (Woodsworth)

**THAT** late resolution one is urgent and shall be considered at this meeting.

**AND THAT** co-ops and federation across Canada work together to advocate to the federal government to ensure existing co-op housing is maintained in good repair.

**CARRIED**

#### L2. Global Climate Emergency Endorsement

M/S Artibise (First Avenue Athlete's Village)/Pelletier (DACHI)

**THAT** late resolution two is urgent and shall be considered at this meeting.

**AND THAT** CHF Canada endorse the efforts of individuals, communities; and all levels of government in declaring a global emergency.

**CARRIED**

### 2. 2019 Annual Meeting

The new co-op flag was passed to Tina Hiscock, co-ordinator of the 2020 Planning Committee, with best wishes for a successful annual meeting in Halifax, Nova Scotia, June 11 - 13, 2020.

### 3. Close of Meeting

There being no further business to conduct, the chair declared the meeting closed at 3:09 p.m. on June 8, 2019.

**CERTIFIED** to be the minutes of the 2019 Annual General Meeting of the Co-operative Housing Federation of Canada.

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Chair

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Recording Secretary

### **Member Housing Co-operatives Recognized for 20-year Membership in CHF Canada at the 2019 AGM**

Exandarea Meadows Housing Co-operative Inc.
Anita Lewis Housing Co-operative
Maple Creek Housing Co-operative
Pacific Park Place Housing Co-operative
City Edge Housing Co-operative
Art Burke Housing Co-operative
Atkinson Housing Co-operative Inc.
Robert Cooke Co-operative Homes
Algoma Residential Co-operative Inc.
Artspace Housing Co-operative Ltd.
Coral Co-operative Housing Corporation
Eagle Housing Co-operative
Spanish Bay Housing Co-operative

### **Member Housing Co-operatives Recognized for 30-year Membership in CHF Canada at the 2019 AGM**

Adam Oliver Housing Co-operative Inc.
Bonaventure Place Housing Co-op
First Nations Housing Co-operative
Future Housing Co-operative
Whiteley Drive Housing Co-operative
Liberty Housing Co-operative (NF)
Glebe Non-Profit Housing Co-operative
Blueberry Vale Housing Co-operative
Capilano Housing Co-operative
Eburne Landing Housing Co-operative
Noons Creek Housing Co-operative
Bogart Creek Housing Co-operative
Grace Hartman Housing Co-operative
La Paz Co-operative Homes Inc.
Maurice Coulter Housing Co-operative
Niagara Neighbourhood Housing Co-operative
Richmond Hill Housing Co-operative
Rouge Valley Co-operative Homes
Swansea Village Housing Co-operative
Maple Glen Housing Co-operative
Kilcooley Gardens Co-operative

Bread and Roses Housing Co-operative (Kitchener) Inc.
Country Hills Housing Co-operative
Emanuel Housing Co-operative
Grandview Co-operative Homes (ON)
New Generation Co-operative Homes
Mel Swart Housing Co-operative
Mountmuir Co-operative Housing
Northtown Co-operative Homes Inc.
Coopérative d'habitation Vallée Ouest
Oasis Co-operative Homes
Prism Housing Co-operative
Canora Housing Co-operative
Gateway Co-operative (PE)
Marshwinds Housing Co-operative
Miramichi Vista Housing Co-operative
Shediac Housing Co-operative
Dunbrack Housing Co-operative
Green Stem Housing Co-operative
Highfield Park Housing Co-operative
Shiretown Housing Co-operative
Clearview Housing Co-operative

### **Member Housing Co-operatives Recognized for 40-year Membership in CHF Canada at the 2019 AGM**

Community Alternatives Housing Co-operative
Grandview Housing Co-operative (BC)
Pioneer Housing Co-operative (BC)
David B. Archer Housing Co-operative
Dentonia Park Housing Co-operative
ForWard 9 Community Development Housing Co-op
Kalmar Housing Co-operative
Primrose Housing Co-operative Inc.
Riverdale Co-operative Houses (ON)
Assiniboia Community Housing Co-op
Midwich Housing Co-operative
Terra Cotta Housing Co-operative

**Organizational Awards**

**30 years continuous membership**

Association des Groupes de Ressources Techniques du Québec, Bureau de Montréal (AGRTQ)

**40 years continuous membership**

Groupe Conseil en Développement de l'Habitation (Groupe CDH)