

The
**CO-OPERATIVE
HOUSING
FEDERATION**
of Canada



CHF BC Member Forum
Beyond the 2020 Compass: What next?

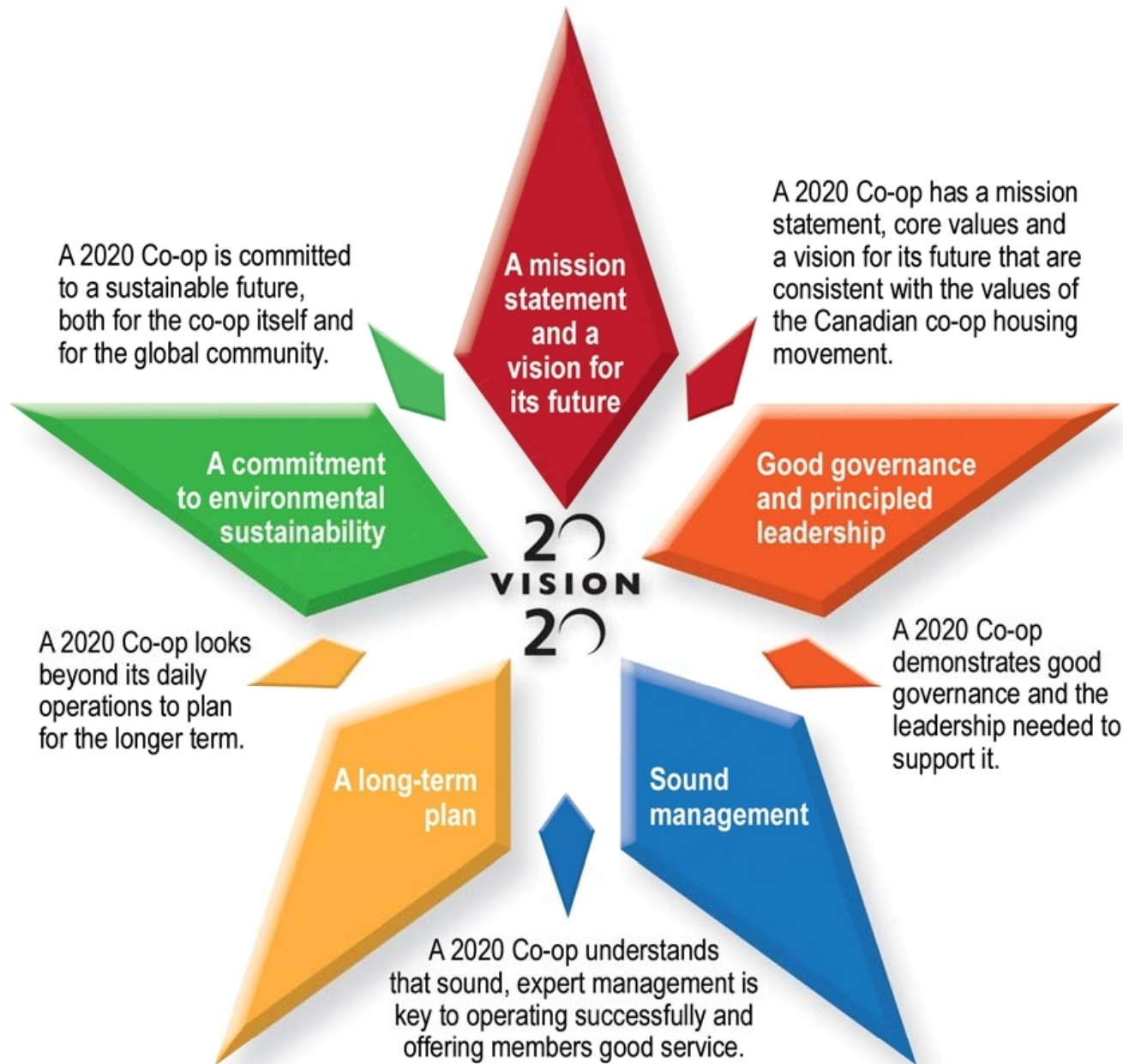
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CHF Canada

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An overview...

- A quick review of 2020 Vision
- 2020 Compass – what was *that* all about?
- Feedback, please
- How to move forward
- More feedback, please

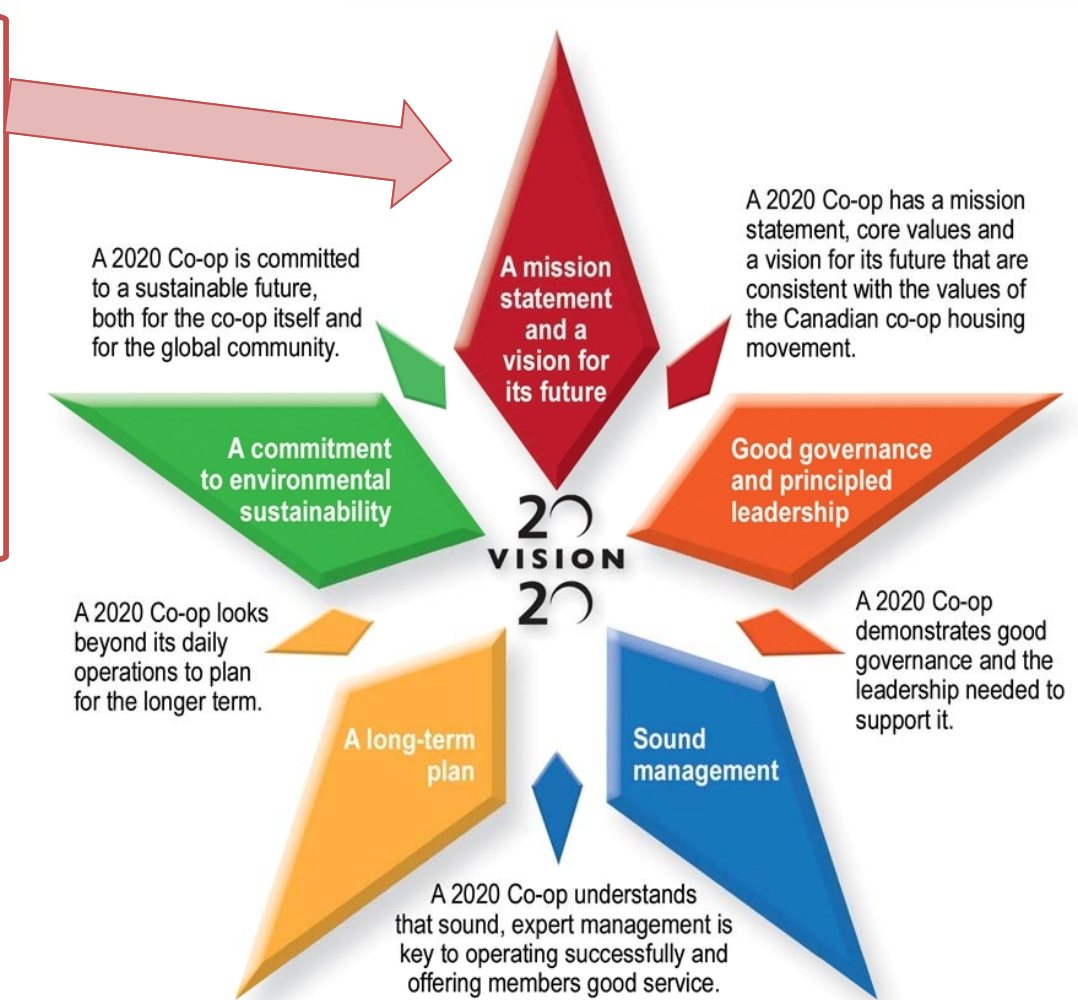


Yeah, yeah... But I live in a co-op and it's doing pretty well

- Your co-op is getting older
 - What repairs will your co-op need?
 - When will things break down and wear out?
 - Can you afford to make those repairs?
- Is your governance and management solid ***for the long term?***
- Don't others deserve to live in a co-op too?

The Compass: A tool for meeting ONE Standard

- **Mission and Vision**
- Good Governance
- Sound Management
- Long term planning
- Sustainability



Tell me more...

- How many have completed the Compass?
- What was the process like?
- Did your co-op have a plan **past** the end of the Compass?
- Is your board aware of your co-op's 2020 status?
- Do you remember your Mission, Vision, and Values???



Co-op Mission Statements

- In a safe, inclusive, and accessible community, we will provide affordable, well maintained, sustainable co-operative housing.
- Working together to provide well-maintained, affordable homes in a safe, respectful and diverse community.
- We provide affordable, sustainable housing within a safe, self-governing community open to diverse membership.

Co-op Mission Statements

Key terms that come up again and again:

- Safe
- Affordable
- Sustainable
- Diverse



Mind the gap???

- The expectation gap that may exist between the mission and vision that your co-op has set out,
- AND
- The financial/capital facts of the matter that may make those promises hard to keep

You run the risk of writing a cheque to the community that you may not be able to keep.

BREAK





2020 Compass: Charting a course for your co-op's future

Planning for our future as housing co-ops begins and ends with the values we all share. The 2020 Compass is a facilitated process your co-op can use to meet one of the **five 2020 standards**—**developing a mission and vision based on our common co-op housing values**. Here's what co-op members have to say about the 2020 Compass experience at their co-ops:

"I would definitely recommend this process to other co-ops." *(Lil Cameron, Halston Hills Housing Co-op)*

"It was an eye-opener. It's amazing how we're all on the same page now about our future."

(Gloria Sadler, Frances Gardens Housing Co-op)

The 2020 Compass brings other benefits to your co-op. It will

- improve co-op morale
- show you how to make your meetings fun and productive
- focus your members' attention on the things that really matter to your co-op community
- help you choose between competing priorities in the short and long term

2020 Compass formats

So, are you moving forward?



... or not?



Tell me more, please

Will your co-op proceed with the rest of the Standards?

○ If “no”, why?



Tell me more, please – part two

Will your co-op will proceed with the rest of the Standards?

○ If YES, why?

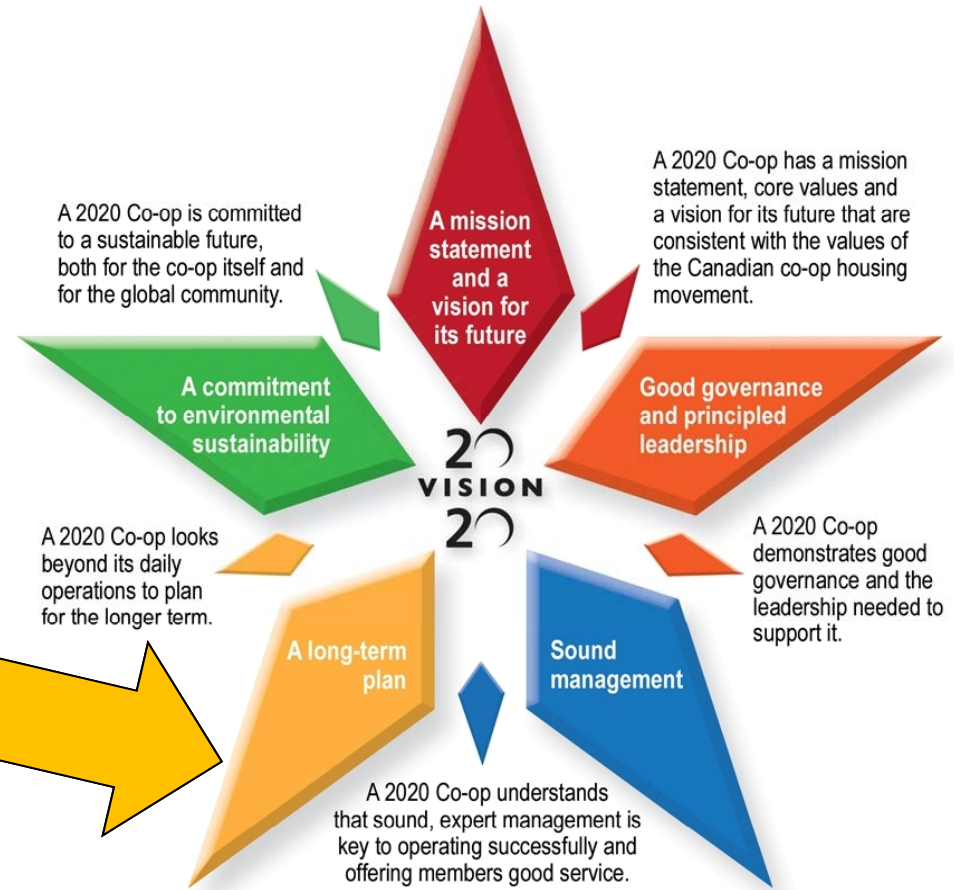
The **WHY** may determine **HOW** you proceed

1. Panicked by the impending end of your operating agreement?
2. Everything in order? Go with “Start Where You ARE”
3. Have some work to do? Start with **Governance** and go from there



1. Panicked by the end of your operating agreement?

- Mission and Vision
- Good Governance
- Sound Management
- Long term planning
 - Land tenure
 - Asset management
 - Financial
 - Affordability
- Sustainability



2. Everything in order?



Start Where You Are

1. Check off any of the requirements for a 2020 Standard that your co-op has already completed.
2. Identify the Standards that you are closest to completing.
3. Create a 2020 Vision Team and work plan with your co-op and manager to complete them.
4. Then register online, upload your documents and you're on your way!

3. Have some work to do?



The Good Governance Test

<i>Your board of directors:</i>		Yes	No
1	Has no vacancies	<input type="checkbox"/>	<input type="checkbox"/>
2	Always recruits more candidates than there are vacancies whenever elections are held	<input type="checkbox"/>	<input type="checkbox"/>
3	Receives and carefully reviews monthly financial statements	<input type="checkbox"/>	<input type="checkbox"/>
4	Understands the difference between governance and management	<input type="checkbox"/>	<input type="checkbox"/>
5	Holds an annual planning session to establish its goals and priorities for the year ahead	<input type="checkbox"/>	<input type="checkbox"/>
6	Holds an annual training session for directors	<input type="checkbox"/>	<input type="checkbox"/>
7	Communicates regularly with members to keep them up to date on co-op business	<input type="checkbox"/>	<input type="checkbox"/>
8	Holds regular monthly board meetings	<input type="checkbox"/>	<input type="checkbox"/>
9	Calls regular members' meetings, but only when they're needed	<input type="checkbox"/>	<input type="checkbox"/>
10	Manages committees by setting their terms of reference, confirming committee appointments, and receiving regular reports to approve committee recommendations	<input type="checkbox"/>	<input type="checkbox"/>
11	Formally evaluates its own performance at least once a year	<input type="checkbox"/>	<input type="checkbox"/>
12	Plans for leadership renewal on the board	<input type="checkbox"/>	<input type="checkbox"/>
13	Has a reputation among members for being fair, responsive and accountable	<input type="checkbox"/>	<input type="checkbox"/>
14	Asks members if they are satisfied with the service provided by the co-op, and does something about it if they aren't	<input type="checkbox"/>	<input type="checkbox"/>
15	Reviews all of the co-op's legal agreements annually to ensure compliance	<input type="checkbox"/>	<input type="checkbox"/>

<i>Your directors:</i>		Yes	No
1	Sign ethical conduct agreements annually	<input type="checkbox"/>	<input type="checkbox"/>
2	Attend board meetings regularly	<input type="checkbox"/>	<input type="checkbox"/>
3	Come to board meetings well prepared and contribute actively to discussions and decisions	<input type="checkbox"/>	<input type="checkbox"/>
4	Can disagree among themselves without being disagreeable	<input type="checkbox"/>	<input type="checkbox"/>
5	Always put the co-op's interests ahead of their own	<input type="checkbox"/>	<input type="checkbox"/>

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Any other questions or comments?



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us

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