



A STRONGER PLACE FOR **COMMUNITY**

2025 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 Musqueam, Squamish, Tseil-Waututh, WSÁNEĆ, and 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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Co-operative Housing Federation of BC Group of Social Enterprises



The CHF BC Group of Social Enterprises consists of the Co-operative Housing Federation of BC, a membership organization of housing co-ops and associated organizations; COHO Management Services Society, a professional management company specializing in co-ops; and Community Land Trust, a social purpose real estate developer.

Mission

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

Vision

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

We are...

A trusted advisor, program provider, and advocate for co-op housing

A steward of real estate assets worth over \$1.25 billion

A hub for developing and strengthening co-op communities

A certified living wage employer

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 advance the cooperative principles and to 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 96% of the housing co-ops in the province. We unite, represent and serve co-ops and their members.

We facilitate connections to strengthen the co-operative housing network and 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
Membership:

266
co-ops
totalling **14,761**
homes



COHO
Providing Service:

96
Clients
totalling **6,314**
homes



CLT
Stewarding:

3,880
homes
occupied or in
development

Message from the CEO and Board of Directors

The United Nations declared 2025 the Year of the Co-operative. Co-ops around the world showcased how they were vital parts of global economies and supported their local communities.

Here in BC, we advocated for affordable and co-operative housing options during the federal election, supported “buy local” movements by highlighting other local co-ops and reinforcing relationships with Canadian-based group buying partners, showcased stories from our past and current members, and provided expert advice and resources to our members to help them maintain and strengthen their co-op communities.

We also launched the Centre for Co-operative Learning, a centralized hub for members to access courses and resources that empower housing co-op members with the knowledge and skills they need to govern and manage successful co-ops and vibrant communities.

All of these efforts are a part of our strategic plan. In it, we committed to strengthening our foundations by investing in internal capacity and enhancing services, deepening our influence by increasing advocacy and engagement efforts, and sustaining and growing co-op housing by ensuring current co-ops remain viable while building more through Community Land Trust.

These efforts have all been underpinned with a commitment to advance equity and reconciliation.

While 2025 has been marked with uncertainty and many challenges as global politics impacted local economies, we also have many reasons to look to the future with optimism. We look forward to working with our government partners and hope to take advantage of the opportunities provided by the Build Canada Homes agency. We have already worked with multiple Vancouver co-ops to renew their leases with the city. And this year alone we made over 250 new co-op homes available for those who want to join housing co-operatives.

The strength of our team is driving our success. Our operations have grown in scale and complexity, reflecting our commitment to maximize impact and address the full range of our members’ needs. We have maintained a strong financial position. This year, across all three groups we generated \$17.1M in revenue and have healthy reserves totaling \$2.32M. 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.

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
Chief Executive Officer

Danny Loubert
Board President

Executive Leadership



Thom Armstrong
Chief Executive Officer



Michelle Cooper-Iversen
Chief Operating Officer



Monica Morgan
Executive Director, CLT

CHF BC Board of Directors



Dyanna Pfenniger



Sally Yee



Eric Finkel



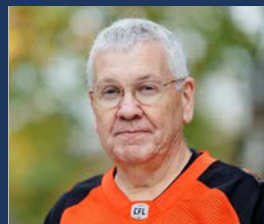
Sharon Esson



Raman McIssac



Danny Loubert



Ted Pennington



Anne Davidson



Stephanie Smith



Shannon Sangster



Dave Maier



Lisa Berting



Message from COHO Management Services Society

COHO Management Services Society has undergone some significant changes this year, most notably the retirement of Executive Director, Halina Kuras. Since joining COHO in 1990, Halina has shaped our organization with her unwavering commitment, deep expertise, and tireless advocacy for co-operative housing. Her journey—from co-op coordinator to Executive Director—has been marked by integrity, innovation, and a profound impact on our sector. Halina’s leadership has been instrumental in making COHO the trusted partner it is today.

Her legacy lives on in the systems she built, the teams she mentored, and the relationships she nurtured. Both Halina and I have worked diligently with the COHO team to ensure we continue to meet the high standards our clients expect. We have taken this change as an opportunity to review processes and services offered at COHO, and I look forward to sharing additional service offerings early in 2026.

This year, as I’ve stepped in to help bridge the gap left by Halina’s departure, I have had the opportunity to work more directly with the COHO team and clients. I’ve seen first-hand the challenges our co-ops are facing, the value of having management services that understand their unique needs, and the critical role of building long-standing, trusted relationships.

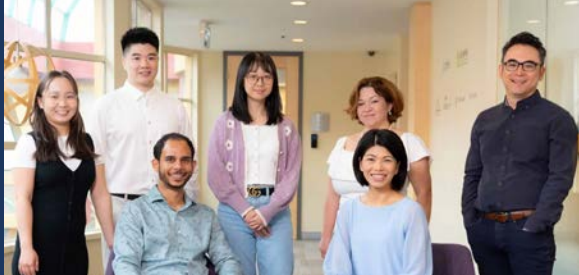
We are grateful for our long-standing client relationships. 2025 marked 41 years of providing management services to BC’s housing co-operatives. We are pleased to report that almost 70% of our co-op clients have been working with us for 10 plus years.

These long-standing partnerships speaks to the deep expertise and understanding of the unique needs to housing co-operatives. We have built a collaborative team that is able to turn to each other for advice, because between all of them, they truly have seen it all.

Michelle Cooper-Iversen
Chief Operating Officer
Interim Executive Director (COHO)



community
LAND TRUST



Message from Community Land Trust

As we celebrate Community Land Trust's 10th anniversary, we have continued to see rapid growth and change at our organization.

One of these changes was in leadership, when I joined as CLT's new Executive Director this summer. While I bring decades of experience in working with public, private and community based partners developing housing and large capital projects in the province, as a former housing co-op member myself, I was eager to work with the amazing team at CLT to make increased housing options available for more British Columbians.

I joined a strong and established team, who have already made a tremendous impact on affordable and co-op housing over the last decade, and it has been an honour to step in to lead this group of passionate individuals and build on all of the work undertaken by the former Executive Director.

This year, the CLT has completed redevelopment of the new Sunshine Housing Co-op in Surrey, welcoming previous and new residents to new homes this Spring. In October the brand new McHardy Street Housing Co-op opened in Vancouver, welcoming the first of 102 new households. This growth will continue as we continued construction at our Burrard and Davie development and broke ground at our latest development at 1220 Seymour Street. By 2028 these two buildings will be home to 266 co-op households, as well as other community and retail spaces, expanding our partnership with other mission related community based organizations.

We have also spent time planning for the future. As you'll read more about later in this report, we launched a five-year strategic plan for 2025-2030, which outlines our commitment to expanding community-owned housing and strengthening stewardship in order to maximize our social impact. This will be supported by efforts to elevate our public profile and strengthen our internal foundation.

CLT is an innovative leader in the country when it comes to co-operative housing development and growing the community land trust model, and we have you and our partnership with CHF BC to thank for that.

CHF BC members are our first stakeholders, our partners, and our supporters. Thank you for helping us grow co-operative housing in this province and beyond.

Monica Morgan, Executive Director, Community Land Trust

Impact at Glance

In 2025 we launched a new five-year strategic plan: *Strengthening our Foundations, Deepening our Impact*. As part of our commitment to members, we will be regularly reporting back on our progress towards the ambitious goals and bold direction we have set.

Strengthen our Foundations

As the number and needs of housing co-ops have grown, so have we. 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

Raising awareness of the co-operative housing model is crucial for building broad-based support and understanding. 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.

266

co-ops



14,761

households



174

total staff



1,029

workshops
attendees



141

Centre For
Co-operative Learning
registrations



Sustain and Grow Co-op Housing

In addition to developing new co-op homes, we are committed to sustaining existing co-ops by helping co-ops manage their properties with a long-term view, and when necessary, having the Community Land Trust step in to negotiate new leases and developments.

147

new co-op homes



39

redeveloped co-op homes



1,380

co-op homes
in development

\$1.25B

in assets in the CLT
housing portfolio

308

Uses of
group buying program
for co-op renovations



Across all of our strategic priorities is a commitment to diversity, equity, and inclusion and meaningful reconciliation. We recognize that fostering an equitable environment is essential to the success and sustainability of co-operative housing.



A Co-operative History

In 2025, CHF BC launched the BC Co-operative Housing History Project to commemorate the United Nations' International Year of Co-operatives. The project captures the voices of founders, builders, and current leaders who demonstrate how vision, perseverance, and community transform bold ideas into lasting homes for over 40 years.

Through thoughtful interviews—part history and part practical wisdom—we traced recurring themes of leadership, community, and resilience. Ordinary people, seeking a stable place to live, built a movement that now provides affordable homes for over 150,000 people in B.C. Their early efforts laid the foundation of our sector: CHF BC for advocacy and leadership, COHO for skilled management, and the Community Land Trust for building and safeguarding co-operative housing.

The human impact is unmistakable. People find belonging and stability, seniors age in place, and children grow up in safe, diverse communities. While challenges remain, including aging buildings, lease renewals, and uncertain funding, the path forward is clear: strengthening our foundation, deepening our influence, and growing and sustaining co-op housing across B.C. while advancing equity and reconciliation in all our work.

From the kitchen-table beginnings of the 1970s to today's cohesive, province-wide movement, the stories we gathered point to one simple truth: co-operation builds homes that last, and communities that endure.



View the full timeline at chf.bc.ca/timeline

**CHF BC
Established**

1982

Canadians have been building and living in formalized housing co-ops since the 1930s, and in cooperative housing formats for long before that. In 1982, a handful of housing co-ops created the Co-operative Housing Federation of BC in response to the need for a unified voice for housing co-ops in British Columbia.

**COHO
Management
Services Society
Established**

1984

The non-profit organization was established by CHF BC to meet the specific needs of co-op housing management.

**Federal
Co-operative
Housing Program**

**1984
-
1992**

FCHP launched in 1986 and was delivered by the Canada Mortgage and Housing Corporation. It created more than 460 co-ops and over 15,000 homes by combining inflation-linked financing, federal operating assistance, and rent supplements for low-income households before its cancellation.

**Community
Housing Land
Trust Foundation
Established**

1993

The Community Housing Land Trust Foundation was established to acquire, create, and preserve affordable co-op housing. Initially, it included five housing co-operatives and one non-profit housing society, providing more than 350 homes to co-op members and residents.

**First Avenue
Athletes Village
Housing
Co-operative
Opens**

2010

In a unique partnership with the City of Vancouver that would become a basis for future developments, CHF BC opened a new housing co-op in one of the developments built as part of the Athletes Village for the 2010 Olympic Winter Games.

**Advancing the
Community Land
Trust Model**

**2014
-
2019**

The City of Vancouver made four city-owned sites available through 99-year leases to develop over 350 affordable co-op homes. Over the next five years, rapid growth and increased complexity led to reorganization of the governance model resulting in the CHF BC Group of Social Enterprises you know today.

Supporting our Members

Education is key for all co-op members, whether they're just moving in, or an experienced board member. Which is why this May we launched the **Centre for Co-operative Learning**, a new online platform providing easy-to-use, self-paced educational options and resources that will make learning more accessible than ever before.

This new platform was informed by years of working cooperatively with CHF BC members, and the resources reflect common needs of co-op members, and best practices in co-op management.

Explore resources and educational opportunities at cooplearning.ca

New online resources supplement the four in-person conferences our Education team hosted this year, including the first dedicated event for members living in Community Land Trust co-ops.

In addition to educational offerings, our members also 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.



3

New CLT co-ops
receiving educational welcome
sessions from Member Services



1,277

Inquiries answered
by Member Services



115

consultations completed,
with **2,584** members



233

in-person
education event attendees

412

Registrants for
online workshops



617

Attendees of
portable workshops

What members are saying

I've always found CHFBC workshops to be informative & inviting. Even if I attend a repeat workshop, there's always new information, new ways of working together and learning, so it's never been a waste of time. I appreciate the professionalism as well as friendliness of the workshop presenters, hosts and tech folks.

- Feedback from attendee

Educational workshops are highly informative and often entertaining. I always have information to take back to my co-op to share with board members.

- Feedback from attendee



Managing and Maintaining Co-ops

We are committed to helping co-ops maintain their physical assets through our Planning and Renewal and Group Buying program partnerships.

We offer planning services to help co-ops visualize the future financial needs of their buildings. This year, we continued work with several co-ops to extend their leases with the City of Vancouver, including Four Sisters Housing Co-op, Pacific Heights Housing Co-op, Eight Oaks Housing Co-op, Cedar Mill Housing Co-op, and Helen's Court Housing Co-op.

We secured two new Group Buying partners to support painting and renovation needs: Home Pro Painting and Renovations Ltd. and UVV Renovations Company Ltd. Both companies offer discounts of up to 20% for CHF BC members. In addition, we have updated our partnership with TELUS, and some co-ops are now eligible for free WIFI and cable services in amenity spaces.

“Home Pro stands out as the best company we’ve worked with. Their project management is excellent. They are always on time, honest, and proactive, often pointing out issues our team may have missed, especially during busy periods like month-end and turnover seasons.” - Kristijan Cubela, Property Manager, CLT



166

Co-ops using
waste management
services

29

Co-ops accessing
kitchen and
bathroom discounts



61

Co-ops
accessing flooring
discounts

120

Co-ops
accessing appliance
discounts





\$262M
 Balance of funds from
 208 co-ops in Co-operative
 Housing Interest Pool

Connection and Celebration

Connection and community are the centerpieces of co-operatives. We love connecting with our members through educational and community events.

In the last year, we hosted BBQs in Burnaby and Victoria, handed out 300 hot dogs to celebrate Co-op Week, visited co-ops in Kelowna and Kamloops during our annual road trip, and hosted co-op meet-ups in neighbourhoods in Vancouver, Kitsilano and Mount Pleasant.

In October, in partnership with the Aging in Place committee, we hosted the Century of Co-operation Awards, which honoured 15 individuals who have dedicated their time and energy over many years to their co-op communities.

Event Attendance

127
Island BBQ

498
Mainland BBQ

65
Century of
Cooperation Awards

Giving Back

Our philanthropic efforts are focused on making co-operative housing more accessible and funding educational opportunities for the next generation of co-operators.

We are proud to continue to offer two 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.

We have also partnered with the Right Fit and Community Living BC to match individuals in need of accessible housing and those living with developmental disabilities to available co-op homes.

The CHF BC Scholarship Fund awarded **\$15,000** in 2025 to students pursuing post secondary education and sponsored 4 youth to attend YES Camp, a summer program which focuses on communication, leadership, and co-operation.



In the Public

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. This year we also sponsored Car Free Days in Vancouver to better connect directly with our local community.

Municipal

During the year we continued our work with the City of Vancouver to advocate for co-op lease renewals. Four Sisters Housing Co-operative was the first to renew their city lease, followed by four more and we hope to see more completed soon. We also reached an agreement to redevelop several aging Vancouver co-ops. This long-term vision will ensure that these homes remain as housing co-operatives.

This Spring, the new Sunshine Housing Co-operative opened in Surrey, and Mayor Brenda Locke joined us for a ribbon cutting and grand opening celebration.

Provincial

In October we joined the BC Co-op Association in Victoria for Co-ops at the Capital, an opportunity to show MLAs the impact co-ops have on our economy and in our communities. BC Housing continued to be a close partner for Community Land Trust developments, and we were joined by new Provincial Minister of Housing, Christine Boyle, to announce the funding and opening of McHardy Street Housing Co-operative.



Federal

During the federal election we supported the efforts of our national partner, the Co-operative Housing Federation of Canada, and are looking forward to continue to advocate for co-ops to be included in Build Canada Homes funding programs, and working with the newly elected Federal Minister of Housing and Infrastructure, Gregor Robertson.

Making housing more affordable requires support from all levels of government, and our continued focus will be to advocate federally, provincially, and with local municipalities to ensure co-operative housing options are part of programs to protect and build more affordable housing.



Celebrating a Decade of Proven Impact

The Community Land Trust, in its current form, was created 10 years ago to develop and manage co-op buildings and land using a community land trust model. What started with one dedicated staff member has grown to a team of over 40 professionals, growing and strengthening co-op housing in BC.

CLT holds a **\$1.25 billion** real estate portfolio, which includes more than **34** co-ops totaling over **2,600** occupied homes. An additional **1,280** homes are currently in development or under construction in Victoria, Abbotsford, Maple Ridge, Vancouver, Surrey, New Westminster, Burnaby, Coquitlam, Kelowna and North Cowichan.



Sawmill Housing Co-operative

**Opened
Winter 2025**

The newest addition to the River District opened in December with 117 new co-op homes. An additional 220 rental homes at Sawmill are available to Indigenous residents and operated by M'akola Housing Society.

Located in central Surrey, Sunshine was an existing housing co-op with an expiring lease. CLT negotiated with the City of Surrey to build a new, larger co-op blocks away from the original site, which opened this Spring with 69 co-op homes.

**Opened
Spring 2025**

Sunshine Housing Co-operative





McHardy Street Housing Co-operative

**Opened
Fall 2025**

Located only steps from Joyce-Collingwood SkyTrain, CLT's newest co-op is built to passive house standards and adds 102 co-op homes to the local neighbourhood.

Two new co-ops are currently under construction in downtown Vancouver. 1190 Burrard Street is due to open 154 homes in late 2026, with a large community space operated by Qmunity on the ground floor. 1120 Seymour Street is set to open in 2028 with 112 co-op homes.

Under Construction

Downtown Vancouver



A Path Forward

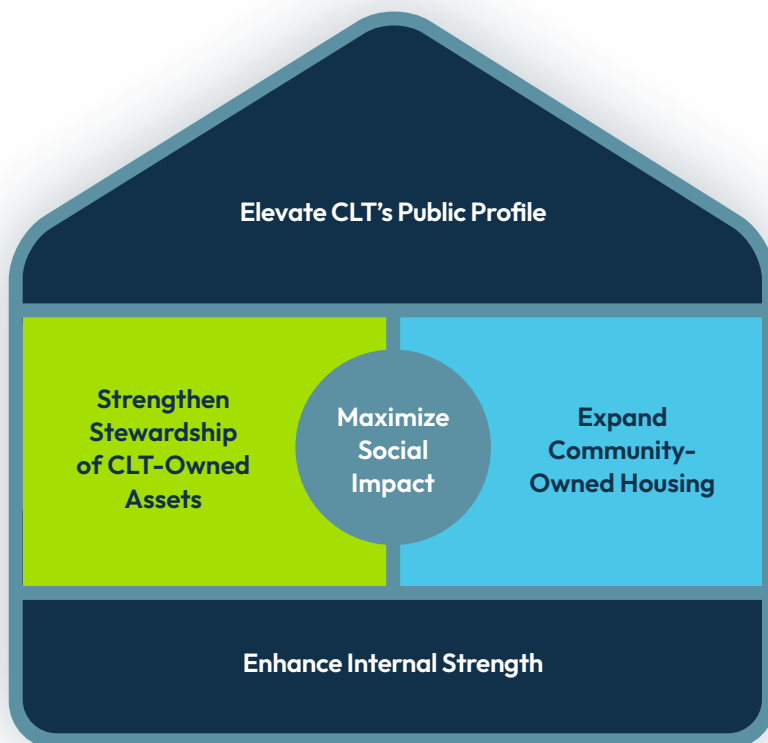
We have launched a new five-year strategic plan for the Community Land Trust

Our five strategic priorities work as a connected whole.

At the core is our commitment to expanding community-owned housing and strengthening stewardship. Together, these priorities ensure we are growing our portfolio while maintaining quality across our asset base. Maximizing social impact sits at the center of this work and reflects why we build housing – not just for affordability, but for community connection, resident wellbeing, and long-term stability.

Elevating our public profile builds the credibility, partnerships, and resources that fuel continued growth and amplify our impact.

Strengthening our internal foundation forms the foundation for all of this work – investing in the people, systems, and governance ensures we can sustain performance, manage growth, and deepen our impact.





BC's largest co-op housing developer, with a diverse portfolio of co-op and non-profit housing



Strong partnerships across all levels of government, sector allies, and communities

2,500+

permanently affordable homes delivered — and growing

What We've Accomplished



Community revitalization in neighbourhoods.



Preservation of first-generation co-ops and protection of at-risk affordable housing



From a bold vision to a professional team of 40+ employees spanning finance, development, and property management.







chf.bc.ca | coho.bc.ca | cltrust.ca

