



A STRONGER PLACE  
FOR COMMUNITY

# 2024 | A Year in Review

CHF BC GROUP OF  
SOCIAL ENTERPRISES







## Land Acknowledgement

The Co-operative Housing Federation of BC (CHF BC) acknowledges and pays respect to the Indigenous keepers of the traditional and unceded lands upon which many housing co-operatives and offices are situated: the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), sʔəlilwətaʔt, (Tsleil-Waututh), WSÁNEĆ (Saanich), and ləkʷəŋən (Lekwungen)-speaking Peoples. We acknowledge the impact of colonialism and that our presence on these lands was paved through a system of discriminatory and racist practices. We are committed to honouring, listening, and continuously learning from the diverse perspectives of these and other Indigenous peoples.

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# Introduction from the President and CEO

2024 marked another year of growth for the co-op housing sector in BC, with homes being saved and added through the Community Land Trust. This work, and the over 1000 homes currently in development, are part of a journey to revive and expand co-operative housing options in BC.

CHF BC started as and remains a membership association for housing co-operatives and associated organizations, but we've also evolved, over 40 years, to encompass a suite of social enterprises. This includes COHO Management Services Society (COHO) and a social purpose real estate developer, Community Land Trust Foundation of BC (CLT). This has allowed us to strengthen the co-op housing sector in BC through professional long-term planning and by aggregating and leveraging our real estate assets.

The cornerstone of our services to housing co-ops continues to be educational offerings, advocacy and community connections, providing hundreds of resident members every year with the tools and knowledge they need to successfully manage their co-op communities.

This has proven to be successful in building capacity within our membership, while acting as a driving force to advance policies and practices that empower the co-operative housing model and support the wider community housing network.



## Executive Leadership



**Thom Armstrong**  
CEO, CHF BC, COHO, CLT



**Michelle Cooper-Iversen**  
COO, CHF BC, COHO, CLT



**Tiffany Duzita**  
ED, CLT



**Halina Kuras**  
ED, COHO

The value that we bring to housing co-ops and the broader community has positioned us to build on our successes to ensure a strong and resilient co-op housing sector.

We strive 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, ensuring that co-op homes are available for future generations.

The strength of our team is driving our success, and we credit the work of our directors and staff for allowing us to serve our mission so effectively and give us such hope for a future in which everyone has a safe, secure, permanently affordable place to call home. We will continue to put our members at the center of everything we do, and we appreciate their loyalty and support as we continue to unite, represent and serve them in a thriving co-operative housing movement.

We're now looking to grow that success through future-focused long-term planning, which you can read more about as part of our 2025-2030 strategic plan: Strengthening our Foundations, Deepening our Impact.

By working hand-in-hand with you we can and will create and build vibrant, supportive, and empowered co-op communities across British Columbia.

Thank you for joining us on this journey.



**Thom Armstrong**  
CEO

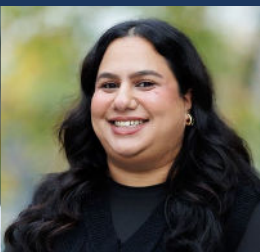


**Danny Loubert**  
Board President

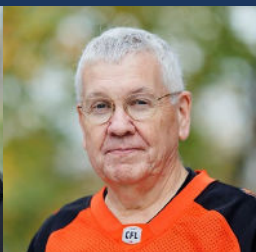
## CHF BC Board of Directors



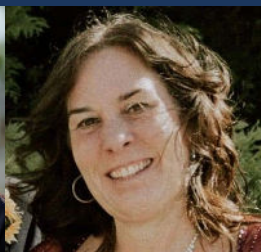
**Sharon Esson**



**Raman McIsaac**



**Ted Pennington**



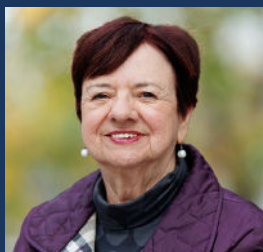
**Lisa Berting**



**Dave Maier**



**Dyanna Pfenniger**



**Anne Davidson**



**Eric Finkel**



**Danny Loubert**



**Shannon Sangster**



**Stephanie Smith**



**Sally Yee**

# Who We Are

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## Mission

Unite represent and serve our members in a thriving co-operative housing movement.

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## Vision

Growing an inclusive community of sustainable and permanently affordable co-operative housing.

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## We Are...



A resource offering information, advice, programs and services to members.



A steward of real estate assets worth over \$1 billion.



A hub for developing and strengthening co-op communities.



A certified living wage employer of more than 150 staff.



A co-op embracing and promoting the seven international co-op principles.



A partner in the growth of the community housing sector in BC.





## Co-operative Housing Federation of BC

For over 40 years, the Co-operative Housing Federation of BC has been the backbone of co-operative housing in BC. We were created in 1982 to support housing co-ops put the principle of cooperation among co-operatives into practice and to deliver a suite of programs and services with an understanding of the unique challenges that came with owning, operating and living in a housing co-op.

Today, CHF BC is a membership association made up of member housing co-ops and associated organizations, representing almost 16,000 homes and 96% of the housing co-ops in the province. We unite, represent and serve housing co-ops and their members.

Within the CHF BC group of social enterprises is COHO Management Services, a professional management company handling the day-to-day operations of over 6,000 co-op homes, and the Community Land Trust, a social purpose real estate developer with a portfolio of nearly 2,500 occupied homes and another 1,035 homes in development or under construction.

We not only facilitate connections to strengthen the co-operative housing network, but also build capacity within our membership and act as a driving force to advance policies and practices for the benefit of co-ops and the wider community housing network.

CHF BC represents

96%

of BC's co-ops

COHO manages

6000+

co-op homes

CLT holds a portfolio of

2,437

co-op homes



## Message from COHO Management Services

In 2024, COHO Management Services (COHO) celebrated their 40th anniversary, building on its legacy of providing exceptional management services, ensuring the financial health and operational efficiency of their clients.

This year, COHO welcomed five new clients, bringing their total to 95 housing co-operatives, representing over 6,100 units. This expanding client base highlights the trust housing co-operatives place in COHO's services. By focusing on personalized solutions and cost-effective management strategies, we have solidified our position as a leader in the sector.

COHO made significant investments in technology and prioritized professional development of staff throughout the year. This ensures that our team is well equipped to deliver high-quality services to clients.

The launch of a new website was a significant milestone and this included a portal for clients with improved functionality for members to submit service requests to our staff. Through our customized management software, housing co-ops can access real-time reports and essential documents, offering greater transparency and convenience.

Looking forward to 2025, COHO's focus remains on positioning ourselves as the gold standard for management of housing co-ops. This dedication will ensure staff are able to maintain and improve service standards for clients, and meet the evolving needs of our client housing co-operatives.



**Halina Kuras**

Executive Director, COHO Management Services





## Message from Community Land Trust

Over the past year, CLT made major strides to build, preserve and manage hundreds of co-op and non-profit homes in BC.

In 2024, the total value of CLT's portfolio increased to a record-breaking \$1.25 billion, with 2,437 occupied homes, 401 homes under construction, and another 674 homes under development.

In February 2024, we purchased two housing co-ops on Packard Avenue in Coquitlam, preserving nearly 300 homes. This was also the first housing purchase to receive funding (a total of \$58.8 million) from BC's Rental Protection Fund, created to slow the loss and secure BC's existing affordable housing. We're delighted to be able to bring peace of mind for these members, knowing they'll be able to stay in their homes for years to come. The addition of the Packard and Garden Court co-ops brings the total number of homes acquired or preserved by CLT since 2017 to 1,021.

With the completion of Phase 1 of our new Hoy Creek project in Coquitlam in April 2024, CLT increased the number of homes at Hoy Creek Housing Co-op from 97 to 132. We'll be adding another 146 homes with Phase 2, which will break ground in 2025.

And, back at head office, we were delighted to launch our new website, [cltrust.ca](https://cltrust.ca), in October of this year.

None of these milestones would have been possible without the incredible work of our employees. CLT welcomed 10 new employees in 2023 and 2024, bringing our team to 38 people. In 2025, we'll be growing that number even more, to both meet the needs of our co-op members, and increase our ability build and preserve more housing in BC.

These are just a few of the highlights of what has been an outstanding year of growth for CLT and the CHF BC group – and we're just getting started.



**Tiffany Duzita**

Executive Director, Community Land Trust

# Impact at a Glance



270

co-op homes  
preserved

152

new co-op  
homes added



1035

co-op homes under  
construction or  
development (288 will be  
ready for occupancy in 2025)



600

workshop  
attendees



\$1.25B

in assets in the CLT  
housing portfolio



\$11.75M

in interest earned by 212  
co-ops in Co-operative  
Housing Interest Pool

80%

of co-ops accessed  
2+ group buying  
services



\$19,000

in scholarships  
awarded



# CLT Community Foundation

For many groups, the traditional waiting lists to get into a housing co-op are not a practical solution and a welcoming co-op community is out of reach. This particularly impacts persons and families who have experienced varying levels of systemic inequities.

This year, our Community Land Trust partnered with Community Living BC to secure homes in each new development for adults with developmental disabilities.

“By their nature co-ops are inclusive communities, and this agreement provides access to a style of housing that is incredibly meaningful for the people who receive supports funded through CLBC,” says Ross Chilton, CEO of CLBC. “It’s a wonderful fit for us, as many of the people we support have told us they want independent and affordable housing, and to contribute to their community.”

This joins two existing programs, the Disability Trust and the Domestic Violence Relief Fund, which provides loans with no fees or interest to qualified beneficiaries to cover the share purchase required for co-op membership.

The CHF BC Scholarship Fund awarded \$19,000 in 2024 to students pursuing post secondary education and sponsored three youth to attend YES Camp, a summer program which focuses on communication, leadership, and co-operation.





## Education and Support

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 over 50 workshops, and supported over 100 individual co-op meetings and town halls. These services continue to be in high demand and have proven to be a valuable offering to our members.

No two co-ops are exactly alike. Housing co-ops 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 1,100 calls and emails from co-op members last year.

### 2024 EDUCATION AND SUPPORT

50

Workshops

100

Individual Co-op  
meetings

1,100

Calls and Emails  
responded



## Waste Management

**\$1.3M**  
Sales

**160**  
co-ops

## Kitchen and Bathrooms

**\$3M**  
Sales

**25**  
co-ops



## Appliances

**\$0.85M**  
Sales

**110**  
co-ops



## Flooring

**\$1.1M**  
Sales

**46**  
co-ops



## Maintenance

**\$0.35M**  
Sales

**96**  
co-ops



# Group Buying

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 Group Buying program offers essential products and services to co-ops and their members. Our suppliers and partners delivered another year of excellent products and services across the full range of group buying options for members.

The Co-operative Housing Interest Pool (CHIP) program offers co-ops a secure savings option at higher interest rates. We are pleased to report that the program expanded significantly this year. Currently over 212 co-ops have combined deposits of more than \$204 million in CHIP through three participating credit unions: Vancity, Community Savings - CCEC Branch, and Coast Capital Savings, earning \$11.75 million in interest in 2024.





## Community Connections

We facilitate connections and create opportunities for people to share their experience of living in thriving co-operative communities. In addition to meetings and conferences, we connect our members through multiple social events, including BBQs held in East Vancouver and on the Island, a trip through BC's Interior, and Hot Dog Day on the Drive to celebrate Co-op Week.





# Aging in Place

CHF BC's Aging in Place committee is a passionate group of co-operators who speak up for seniors and celebrate the contributions of older co-op members in 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 32 individuals who have dedicated their time and energy over many years to their co-op communities.

The theme of this year's celebration was "belonging" – a concept that many of the recipients reflected on in the course of the afternoon, whether it be the diversity of their co-op communities, or the neighborly attitudes and kindnesses that were hallmarks of their co-operative living experiences.

"We have to continue allowing people to age in place," says Judy Young. "Especially women. Because a lot of the women that are now aging in place did not have the opportunities that women have now. We weren't allowed to. We weren't allowed to have bank accounts. We weren't allowed to have credit cards."

The Aging in Place committee helps co-ops learn more about how they can support residents and better plan for their future. "Very soon there's going to be about 20% of the population of Canada that will be aging in place," she says. "That's huge. So, there's a lot of initiatives that are available to people. And services that they just don't know about. So, it's our mandate to bring that to their attention as much as we possibly can."



# Preserving and Growing 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 150 housing co-ops have worked with CHF BC to develop asset management plans and 93 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.

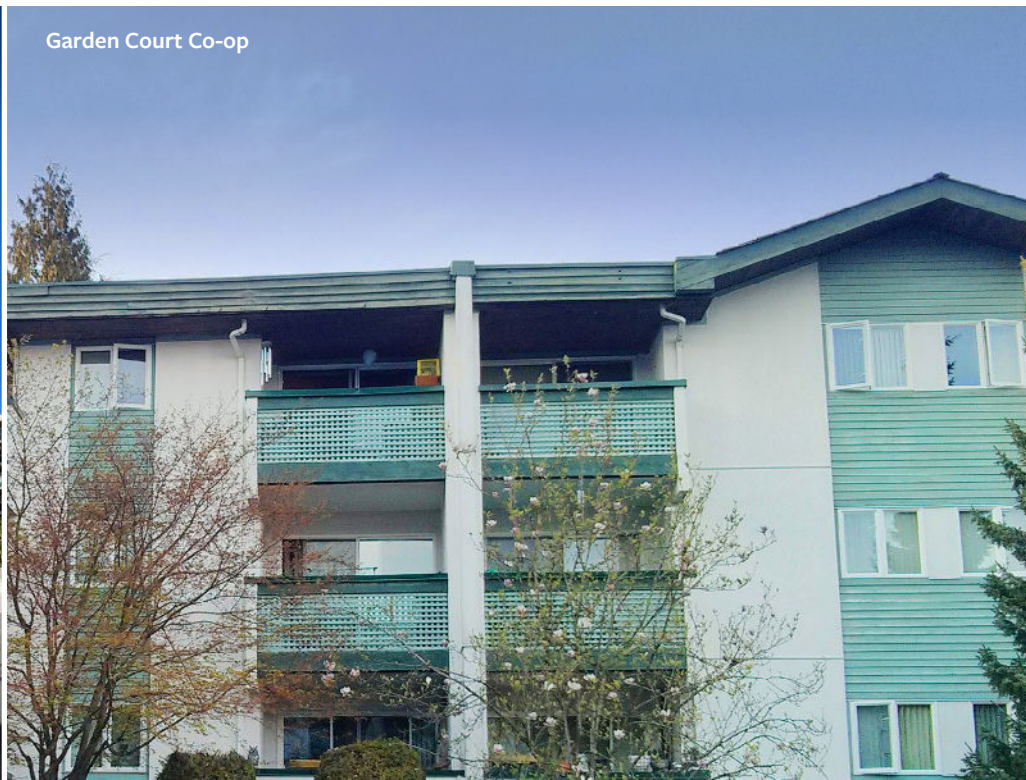
With support from the Rental Protection Fund, Community Land Trust was able to acquire Garden Court and Packard Co-ops in Coquitlam, securing 290 affordable co-op homes and providing housing security for their members.

Phase One of Hoy Creek Housing Co-op opened in June, the first step in a two-part redevelopment project that has secured existing homes while adding additional homes and revised community spaces.

Hoy Creek Housing Co-op



Garden Court Co-op







The North Arm Housing Co-operative



981 Davie Street

## 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. By the end of 2024, the Community Land Trust's portfolio included 2,884 co-op homes and 628 non-profit homes occupied, under construction or under development and 20 commercial retail units. This mixed-income, mixed-use approach to housing accommodates a broad range of incomes, household types, and community partners.

The North Arm Housing Co-operative, which opened last year, held its first AGM and elected its first member board.

Construction has continued at 981 Davie Street, Vancouver's first hybrid mass timber building, and will be designed to Passive House standards. The 17-storey mixed-use development will offer 154 affordable homes, operated in partnership with the McLaren Housing Society. The building will also house the new QMUNITY community and social centre. The building will feature indoor and outdoor amenity spaces, including inner courtyards, outdoor children's play areas, communal seating spaces, and urban agriculture.

| In October, CLT launched a new stand-alone website, [cltrust.ca](https://cltrust.ca).



The CLT is now part of a growing network across Canada and many of our staff attended the Canadian Network of Community Land Trusts Summit in Vancouver this October.

# Advocacy and Government Relations

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.

In June, the federal government launched the Co-operative Housing Development Program, the first significant federal investment in co-op housing in over 30 years. First promised as part of the 2022 federal budget, the program includes \$500 million in contributions and \$1 billion in loans to build co-ops across Canada.

As part of the 2023 Provincial Election, we partnered with Housing Central Partners, BC Non-Profit Housing Association and Aboriginal Housing Management Association, to develop and promote **Build More. Protect More. A New Affordable Housing Plan for BC.**

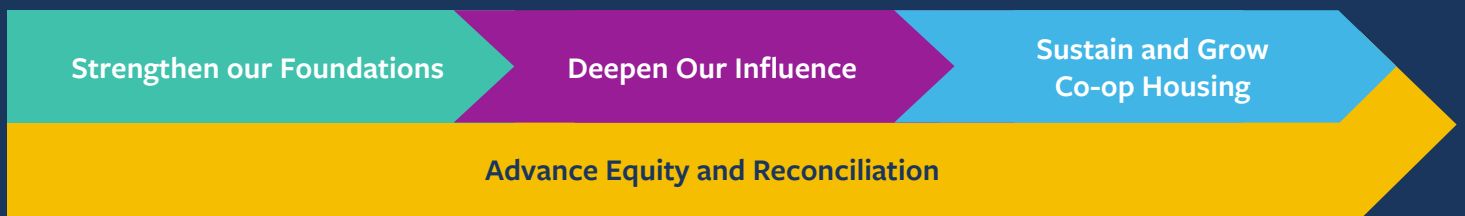




# Looking Forward – Strategic Priorities: 2025 – 2030

In 2024, CHF BC undertook an extensive process to consult members and partners in the creation of a bold and ambitious strategic plan to guide us through 2030:

**Strengthening our Foundations, Deepening our Impact.**



## Strengthen our Foundations

By investing in our people, systems, and organizational structures, we will lay the groundwork for long-term success and the ability to effectively support our member co-ops now and into the future.

## Deepen our Influence

By engaging with members, the public, and policymakers, we can elevate the profile of co-ops and advocate for the supportive policies necessary for our sector to thrive and grow.

## Sustain and Grow Co-op Housing

Through strategic partnerships, innovative funding models, and comprehensive planning, we aim to create and maintain housing options that are accessible to all.

## Advance Equity and Reconciliation

Across all of our strategic priorities is a commitment to diversity, equity, and inclusion and meaningful reconciliation.

| [Learn more about our strategic pillars at chf.bc.ca/2030](https://chf.bc.ca/2030)



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