

1999 ANNUAL MEETING RESOLUTIONS

June 1999

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RESOLUTION # 1

CHF Canada Board of Directors

New By-law No. 1 for CHF Canada

WE RESOLVE:

1. **THAT** we approve in principle CHF Canada's new By-law No. 1;
2. **AND THAT** to put the new by-law in place, we:
 - (a) Repeal CHF Canada's existing Ordinary By-laws and Charter By-law No. 1 on the date that the new *Canada Cooperatives Act* becomes law,
 - (b) Direct CHF Canada's Board of Directors to adopt the new By-law No. 1 after the new *Canada Cooperatives Act* becomes law,
 - (c) Direct the board to bring the new By-law No. 1 to the 2000 annual meeting for the approval of members, and
 - (d) Direct the board to do anything else that is necessary to bring the new By-law No. 1 into force.

OUR REASONS FOR THIS RESOLUTION ARE:

1. At the 1998 annual meeting, members approved in principle a new By-law No. 1 for CHF Canada. They directed the board to adopt the new by-law as soon as the new *Canada Cooperatives Act* became law and to bring the by-law to the 1999 annual meeting for final approval.
2. Delegates to the 1998 annual meeting also asked the board to propose changes to the by-law to settle two issues that were debated at the meeting:
 - the definition of staff associations, and
 - the definition of operational services groups.

Delegates had a discussion about whether these groups should have to be corporations in order to be members of CHF Canada.
3. The board consulted staff associations and operational services groups on these issues. We believe that there is now a consensus on how to deal with them in the by-law. New definitions for these two groups can be found in section 2.03 of the attached by-law.

4. Five staff associations submitted a resolution that was helpful in developing the proposed changes. That resolution has been withdrawn in favour of the board's proposal.
5. The new definitions clarify the membership requirements for staff associations and operational services groups. Staff associations must be non-profit corporations. The majority of their members must be staff of housing co-operatives. This definition is supported by all member staff associations. Operational services groups must be corporations or unincorporated proprietorships, partnerships or associations. They must have at least three people involved in their operation and serve more than one co-operative client. This description recognizes that groups providing management or operational services to housing co-ops may organize themselves in different ways and still be legitimate businesses.
6. The board is also proposing a minor change to the qualifications of directors set out in section 4.02 (a). The change will allow a person to serve on the CHF Canada board if s/he is a member, director, **officer** or employee of a member. For some time, CHF Canada's by-laws have allowed people to serve on the board if they were officers of a member organization. The by-law approved by members at the last annual meeting did not include this qualification. Adding it now will give members more flexibility in electing their directors.
7. All other sections of the new by-law are as members approved them at the 1998 annual meeting.

AGM ACTION: Adopted as amended
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RESOLUTION # 2

CHF Canada Board of Directors

Contribution to Rooftops Canada Foundation

WE RESOLVE:

1. **THAT** CHF Canada's annual contribution to Rooftops Canada/Abri International be calculated at 3% of our budgeted dues income, beginning in the year 2000.

OUR REASONS FOR THIS RESOLUTION ARE:

1. Rooftops Canada is CHF Canada's vehicle for international development activities in housing and human settlements. Rooftops Canada works with partner organizations to improve housing conditions and build sustainable communities. Its focus is on disadvantaged communities in Africa, Asia, Latin America and the Caribbean.
3. The 1989 CHF Canada AGM resolved to make an annual contribution to Rooftops Canada, beginning in 1990. The contribution is set at 3% of budgeted expenditures. In 1999, this contribution will be \$58,500. Last year it was \$51,900. In return, CHF Canada has the right to appoint at least 40% of Rooftops Canada's directors.
2. Support for Rooftops is a priority for CHF Canada. In our mission statement we declare that "as part of the larger co-operative movement, we promote the practice of co-operation in Canada and abroad." Rooftops Canada's programs have improved the living conditions of thousands of families overseas. Its programs have enriched our co-operative experience at home with exchange visits between Canadian and overseas partners, education programs and a network of local volunteer committees across the country.
4. Since 1990, we have:
 - merged with the Co-operative Housing Association of Ontario and created an Ontario Region
 - changed the format of our financial statements and budgets, and
 - developed new sources of income to fund initiatives like our expanded federal lobby campaigns.

We want to continue our support for Rooftops in the most practical way possible, and at our traditional level of support. But a contribution formula based on budgeted expenditures has become difficult to administer.

5. It will be much simpler to calculate our annual contribution on budgeted dues revenue. This will also tie our support to Rooftops Canada to the support we receive from our members, which is our most stable and reliable source of revenue. And it will lead to less change from year to year in the amount we give.

AGM ACTION: Adopted as presented

RESOLUTION # 3

CHF Canada Board of Directors

Barrier-free Access for Persons with Physical Disabilities

WE RESOLVE:

1. **THAT** CHF Canada promote the need for accessibility for persons with physical disabilities to the offices and services of CHF Canada and its various suppliers, contractors and other commercial partners;
2. **THAT** the Board of Directors develop a policy setting out how CHF Canada will express its commitment to barrier-free accessibility through its own buying activities;
3. **AND THAT** CHF Canada give advice to its members on how they might do the same.

OUR REASONS FOR THIS RESOLUTION ARE:

1. A significant number of housing co-op members use wheelchairs and mobility aids. As the Canadian population grows older, this number will increase.
2. CHF Canada is committed to supporting the full participation and integration of people with physical disabilities in their housing co-ops and the larger community.
3. CHF Canada ensures full accessibility of our facilities and membership events through measures such as physically accessible offices and meeting venues.
4. Private businesses and service providers are a significant part of the larger community. They need encouragement to make their locations and services barrier-free.
5. This resolution puts the onus on the Board of Directors to develop a policy that reconciles our values with our need for good business practices.

AGM ACTION: Adopted as amended
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RESOLUTION # 4

Fife Road Co-operative Homes Inc.

Annual Meeting Expenses

WE RESOLVE:

1. **THAT** all delegates, alternates and co-op staff who attend CHF AGMs be made accountable to their co-op for per diem expenses, and
2. **AND THAT** all delegates, alternates and co-op staff provide receipts to account for all monies spent.

OUR REASONS FOR THIS RESOLUTION ARE:

1. We expect all members of housing co-operatives to be fiscally responsible, yet most co-ops require no records of monies spent.

AGM ACTION: Withdrawn

RESOLUTION # 5

CHF Canada Board of Directors

More Affordable Housing

WE RESOLVE:

1. **THAT** CHF Canada urge the federal government to take immediate action to address the growing problems of homelessness and lack of affordable housing in Canada. The government should do this through development of new programs and support for new initiatives to ensure the ongoing development of new co-operative housing and other secure, affordable housing;
2. **AND THAT** the federal government undertake the One Percent Solution of funding an additional one percent of its total budget on housing and promoting the development of a national housing strategy.

OUR REASONS FOR THIS RESOLUTION ARE:

1. The problems of homelessness and lack of housing that people can afford are growing worse all the time.
2. The federal co-op housing program ended at the end of 1991. All other federal non-profit housing programs ended at the end of 1993. Only two provinces — Quebec and spending money on new non-profit housing today. Even there, not enough housing that low and moderate income people can afford is being built.
3. The private sector cannot earn profits building affordable housing. Vacancy rates in rental housing are falling in larger centres. This is leading to higher rents.
4. The number of families using emergency shelters is growing. The number of children in Canada living in unaffordable rental housing almost doubled between 1989 and 1998.
5. The United Nations Committee on Economic, Social and Cultural Rights has stated its concern “that such a wealthy country as Canada has allowed the problem of homelessness and inadequate housing to grow to such proportions that the mayors of Canada’s ten largest cities have now declared homelessness a national disaster.”

6. For more than 20 years CHF Canada and its members worked in partnership with government to create more than 90,000 co-op homes. Those homes are affordable to low and moderate income people. Co-op members have a secure and safe place to live and a voice and a vote in the control of their community. The federal government should help more co-ops get started.

AGM ACTION: Adopted as amended

RESOLUTION # 6

Vancouver Island Co-operative Housing Association

Support for Urban Native Housing

WE RESOLVE:

1. **THAT** CHF Canada actively express their support of the various Urban Native Housing groups who are fighting devolution of their housing to the provinces.

OUR REASONS FOR THIS RESOLUTION ARE:

1. CHF Canada has recognized the uniqueness of aboriginal housing and has seen fit to designate a seat on the CHF Canada board to show that this is not just lip service.
2. Our tactics to fight devolvement may differ but our underlying reasons are much the same.
3. In our conflict with the government, all allies should be welcome both to provide help for us as well as our ability to assist them.

AGM ACTION: Adopted as presented
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RESOLUTION # 7

Sundance Housing Co-operative Ltd.

Information on Y2K

WE RESOLVE:

1. **THAT** CHF Canada issue a statement to all member co-ops advising them of co-operative and community building ways to deal with failure of systems which provide essential services to their housing units and to commons areas; and
2. **AND THAT** a clearing house for information sharing be initiated and promoted through electronic and conventional means.

OUR REASONS FOR THIS RESOLUTION ARE:

1. The transition to the new millenium may result in loss of essential utilities to some member housing co-operatives.
2. The Co-operators insurance company will not insure damages caused by failure of utility companies to provide essential services during the millenium period.

AGM ACTION: Adopted as presented
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RESOLUTION # 8

Vancouver Island Co-operative Housing Association

Assistance to Federations

WE RESOLVE:

1. **THAT** the National Endowment Fund be accessed to release to all regional federations (outside of Quebec) an unencumbered sum of twenty thousand dollars (\$20,000.00) each;
2. **THAT** monies be disbursed within sixty (60) days.

OUR REASONS FOR THIS RESOLUTION ARE:

1. All regional federations are experiencing financial constraints even with a great many of their functions and services being provided by volunteers.
2. Certain regional federations have had to reduce services to their co-ops and some federations are considering the very real possibility of ceasing operations altogether. These concerns are not isolated, they are appearing in all regions of the country. Unless immediate action is taken, all federations will soon suffer these same calamities. CHF Canada has repeatedly stated and demonstrated their support for regional federations. We are quickly reaching a crisis situation where our co-ops will not be able to receive the services they need, and want, at a regional or local level.
3. Regional federations provide the bulk of co-op requested services in their areas. If regional federations fail, the costs to CHF Canada to provide services will escalate to a level that will result in diminished standards of service delivery and/or increased costs to housing co-ops to maintain the quality and availability of the benefits and products that are currently offered by their local federations.

AGM ACTION:

Referred to Board of Directors with instructions to:

Consult with CHF Canada member co-operatives and federations to evaluate the current distribution of responsibilities and resources between the different levels of the sector;

Review and revise the current revenue sharing system with a view to providing a revised system which will ensure the health of all levels of the sector and report to the 2000 AGM.

**FINANCIAL RESOLUTIONS FOR
1999 ANNUAL GENERAL MEETING**

1998 Audited Financial Statements

WE RESOLVE THAT the audited financial statements for the year ending December 31, 1998 be received.

Appointment of Auditors

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

1999 Budgets

WE RESOLVE THAT the 1999 budgets for the National Operations and the National Endowment Fund, as finalized by the Board of Directors, be received.

2000 Budgets

WE RESOLVE THAT the budgets for National Operations and the National Endowment Fund for the fiscal year beginning January 1, 2000 and ending December 31, 2000 be adopted as presented and that the following schedule of member and associate dues rates for 2000 be adopted:

(Schedule attached)

Three-Year Financial Forecast

WE RESOLVE THAT the financial forecast for the period 2000 through 2002 be received.

First Quarter Financial Statements

WE RESOLVE THAT the financial statements for the first quarter of 1999 be received.

AGM ACTION: Adopted as presented
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SCHEDULE OF 2000 MEMBER AND ASSOCIATE DUES

Housing Co-ops	\$3.00 per unit per month (up from \$2.95 in 1999)
Housing Co-ops Under Development	\$75 per year
Student Housing Co-ops	\$6.40 per resident member per year (up from \$6.30 in 1999)
Resource Groups	1% of revenue from the development of federally funded housing co-ops -- \$233 per year minimum (up from \$230 minimum in 1999)
Sponsoring Organizations	\$770 per year (up from \$760 in 1999)
Staff Organizations	\$233 per year (up from \$230 in 1999)
Associations of Housing Co-operatives	\$233 per year (up from \$230 in 1999)
Land Trusts	\$233 per year (up from \$230 in 1999)
Other Sector Organizations	\$233 per year (up from \$230 in 1999)
Operational Services Groups	\$233 per year (up from \$230 in 1999)
Organizational Associates	\$233 per year (up from \$230 in 1999)
Individual Associates	\$80 per year (up from \$75 in 1999)

LATE RESOLUTIONS

RESOLUTION # L1

CHF Canada Board of Directors

Continuing our Federal Campaign

WE RESOLVE:

1. **THAT** CHF Canada continue its efforts to convince the federal government:
 - to remove federal co-op housing programs from any social housing transfer discussions in three provinces (British Columbia, Alberta and Prince Edward Island) that have not signed social housing agreements, as was done in Ontario;
 - to take back federal co-op housing programs if asked to do so by those provinces with social housing agreements;
 - to resume its discussions with Quebec where we continue in partnership and mutual solidarity to support our members in their pursuit of provincial jurisdiction over housing;
2. **AND THAT** CHF Canada move forward with determination in the national campaign to convince the federal government to adopt the co-op sector's agency proposal for the administration of federal housing co-op programs.

OUR REASONS FOR THIS RESOLUTION ARE:

1. The federal government's decision to take housing co-ops out of any transfer discussions with Ontario was a great victory for the co-op housing movement. But it is not enough on its own.
2. British Columbia, Alberta and Prince Edward Island have all told the federal government that they don't want to discuss the transfer of co-op housing programs to provincial administration. The federal government said that what is good for Ontario, is good for all provinces. But so far, it has failed to follow through. We need to make sure that this is done.
3. We want the federal government to be fair to all provinces and housing co-ops everywhere. Provinces that accepted co-ops as part of the social housing transfer agreement should be given a chance to say that they want to see the co-ops returned to federal administration.
4. Keeping federal co-ops under federal administration is only a temporary solution. We must press forward with our agency proposal. The agency proposal is the best means to give long-term security to all co-op communities and a lasting political solution to the government.

5. We remain committed, in mutual solidarity, to the partnership we established with our Quebec members in 1997, in recognition of their traditional position that the province should have jurisdiction over housing and should secure the transfer of the associated resources.

AGM ACTION: Adopted as presented

RESOLUTION # L2

CHF Canada Board of Directors

The Fight Against Homelessness

WE RESOLVE:

1. **THAT** CHF Canada encourage its member housing co-ops to set aside a fixed number of their upcoming vacancies for households who are homeless or at risk of being homeless, referred to the co-op by local social agencies working with the homeless on the following conditions:
 - acting unilaterally or in combination the federal government, provincial governments and/or municipal governments provide additional rent-geared-to-income subsidies for the households benefiting from this initiative;
 - households referred by social agencies under this initiative would still have to pass through each co-op's membership process;
 - agencies participating in this initiative would be asked to commit to helping out on an ongoing basis with households who need social support in addition to affordable housing.

OUR REASONS FOR THIS RESOLUTION ARE:

1. Canada has a homelessness crisis. The non-profit co-op housing sector should make a contribution to dealing with this crisis. It's not just someone else's problem. We too have to make a special effort.
2. Canada's non-profit co-op housing movement has since its inception had a strong focus on including low-income households. Approximately half of Canada's 89,000 co-op housing units are occupied by low-income households receiving rent-geared-to-income assistance. This initiative is an extension of our historical commitment.
3. There is no point in moving forward with this initiative unless government provides additional rent-geared-to-income subsidies. Otherwise we will just be replacing slightly less desperate households with households who are even more desperate with no net improvement in the overall situation.
4. This initiative would allow each individual co-op to set aside the number of units it is comfortable with. For example, an individual co-op could set aside every second vacant unit up to a maximum number of units.

5. This initiative would go part-way to off-setting the loss of rent supplement units in the private rental sector.
6. Nothing in this initiative should detract from the desperate need for the governments of Canada to come together to finance a supply of new, affordable housing.

<p>AGM ACTION: Adopted as presented.</p>

RESOLUTION # L3

Innovative Housing Society

Adoption of the One Percent Solution

WE RESOLVE:

1. **THAT** CHF Canada endorse and publicly support the One Percent Solution campaign which calls on all levels of government to spend an additional one per cent of their total budgets on housing and promotes the development of national and provincial housing strategies;
2. **AND THAT** CHF Canada encourage its members to participate actively in the campaign.

OUR REASONS FOR THIS RESOLUTION ARE:

1. The number of people experiencing or threatened by homelessness, or faced by a shortage of affordable housing of decent quality is steadily growing.
2. Homelessness exists in every major city throughout Canada and in other municipalities as well.
3. The trauma faced by homeless people is similar to that experienced by victims of natural disasters.
4. A number of factors all point to the critical urgency of declaring homelessness to be a National Disaster, including:
 - the growing number of people dying on our streets;
 - the growing number of people who are in hostels or substandard housing;
 - a devastating increase in disease and suffering among homeless people; and
 - the tremendous increase in the number of tenant households on the brink of homelessness.
5. More than 1100 individuals and 400 organizations, including hospitals, numerous health organizations, municipalities, community services and faith organizations have identified homelessness as a National Disaster.
6. In 1993 the Federal Government stopped funding the development of co-op and non-profit housing.
7. On average, the federal, provincial and municipal governments of Canada spend about 1% of their total budgets on housing; in 1994-95 they spent \$3.8 billion out of a total \$58 billion.
8. An increase of 1% would double the amount now spent on housing and would go far towards ending homelessness in the next three to five years.

9. Funding could be used for new construction of co-operative and non-profit housing, renovation of existing units and subsidies for people with low and moderate income.
10. Doubling the amount spent would not only substantially increase the number of housing units but would also increase the support services for people who need housing.

AGM ACTION: Adopted as presented.
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RESOLUTION # L4

Bain Apartments Co-op Inc.

Official Logo Recognition

WE RESOLVE:

1. **THAT** CHF Canada recognize the design adopted by the Lesbian, Gay, Bisexual and Transgender Caucus of CHF Canada as the “official” logo of the Caucus with right to use by the Caucus in perpetuity without remuneration to the designer, Craig Hunter, of the Bread & Roses Co-operative Homes (Kitchener) Inc.

AGM ACTION: Adopted as presented.
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RESOLUTION # L5

Guhbawin Housing Co-operative
Lega Brownscombe Co-operative

Assistance to Federations

WE RESOLVE:

1. **THAT** CHF Canada provide reasonable financial and logistical assistance to any federation in serious difficulty as an attempt to assist the Board and members of that federation to ensure that the federation will not fail between now and the CHF Canada AGM 2000.

AGM ACTION: Adopted as presented.
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