

REPORT FROM THE BOARD OF DIRECTORS
ANNUAL GENERAL MEETING
NOVEMBER 19, 2023

We are pleased to report on the highlights of the year ending July 31, 2023.

The **Co-operative Housing Federation of BC (CHF BC)** represents 263 housing co-operatives and 14,377 co-op homes in British Columbia. We were created in 1982 to help co-ops put the principle of co-operation among co-operatives into practice, support the sound management and good governance of our members, represent co-ops to various levels of government in support of existing co-op communities, and expand the co-op housing option in British Columbia.

More than 40 years later, CHF BC is a membership association representing 96% of the housing co-ops in the province, a property management company handling the day-to-day operations of 6,000 co-op homes (**COHO Management Services**), and a social purpose real estate developer (**Community Land Trust**) with a portfolio of almost 1,700 occupied homes and another 1,600 plus homes in construction or under development.

We are member-owned and governed and collectively hold real estate assets valued at close to \$389M. We employ more than 140 staff and record over \$11M in annual revenues from the organizations that deliver programs and services to our members and represent their interests.

We are uniting our members to create a strong and resilient co-op housing sector to preserve the homes we already have, increase the number of co-op homes in BC, and promote equitable access and a sense of belonging in our communities.

CHF BC GROUP OF SOCIAL ENTERPRISES

2021-25 STRATEGIC PRIORITIES



Belonging

Inspire housing co-ops to be communities that promote and embody equitable access, opportunity, respect, and a sense of belonging for everyone.

Sustainability

Model and promote the principles and best practices of social, economic, and environmental sustainability in everything we do and encourage our members to do the same.

Growth

Champion the ongoing and significant development of co-op homes to expand our movement and increase the availability of co-operative housing in BC.

Let's look at how CHF BC supported housing co-ops and their members during the year ending July 31, 2023.

Strong Support and Expert Advice for Members

The landscape of co-op living is constantly changing, and CHF BC creates space for our members to come together, share ideas and experiences, and learn from industry experts. These



engagements support housing co-ops in their drive to be strong and vibrant communities no matter what challenges they face. We held three education conferences in Vancouver and on Vancouver Island, delivered **50 workshops**, and facilitated **116 individual co-op meetings** and town halls. These services continue to be in high demand, with an **11% increase in attendance** year over year.

No two co-ops are exactly alike. CHF BC members have a direct line to our staff for technical advice on governance matters, such as board and director responsibilities, policies, human rights, privacy, or dispute resolution. Staff responded to more than **1300 calls and emails** from co-op members last year.



Our online resources and toolkits include policy templates and step-by-step direction on critical responsibilities for co-op boards. This year we saw a **record 69% increase** in the number of subscribers to our website resources. Our E-news, Sustainability and Education newsletters are the most direct way of providing targeted content to members, and our subscribers continued to increase over the year, reaching a total of **3,829 subscribers** by year end.

Making Co-op Housing A Reality for People Who Need it Most

For many, co-op housing – or any affordable housing – continues to be out of reach. This is particularly impacting persons and families who have experienced varying levels of systemic inequities. This year, our Community Land Trust partnered with [Collective Impact TRRUST](#) to create opportunities for young people aging out of government care to join a co-op community. And we continue to partner with [Community Living Society](#) to provide homes for adults with development disabilities and the [BC Society of Transition Houses](#) for women fleeing intimate partner violence.

Group Buying is Not Slowing Down

Joining with other co-ops to combine their group buying power is one of the best ways co-ops can achieve greater economies of scale in their day-to-day operations. Our program offers essential products and services to co-ops and their members. Even in the face of inflation and supply chain challenges this year, our suppliers and partners managed to deliver another year of excellent products and services across the full range of group buying options for members.



From Classroom to Community

We aspire as a federation of housing co-operatives to create opportunities for people to share their experience of living in thriving co-operative communities. Whether lining up for BBQ burgers, exploring the community on co-op walking tours, or piloting an online platform to help prepare for current and future challenges, our members reported that combining fun and learning is here to stay.



Preserving Existing Co-op Homes

The best way to grow a thriving co-op housing sector is to **ensure that we properly maintain and manage our existing homes**. To date over **130 housing co-ops** have worked with CHF BC to develop asset management plans and **89 housing co-ops** are using **COHO Management Services** for professional property management and governance support.

In more extreme circumstances, the Community Land Trust is ready to step in and save the day for co-ops who may be at risk from the sale of their land and buildings to a private investor.

Historic deal secures 425 co-op homes in Burnaby

The residents of 425 co-op homes in Burnaby are breathing much easier now that their homes are protected in a historic partnership deal announced today.



The Community Land Trust is not only building new co-ops but preserving existing co-op homes through property transfers to protect their security of tenure in perpetuity. There are currently **11 housing co-ops built before 1993** whose members can rest easy knowing their properties have been secured forever.

We were saddened by the loss of Totem Housing Co-operative this year – an outcome we hope never to see again.

We are working aggressively with our members in two housing co-ops on Packard Avenue in Coquitlam to ensure that they do not meet the same fate.

British Columbia

Closure of Surrey, B.C., co-operative leaves residents desperate for affordable housing

Residents of Totem Housing Co-operative will have to pay triple their monthly fees in rent or leave by July 1



Arrthy Thayakaran, Belle Puri · CBC News · Posted: May 11, 2023 6:08 PM PDT | Last Updated: May 11

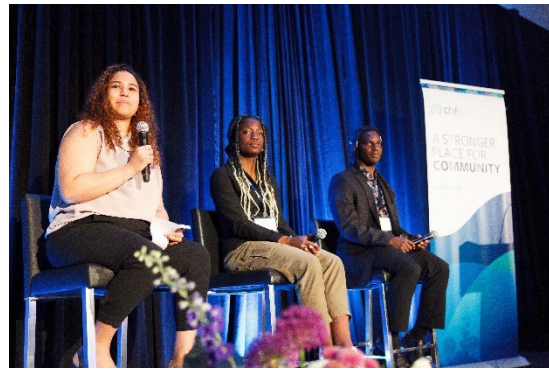


Pathways for Youth



To support the next generation of co-operators, we awarded another \$12,000 in post-secondary scholarships and sponsored three youth to attend YES Camp.

At our Spring Forum in May, we hosted a panel of youth leaders from [Ethos Lab](#), who shared their experiences and told us how they have co-created a space where a sense of belonging is at the core of their efforts to empower youth to be creators and not just consumers.



Celebrating our Older Co-op Members

CHF BC's Aging In Place committee is a passionate group of co-operators who continued their work on speaking up for seniors and celebrating the contributions of older co-op members to their communities.

This year committee members attended several public events focused on issues facing seniors and the many resources available to them. The committee also hosted its annual **Century of Cooperation** awards to honour **31 individuals** who have dedicated their time and energy over many years to their co-op communities.



Government Relations and Advocacy

CHF BC maintained a robust government relations and community outreach presence throughout the year. We receive regular invitations to participate in consultations with all levels of government on various housing policy issues. During the year we continued our work with the City of Vancouver on co-op lease renewals, with a focus on co-ops in the SE False Creek area and those that have been flagged for redevelopment.



A historic investment in safe, secure, affordable Housing for all British Columbians.

In January 2023, the provincial government made a historic investment of **\$500 million** to create the Rental Protection Fund, to support the community housing sector in acquiring existing, occupied rental buildings, addressing a critical gap in housing policy – the erosion of affordability in the private rental market.

Several years of persistent advocacy and our partnership with BC Non Profit Housing Association and the Aboriginal Housing Management Association – **Housing Central** – paid off in January this year when the Province of BC announced an investment of \$500M to establish the [Rental Protection Fund](#).

The Fund will be used to assist in the purchase of purpose-built rental housing or co-ops at risk of privatization, to maintain affordable rents, prioritize security of tenure, and offer tenants in privately owned rental buildings the opportunity to convert to a co-op form of tenure. We are proud to be part of this effort to secure housing affordability for future generations.

Creating More Co-op Communities and Expanding the Community Land Trust Model

This year we continued to develop new co-op communities with our partners across the Metro Vancouver region and beyond. As of July 31, 2023, the Community Land Trust’s portfolio included



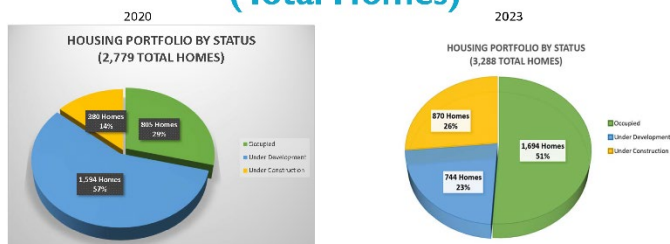
2,660 co-op homes, 628 non-profit homes and 20 commercial retail units. This mixed-income, mixed-use approach to housing accommodates a broad range of incomes, household types, and community partners.

Most recently we opened [North Arm Housing Co-operative](#) on Fraser Street in Vancouver.

This 58-unit co-op in East Vancouver is a community created for mature adults and features studio and one-bedroom

apartments. The ground floor of the co-op is occupied by 411 Seniors Society, a non-profit organization that is a community hub and service organization dedicated to the well-being of seniors in Vancouver.

Portfolio Summary (Total Homes)



Over the last three years, the Community Land Trust has more than doubled the number of homes under development and construction. And last month we were proud to help launch the Canadian Network of Community Land Trusts to foster the growth of community land trusts across the country.

Our operations today are more complex and larger in scale than ever, but our commitment to the co-operative principles remains unchanged. Our top priority has always been and will continue to be supporting our members in the governance and management of their co-ops and championing the growth of our movement so that anyone who wants one can have a safe, secure, affordable co-op home.

Thank you for your loyalty and support in this important work.