

SCOOP

THE NEWSMAGAZINE FOR HOUSING CO-OPERATIVES IN BC

THE POWER OF PARTNERSHIPS

SUMMER 2017



A CENTURY OF
CO-OPERATION

5



EDUCATION
WORKSHOPS

17



SCHOLARSHIP
WINNERS

25



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CHF BC Executive Director Thom Armstrong and Vancouver Mayor Gregor Robertson

THE POWER OF PARTNERSHIPS

EDITORIAL:
THOM ARMSTRONG

There are many ways that co-op housing is a model for building a sense of community. Members work together, contributing side-by-side, to maintain and improve their surroundings. They volunteer for positions that guide the co-op toward a successful, vibrant future. Based on a framework of mutual support, members lean on each other, reach out a helping hand, and create a stronger place for community in the process.

We're building on our legacy of uniting, representing and serving our members, guided by a new strategic vision that will bring us to an even stronger place for community by 2022. Five years from now CHF BC members can expect more programs and services to help their co-op communities thrive, and our community will be significantly larger as CHF BC aims to increase the number of co-ops in B.C. and firmly establish the co-op housing model as a proven affordable housing solution. Growing our sector will take innovation and partnerships, particularly as we work to establish the **Community Land Trust** as the go-to solution for new affordable housing development.

In this edition of *Scoop* you'll find a collection of stories from members who are making a mark in their communities, long-established co-ops celebrating new successes and a peek at an innovative project nearing completion. Learn about the ways CHF BC is expanding its education programs as we find new ways to connect with and engage our members, as well get an update on our *Make Housing Central* campaign and an analysis of the provincial election results. You'll also hear from a new team member who will be reaching out to co-op communities to help better support seniors with resources to age in place.

These stories reflect both individual and collective efforts to build a better, brighter future for co-op housing in B.C. – a community that is stronger, together.

GROWING OUR SECTOR WILL
TAKE INNOVATION
AND PARTNERSHIPS...

Thom Armstrong



See Domego Co-op's planning success story on page 16.

ON THE COVER: Cameron O'Hara, 2016 CHF BC Scholarship winner and member of La Petite Maison Co-op, and Tom Baker, member of Post 83 Co-op, meet at CHF BC's Spring Education Conference.

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SCOOP

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A group of the first Century of Co-op Award winners at the award ceremony on March 24, 2017.

A CENTURY OF CO-OPERATION

When CHF BC opened its doors 35 years ago, housing co-ops were already well established in British Columbia. And some of those co-ops' original members are still living in their co-op communities today!

On Friday, March 24, CHF BC presented its first Century of Co-operation awards to 18 co-op members whose age plus the years they have lived in a co-op equals at least 100 years. The ceremony was held at the beautiful Westin Wall Centre (Vancouver Airport) in Richmond.

Award recipients were joined by CHF BC directors, members of the Federation's Aging in Place committee, and local politicians: Vancouver East MP **Jenny Kwan**, Vancouver-Hastings MLA **Shane Simpson**, Vancouver-Point Grey MLA (and then opposition housing critic) **David Eby**, (now former) Vancouver-Fraserview MLA and former Attorney General **Suzanne Anton**, and a representative from the office of Vancouver South MP and Minister of National Defence **Harjit Sajjan**.

Congratulations to our first award winners. You are the bedrock of your co-op communities!

Award winners who couldn't attend the March 24 event received their awards separately. **Deadline to nominate a member for next year's award is August 31, 2017.**



CHF BC's Aging in Place Committee.

[I] WANTED
[MY] HOME TO BE PART
OF AN INTEGRATED
COMMUNITY OF LIKE-MINDED
RESIDENTS WORKING
TOGETHER TO CREATE A
CONNECTED SOCIETY.

Bett Laurisden

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Jane McDermot

A LEGACY OF **STRONG COMMUNITY**

It's been nearly 37 years since **Jane McDermot** founded and moved into the **Vancouver East Housing Co-op**, where she raised her son and helped build a community. Now retired, she remains in the co-op (having lived in three different units) and her son has returned to a unit upstairs so he can be on hand to help out when needed.

"In 1979, I was one of a group of mostly single parents in pretty desperate need of decent affordable housing. We heard that housing co-ops could provide long-term stability as well as affordability through an innovative mixed-income model of funding." McDermot worked with others in partnership with **Inner City Housing** and **CMHC** to form a "scattered" co-op, one of the first of its kind in B.C., by acquiring six sites in Grandview-Woodlands and renovating them (even doing some of the work themselves) to provide 38 units of housing. Members contributed labour to keep costs down.

McDermot signed the Memorandum of Association and mortgage agreements and remembers the official opening with then-mayor **Mike Harcourt**, MP **Margaret Mitchell**, CMHC “and lots of happy co-op members and bouncing children” in attendance. Over the years she served on the board, finance and policy committees and was also the CHF BC representative, but here’s what she’s most proud of: “We acquired most of our buildings with existing tenants, many of whom chose to stay on as co-op members; three of our sites contain heritage buildings...protecting them from demolition; and since 2007 when our operating agreements with CMHC ended and the mortgages were paid off, we’ve continued to fund a mixed-income community as we plan for our future needs.”

Bett Lauridsen hoped to live in a co-op for the sense of safety and security it would bring, and for the chance to raise her children in a tight-knit neighbourhood, and discovered both at the **Community Alternatives Co-op** in Vancouver’s Kitsilano neighbourhood.

Born in 1930, Bett moved to Vancouver as a single mother in 1968. “I didn’t know many people because work and childcare took all my time,” she recalled. She wanted a sense of permanency, and for her home to be part an integrated community of like-minded residents working together to create a connected society. As a single mom working full-time in community nursing, Bett also knew she needed to lean on a village to ensure her children enjoyed a happy, vibrant home. “I wanted my children to grow up knowing their neighbours,” Bett said. In the late 1970s she joined Community Alternatives when the co-op was in the planning stages, and her family was the first to move in a short time later.

It was there that Bett also found friendship and camaraderie. When Bett’s autistic son was unable to get a job, she and three other women in the co-op banded together and applied for funding to start a muffin shop. In 1983 *Muffin Works*, staffed by five mentally challenged young people, opened on Commercial Drive and operated for the next 17 years. “Bryan worked there all that time,” Bett said. “My life would have been very different if I had not lived in a co-op.” (*Bett is now a member of Still Creek Co-op in East Vancouver*).

Bett Lauridsen



DID YOU KNOW?

CHF BC is 35 years old! CHF BC was incorporated on July 27, 1982. Help us celebrate at our AGM in November!



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Laura Fletcher and Celina Calogero, 2017 CHF BC Scholarship award winners.

WORDS OF WISDOM

from previous winners:

I'M IMMENSELY GRATEFUL FOR THE GENEROSITY I WAS ABLE TO PASS ON

*Jazz Groden-Gilchrist,
Winner of the first Aaron Webster Memorial Scholarship in 2012*

KNOWING THE FAITH PROVIDED IN ME FROM CHF BC AND THE SPONSORS KEPT THE PRESSURE UP TO ALWAYS DO MY BEST

*Gabe Dennis,
Winner of the CHF BC Scholarship in 2014*

I'M BEYOND EXCITED TO ENTER THE FIELD AS A WOMAN IN TECHNOLOGY!

*Cleo Tracey,
Aaron Webster Memorial Scholarship Winner in 2014*

CONGRATULATIONS CHF BC SCHOLARSHIP WINNERS

Our 2017 winners are **Laura Fletcher** of **Access Housing Co-op**, winner of the Aaron Webster Memorial Scholarship, and **Celina Calogero** of **Kinross Creek Housing Co-op**, both Vancouver co-ops.

Each year, one of our scholarships is called the Aaron Webster Memorial Scholarship to recognize a student who has not only qualified for the scholarship but also contributed to supporting diversity in the community. **Aaron Webster** was a president of a Vancouver co-op, then called **City View Co-op** and since renamed Aaron Webster, who was a victim of a hate crime, killed because he was gay.

CHF BC's Scholarship awards are presented each spring at our Semi-Annual General Meeting.



Find out more about our scholarship program.

<https://www.youtube.com/watch?v=4XZRWA8K7eM&t=1s>

OUR GROWING SCHOLARSHIP LEGACY



JAZZ GRODEN-GILCHRIST (ABOVE)
AARON WEBSTER MEMORIAL
SCHOLARSHIP, 2012

A member of Vancouver's **Heritage Housing Co-op**, Jazz was the winner of the first Aaron Webster Memorial Scholarship in 2012.

He went on to study illustration at Emily Carr University and just debuted his graphic novel at the Vancouver Comic Arts Festival in May. The comic, *Home*, is about mail, family and the "lovely, volatile mess that is loneliness." Groden-Gilchrist said winning the scholarship gave him the freedom to pursue activities and interests while in the illustration program, "not just as a student, but also in the role of advocate, go-to problem-solver and the person who brought cookies to the studio so everyone could stress-eat."

In other words, "it allowed me to give back to the community that I spent much of my four years in...and I'm immensely grateful for the generosity I was able to pass on."



ANIKA VASELL
CHF BC
SCHOLARSHIP
2015

A member of **Misty Ridge Housing Co-op** in Burnaby, Anika Vassell received the CHF BC scholarship in 2015 and received her Bachelor of Arts from the Faculty of Environment, with a major in Human Geography, from Simon Fraser University this spring. In the fall she returns to her studies at SFU to pursue a research Master's degree in Health Geography, where she'll study the ways our well-being is influenced by where we live and the activities in which we take part.

"Receiving the CHF BC scholarship has allowed me to do a little more exploration into the professions that I want to pursue," Vassell said. "I used the financial support from CHF BC to take one additional full-time course, which was challenging but it was everything I had hoped for and it changed my life." The CityStudio program, a partnership with the city of Vancouver, has opened up new opportunities for Vassell, including a contract job on the city's Arbutus Greenway team and now with TEDxSFU, which is the independently run TED Talks event.



YEGOR KONECHNY
CHF BC
SCHOLARSHIP
2016

There's a good chance that one day, you'll walk into a building designed by 2016 CHF BC scholarship winner Yegor Konechnyy. A former member of the **Oaklands Housing Co-op** community in Burnaby, he is using the scholarship funds to support his architecture studies at the University of Toronto, where he also likes to explore new fields, like 3-D animation and photography that are relevant to his studies. "My first full year at the University of Toronto has been phenomenal, the friendships and community developed in the architecture program positively affect the academic performance of all students," Konechnyy said. "I am excited to continue this journey and thankful for this opportunity given to me by CHF BC."



CLEO TRACEY
AARON WEBSTER
MEMORIAL
SCHOLARSHIP
2014

Cleo Tracey was the winner of the third annual Aaron Webster Memorial Scholarship and still lives in Vancouver's **Charles Square Co-op** while she studies computer science at the University of British Columbia.

"I discovered computer science having no prior knowledge of it before university, and fell in love with it," Tracey said. "I'm beyond excited to enter the field as a woman in technology!" Tracey said. She's also been able to discover a host of new interests while at UBC, including student leadership, videography and journalism.



CAMERON O'HARA
CHF BC
SCHOLARSHIP
2016

Cameron O'Hara, a 2016 recipient of the CHF BC scholarship, just wrapped up his first year of criminology studies at Douglas College. The **La Petite Maison Housing Co-op** resident is spending the summer working at Playland, and volunteered for Rooftops Canada at the CHF BC Semi-Annual General Meeting. "I want to give back to the sector," O'Hara said.



IRENE YOU
CHF BC
SCHOLARSHIP
2014

Irene You isn't one to wait for her studies to wrap up before she buckles down to the first leg of her career. A 2014 CHF BC scholarship winner, You is completing her Technology in Accounting program at the BC Institute of Technology this summer and is also preparing for the CPA designation exam — all while working for KPMG as an accountant.

"I couldn't have done any of this without my co-op home," said You, who is still a member of **Northern Way Co-op**. "I've been able to turn the scholarship into an opportunity to finish my degree program, and from there I've been able to secure the work that I'm interested in doing."

SCHOLARSHIPS

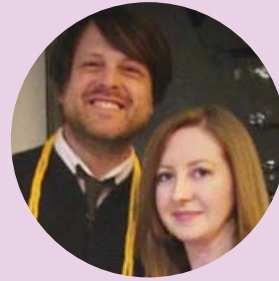


RUBY BISSETT
CHF BC
SCHOLARSHIP
2015

Ruby Bissett was awarded the CHF BC scholarship in 2015, and put it toward her Bachelor of Social Work degree at the University of British Columbia.

Bissett, who is still living at the **Westerdale Housing Co-op** in East Vancouver, has been working for the Urban Native Youth Association as a youth worker since her graduation from UBC.

She's thrilled to report that she will continue her education after being accepted into the Master of Public Policy program at Simon Fraser University.



GABE DENNIS
CHF BC
SCHOLARSHIP
2014

"I just wanted to say a huge 'thank you' to all of you for my CHF BC scholarship in 2014," said Gabe Dennis, a resident of Vancouver's **Access Housing Co-op**. In February Dennis graduated from Douglas College with a diploma in child and youth care counselling and was honoured with a prestigious award for finishing at the top of his class.

"Knowing the faith provided in me from CHF BC and the sponsors kept the pressure up to always do my best," he said, adding he's now pursuing a Bachelor of Arts in the same field. "I could not have done this without the support of CHF BC."



SOPHIE PATEL-MARTIN
AARON WEBSTER
MEMORIAL
SCHOLARSHIP
2016

In 2016 Sophie Patel-Martin, a member of **Tidal Flats Housing Co-op** in Vancouver, won the fifth annual Aaron Webster Memorial Scholarship. She completed her first year of studies at the University of Victoria and is back in Vancouver for the summer, where she's working full-time on Granville Island and counselling for Youth Employment Services Vancouver.

Patel-Martin will also be contributing as a volunteer with WISH, a drop-in centre in the Downtown Eastside, as well as at the Carnegie Centre. When she returns to school this fall Patel-Martin will be enrolling in the School of Social Work at UViC.



ARIELLE YIP
CHF BC SCHOLARSHIP
2012

The finance world will soon see an up-and-coming banking dynamo in Arielle Yip. As a **Le Coeur Housing Co-op** resident in 2012, Yip used her keen sense of a balance sheet to put her CHF BC scholarship money toward lowering her post-secondary education debt.

"Having the scholarship really helped," Yip said. "With full-time teaching I paid off my student loans in a matter of months."

Yip has been selected for the Royal Bank of Canada Career Launch Program — one of only 100 successful applicants from a national pool of more than 1,600 candidates.



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FRASERVIEW CO-OP

THE FIRST OF ITS KIND

Along the shoreline of the Fraser River in Vancouver's southeast corner is a growing neighbourhood much like many others, dotted with construction cranes and the busy comings and goings of builders, tradespeople and trucks. But one project in particular is rather unlike all the others, from its inception through to its expected finish sometime next year.

The **Fraserview Housing Co-op** will add 278 units of affordable housing to Vancouver, in a mix of two- and three-bedroom townhouses and apartments, making it the largest non-profit housing co-op of its kind in B.C. It will operate multiple buildings in different forms, all located within a few hundred metres of each other and sharing some common amenity spaces.

"Fraserview is the first example of a new co-op really driven by the non-profit co-op sector," said **Michael Rodgers**, Co-op Viability Director with CHF BC. Despite demand, there has been little co-op development over the last 20 years, since senior levels of governments largely withdrew from the sector. "We really hope this will be the beginning of something that helps the sector expand, and it's a great example of the power of partnerships."

The Frasierview Co-op is part of a larger set of developments made possible through the efforts of the **Community Land Trust**, the **City of Vancouver** and other operators (**Tikva** and **Sanford Housing**, which will add another 70-plus units), as well as **BC Housing** and private organizations.



"Put simply, the story of Frasierview is a story of partnerships," said **Thom Armstrong**, executive director of CHF BC. "CHF BC, the co-op, two non-profit housing societies, **Vancity**, **New Market Funds** and all three levels of government have a financial stake in the development. When mission-aligned partners are willing to pool their capacity and their capital to pursue a vision of community-led affordable housing, great things can happen."

Fraserview's success means it's already serving as a model for similar projects. "Multi-stakeholder developments can serve a much more diverse mix of incomes, household types, tenure models and special needs by pooling their assets and their operating economies of scale," Armstrong said. "I'm looking forward to celebrating with all of our partners who made the development possible, and to welcome more than 350 households to their new homes in a safe, secure and affordable community."

The Frasierview Co-op is expected to be completed in stages in 2018.

Please note that a wait list for units has not yet been established.



THE STORY OF
FRASERVIEW IS A STORY
OF PARTNERSHIPS.

Thom Armstrong



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Whatever the age of your co-op's building(s), a critical piece of its success will be your long-term plans and strategies. What is the life cycle of the roof? What is the condition of the building envelope, and how soon will it need repairs or renewal? Is there a replacement reserve fund that's ready for emerging issues or emergencies? Questions like these need to be investigated as part of a healthy co-op's future planning process, and CHF BC is here to help with a range of asset management planning services.

CHF BC can assist co-ops with obtaining professional engineering reports, particularly a Building Condition Assessment (BCA) that can provide a road map for the timing and cost of future capital repairs. Our **Planning and Renewal** team can then work with your co-op board and members to develop priorities and establish a long-term renewal plan that integrates operating and capital budgets, charts a path to pay for future capital works, and considers changes in operating agreements, mortgages, and leases. "We can make a difficult process easier," said **Michael Rodgers**, CHF BC's Co-op Viability Director. "There will always be challenges when facing a project, or even just keeping up a property. Strictly relying on just internal capacity can be difficult, and will not always yield the best results."

Asset Management Advisor **Emily Rude** added that co-ops benefit from an outside perspective on projects, whatever their scope. "Sometimes it helps to have a third-party point of view when you're having those discussions with the membership to avoid the appearance of a conflict of interest."

CHF BC has worked with more than 70 co-ops around the province in tackling a broad range of projects, including two that required major exterior remediation and some interior work. After a year and a half of construction both **Domego** and **Pioneer** co-ops are celebrating the completion of their projects and the stunning results.

1



PIONEER

Built in 1974, **Pioneer Co-op's** 74 units include a range of one- to four-bedroom suites on Victoria's west side. Pioneer's buildings were in need of an overhaul but despite a keen interest in taking on the necessary work, the co-op had been unable to reach an agreement on how to move forward. The board had obtained several engineering reports detailing the required projects, but the co-op hadn't been able to take the next step to implement them. In early 2016 Pioneer contacted CHF BC for help.

The team selected an engineer to do the BCA, which ultimately recommended replacing the deteriorating exterior stucco. In addition, the co-op agreed to swapping out exterior doors and windows (the roof had been recently replaced), upgrading lighting fixtures and renewing asphalt, as well as some interior work.

The co-op was transitioning out of its operating agreement so the financing process was primarily between Pioneer and the outside lender, **Vancity**. Estimated costs totalled a little over \$4.1 million, which required about \$3.5 million in borrowing to supplement co-op savings. The 18-month project recently wrapped up, not only with the co-op looking better but with members reporting an approximate 30% savings in energy costs.



DOMEGO: Jared and Nitra Penner and family in front of their newly renovated co-op.

DOES YOUR CO-OP NEED HELP PLANNING FOR THE FUTURE?

CHF BC's Planning and Renewal team can help your co-op develop a long-term plan that reflects its priorities with a renewal schedule and financial projections.

Visit www.chfbcplanning.ca for more information.

DOMEGO

Located in a central area of the city near Vancouver General Hospital and City Hall, the 30-year-old **Domego Co-op's** buildings were showing their age both inside and out, with the biggest concerns being a failing envelope and leaking that was causing significant damage.

Jared Penner, a member of Domego co-op, was involved with the project. "Our co-op had contracted an engineering firm and its reports called for full envelope renewal. The co-op still had outstanding mortgages and we worked with CHF BC to help us figure out what financing would look like. The Planning and Renewal team helped us develop a 30-year plan, and based on it, **Vancity** was able to give us an excellent rate. Having a 30-year plan helped reassure the lender. And the plan also helped get us approval from **CMHC** to move ahead."

"When we talked to the co-op we asked people about their experiences – the things they noticed, things that need attention, what was important to them – and we used that information to help guide our plan," said Michael. The draft plan was submitted to the board for review, and then brought to the members for an interactive session where any concerns could be addressed. Estimated costs were \$3.3 million and required

\$4.5 million in total borrowing once the pre-existing debt was factored in.

"The members were convinced this was something that had to be done, but of course cost was a concern," said Emily. "We went through the process of showing them what this would look like financially, year over year, which is a big part of what led to the agreement." The co-op had to raise housing charges but with a long-term borrowing structure, the co-op remains sustainable with charges that are affordable compared to the surrounding area.

The plan was approved and work began, but not without some surprises. Workers discovered issues with the interior sub-floors, which added to the project's scope. CHF BC is now working with Domego to adjust the plan to reflect the additional work that was done and finalize the costs.

And the results?

"The co-op building has a new, much more inviting, entrance, and there have been great improvements overall to the property," Michael said. The building now boasts a new roof and rainscreen, exterior siding, balconies, windows and a parkade membrane.



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WORKSHOPS BRING ESSENTIAL EDUCATION TO MORE MEMBERS



? DID YOU KNOW?

Do you know what our Education Program offers?

In addition to Spring and Fall Mainland conferences we also have an annual Island Education Day on Vancouver Island, this year set for **September 23**. The event will include workshops in finance, asset management and membership streams.

Additional education services include:

- ▶ Portable workshops for up to 20 people at your co-op;
- ▶ Consultations for assistance in resolving conflicts;
- ▶ Board coaching for forward planning; and
- ▶ Professional chairs to keep co-op meetings running smoothly while getting business done on time.

Are you wondering about your co-op's direction?

The Co-op Compass is a facilitated process that works with your membership to develop an authentic mission and vision for your co-op.

Watch for two free information sessions this fall on Model Rules 2.0 (offered both as a face-to-face session **September 14** and a webinar on **October 19**) to support co-ops in updating their rules.

Education has been central to CHF BC's mission from our beginning 35 years ago and an educated membership is key to the co-op sector's continued success. We continue to expand the way we provide learning opportunities for our members throughout the province.

"When the first housing co-op members moved into their co-ops they were newly built, fully financed and mortgage-insured," says **Sophie Cooper**, CHF BC's Education Director. "Thirty to fifty years later, demand for affordable housing is higher than ever. Original co-op members live alongside those who have joined in later years, in buildings that have aged and require big capital investments or redevelopment, and with mortgages that are expiring."

That's where CHF BC can help, both with education and asset management and planning services.

"We've offered a fairly comprehensive program over the years, but we're going to be responsive to emerging issues and changing needs in the sector," she says.

The scheduled workshop series is a direct result of those efforts. Hosted in the CHF BC office on Commercial Drive in Vancouver, the scheduled workshops have been an opportunity to offer new topics; with last year's sessions including Maintenance 101, Asset Management 101 and Investments 101.

The series launched in January 2016 and has proven to be a popular, affordable option for many co-ops. "That means more members are using our services and we're reaching more people," Sophie says.

As part of the series, CHF BC offers webinars designed to reach members on Vancouver Island, in the Interior and in Fort St. John, but Lower Mainland members are also welcome to sign up if they want the convenience of attending from the comforts of their own living rooms. Webinar subjects have ranged from financial and budgeting issues for co-op treasurers to a primer on the *Personal Information Protection Act* (PIPA).

And CHF BC staff are hard at work preparing additional scheduled workshops and webinars for delivery in the fall.

Are there topics you'd like to see on our education calendar? We'd like to hear from you! Please contact the CHF BC education department at scooper@chf.bc.ca, or visit us at www.chf.bc.ca.

WE WANT TO HELP ENSURE CO-OPS ARE HERE FOR FUTURE GENERATIONS, AND TO SEE THE CO-OP SECTOR THRIVE.

Sophie Cooper



CHF BC members learn together at an education event.



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OF
CANADA

Waste Connections provides waste and recycling services at competitive prices to **CHF BC member co-ops** in the Lower Mainland.

For more information contact Arnold Sang (asang@chf.bc.ca or 604-343-2355)



TELECOM PROGRAM SUCCESS

Just over one year into our popular **Co-op Telecom Program** already more than 100 co-ops and close to 2,000 co-op households have signed up to get deep discounts on HDTV, High-Speed Internet and Home Phone services.

We hope your co-op's members will be next in line to benefit from the Telecom Program and our partnership with **TELUS**. If your co-op has already signed up, it's simple to join. For co-ops new to the program, we can make the sign-up process even easier with a sign-up event at your co-op. Members find it's a great way to get answers to all their questions, meet our TELUS partners and sign up for the program on the spot.

If you have questions or want to ask us to hold a sign-up event at your co-op, contact **Faye Dolati**, our Telecom Program Coordinator at telecom@chf.bc.ca.

Visit cotel.ca to learn more and deals for referrals too!



Co-op members learn more about the program and sign-up at Delta Green Co-op.

CO-OP SECTOR



CO-OPS IN SCHOOLS

Once again, CHF BC participated in the **BC Co-operative Association (BCCA)**'s Co-ops in Schools Tri-Mentorship Program.

Professionals in the co-op sector mentor university and college students and give them an inside look at the working life in the co-op sector; these young "mentees" in turn mentor high-school students and work with them on a project based on a co-operative business model.

We look forward to the next round of young people learning about the power of co-operation. Watch for opportunities to participate as a mentor coming in the fall!



Learn more about the program at bccacoop/programs-services/cis/

GLENN HADDRELL



The co-op housing sector in Canada would not be where it is today without the initiative and lasting advocacy work of **Glenn Haddrell**, who passed away in Maple Ridge in September 2016. Haddrell leaves behind an incredible legacy: more than 260 non-profit housing co-ops across the country and a stronger-than-ever **Co-op Housing Federation of Canada (CHF Canada)** to speak on their behalf.

It was the late 1960s when Haddrell, a loans manager at an Abbotsford credit union, wondered whether there was a way he could help his clients who couldn't afford to buy homes in the rapidly growing community. Haddrell arranged for a representative from a then newly-formed Winnipeg co-op to speak to his credit union's board, and the **Abbotsford Co-operative Housing Association** was formed a short time later. Those first 30 units grew with the addition of a seniors' complex, and today the thriving co-op (**Abbotsford Co-op Villa**) boasts 106 units.

But Haddrell's impact wasn't limited to providing affordable housing in Abbotsford. When he became the Co-op Housing Foundation (now Federation)'s sole employee in 1970 he began helping local housing co-ops across the country and lobbied government for policies that would support the co-op sector. "Promoting co-operative housing across Canada means if you hear even the slightest inkling of something happening then you follow up on it and find out if they need any help," Haddrell recalled in the 2008 book *Under Construction: A History of Co-operative Housing in Canada*. "I remember travelling back and forth across the country. Pretty well every city in Canada that you can think of."

Haddrell's lobbying efforts paid off in the early 1970s when he helped secure \$30 million for seven pilot projects across the country (including the 110-unit **De Cosmos Village Co-op** in Vancouver) under the \$200-million **Innovative Fund**, which was created for organizations building alternative forms of housing for low income families. As CHF Canada's executive director from 1970 to 1986, Haddrell grew the organization while providing support to individual co-ops, consulting with governments of all levels and speaking to the media to help educate the general

public about co-op housing. "His legacy to the organization should not be underestimated," said **Alexandra Wilson**, CHF Canada's executive director from 1990 to 2005, in *Under Construction*. "Glenn had a genius for picking up things that people were doing on their own initiative and making it part of a national movement."

Merrilee Robson, a former CHF BC president, first met Haddrell in 1980 when she attended her first CHF Canada AGM. "I remember his humour and his love of music," Robson recalled, noting a particularly funny moment at the **Columbia Housing** Christmas party when he and another co-op developer, **Shirley Schmidt** performed a rousing rendition of "I Am the Very Model of a Co-op Housing President" (sung in the *Pirates of Penzance* tune).

But despite his penchant for theatricality Haddrell was, above all, quietly modest about his accomplishments on behalf of the co-op housing sector.

"Many people now living in Canadian housing co-ops owe their homes to Glenn's work, both his advocacy and his actual development work," Robson said. CHF BC's executive director, **Thom Armstrong**, agreed: "While he would be the last to claim any credit for it, Glenn Haddrell's nearly two decades at the helm of the Co-operative Housing Foundation of Canada is surely the most significant contribution any individual has made to the success of co-op housing in Canada."



MANY PEOPLE NOW LIVING IN
CANADIAN HOUSING CO-OPS OWE
THEIR HOMES TO GLENN'S WORK.

Merrilee Robson



Trail Appliances, Western Canada's largest name-brand appliance dealer, offers member discounts to **CHF BC member co-ops** across the province.

For more information and to see a how-to checklist, visit chf.bc.ca



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INVESTMENT IN NEW CO-OP DEVELOPMENT GETS **ENTHUSIASTIC** SUPPORT

Over 700 members and supporters of Canada's housing co-ops gathered in Niagara Falls for the annual meeting of the **Co-operative Housing Federation of Canada (CHF Canada)** in June.

Among other things, delegates explored exciting new initiatives for investing and partnering towards the creation of more co-op housing to address Canada's growing housing affordability crisis.

The federal government's National Housing Strategy is expected later this year, and many provincial and municipal governments across Canada are eager to address the urgent need for affordable housing. CHF Canada members considered proposals to potentially leverage billions of dollars' worth of existing co-op housing real estate to secure new investments and partnerships required to develop new co-op homes.

This included a resolution brought forward by delegates from British Columbia that asked CHF Canada to commit at least \$1 million to support the development of new housing co-ops and the growth of the co-op housing movement in Canada.

Some new development is already taking place thanks to innovative community land trusts in Ontario and British Columbia. This has led to the construction of **Fraserview Housing Co-op** in Vancouver, scheduled to open as BC's largest housing co-op in 2018 thanks to a creative partnership between CHF BC, the City of Vancouver and other public and private partners.

"This model could be applied very successfully elsewhere across Canada," said CHF Canada Executive Director **Nicholas Gazzard**.

Delegates spoke in support of the resolution and it passed with an enthusiastic cheer from the gathering. Gazzard says, "CHF Canada will work to bring financial and real



CHF BC's delegate (and president) **Cassia Kantrow** speaks in favour of our resolution at CHF Canada's AGM in Niagara Falls this June.

estate assets of Canada's co-op housing sector to the table in partnership with government and the private sector to develop secure, community-oriented, affordable co-op housing for the benefit of Canadians."

After the resolution was adopted, CHF BC executive director **Thom Armstrong** said "We are very gratified by the support we received for our resolution and we look forward to partnering with CHF Canada to promote the growth of the co-op housing movement in Canada."

Another concern of Canada's housing co-ops is the looming end of federal operating agreements and rent subsidies for over 20,000 co-op households which threatens residents with homelessness unless action is taken. Although the federal government promised to address this issue in **Budget 2017**, housing co-ops are still waiting to hear the details of a solution so they can assure low-income households that the future of their homes is secure.

"The people most at risk here are Canadians with low incomes, the elderly, people with disabilities and new Canadians," said CHF Canada President **Nicole Waldron**. "We look forward to getting news to these vulnerable households that their housing will remain affordable."

The 2018 CHF Canada AGM will be held in Victoria, BC. We hope that every co-op in British Columbia will send a delegate to help CHF Canada celebrate its 50th anniversary.



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WE MADE HOUSING CENTRAL

More than a couple of months after the election we can finally say “welcome” to the new government of British Columbia. While it has been a long wait to learn who would be leading our province, we now have surety in knowing that the **BC NDP**, supported by the **BC Greens**, have now formed the new government and chosen cabinet ministers.

What we are also sure of is how proud we are of staff, board and members of CHF BC and our partners at the **BC Non-Profit Housing Association (BCNPHA)** for their contributions in ensuring that the issue of housing affordability and homelessness was the number one issue being addressed during the provincial election. Together, we made Housing Central!

It was a pleasure for members of the **Housing Central** team to meet with party leaders and their candidates during the election to discuss our **Affordable Housing Plan for BC**. It was even more of a pleasure to see that the BC NDP and BC Green parties clearly understand the significant challenges facing our sector and had included a number of our policy recommendations in their housing platforms.

Our *Make Housing Central* campaign was successful in engaging our members and connecting with candidates and included a number of highlights:

Release of the preliminary numbers for the **Metro Vancouver Homeless Count**, undertaken by BCNPHA, resulted in staggering numbers of homeless being identified and significant media attention for the issue;

Release of the *Affordable Housing Plan for BC*, providing a ten-year plan to address issues of affordable housing and homelessness, backed up by population and rental demand projections;

Launch of the *Make Housing Central* election campaign included custom riding guides for our members and for candidates;



Diana Dilworth, Manager, Government Relations for Housing Central, presents to CHF BC members on the provincial Make Housing Central campaign.

A platform analysis focused on the parties’ proposed housing initiatives and policies;

Publication of BCNPHA CEO **Kishone Roy**’s *Make Housing Central* book, which was broadly distributed to all stakeholders in the community housing sector;

And our last big success was the publication of an op-ed piece in *The Province* newspaper two days prior to the election, co-written by **Thom Armstrong** and **Kishone Roy**.

We’ve sent letters of congratulation to all members of the legislative assembly with an open invitation to engage with us to ensure their understanding of the issues facing the community housing sector and on the implementation of any new housing policies and programs. Of particular interest to you will be our request to ensure that a new provincial budget includes provisions to address the issue of expiring operating agreements.

We are now looking forward to working very proactively to ensure a strong relationship with the incoming government, and encouraging leadership and collaboration amongst MLAs from all parties, to eliminate homelessness and make BC affordable again.

NEW SENIORS RESOURCES COORDINATOR – ML BURKE



CHF BC welcomes our new Seniors Resource Coordinator, **ML Burke**. ML will lead CHF BC's newest initiative, *Co-op Connections for Independence*, a project funded with an Eldercare grant from the BC Co-operative Association's (BCCA's) national Co-operative Eldercare Project. *Co-op Connections for Independence* aims to link CHF BC members with the Province of BC's broad collection of resources and information designed to help seniors stay in their homes and age with dignity in their communities. The Seniors Resource Coordinator will help CHF BC members find the resources they need to support aging in place in co-op communities.

ML (aka Mary-Lynn) grew up in North Burnaby and raised her children in East Vancouver. She brings a wealth of experience to her role with CHF BC, from her early working life with non-profit theatre companies and, later, managing volunteer programs serving seniors with Vancouver Coastal Health. Now semi-retired, ML lives in Ladner where she advocates for seniors and affordable housing. She volunteers with the **Delta Seniors Planning Team**, sits on the **Council of Advisors to the BC Seniors' Advocate**, is on the executive of the **Delta Housing Be Mine Society** and is involved with the **Raising the (Seniors') Profile project**. She also writes a column for the *Delta Optimist* and *North Delta Reporter*.

Welcome ML!

Meet ML at a free Information Session on September 8!

THE FACT THAT WE
DON'T KNOW OUR OWN FUTURE
CAN BE STRESSFUL.

ML (Mary-Lynn) Burke

Dear co-op members: young, middle and older:

I am excited to have this opportunity to work with all of you, especially the older co-op members. As a senior myself I know that aging-in-place is what most of us hope for, which for the most part can be accomplished through education, living a sensible lifestyle and dealing with health issues. Most seniors have learned that denial is not a good choice. In fact, being brave is a prerequisite to living longer.

The fact that we don't know our own future can be stressful. Will we have enough money? Will we get sick or have to move? This type of mind-chatter is self-destructive and we need to turn it off or change the channel in our head. There is a wise saying: "Worrying is praying for something you don't want." The antidote is to switch your thoughts to what you do want, visualize that and then believe it will happen. You've probably heard of "mindfulness." Intention is a strong force which deserves more credit.

Isobel MacKenzie, the **BC Seniors Advocate**, informs us in her *Housing Report* that only 7% of BC seniors live in assisted-living and long-term care facilities. That leaves 93% living out their lives in their own homes. Those odds are definitely in our favour so let's not dwell on what we fear, and prepare instead for a long and productive life.

You are fortunate to live in a co-op because community building is already an important part of the culture. I look forward to connecting with you and sharing knowledge and experiences, so you can age-in-place in the best way possible.

ML (Mary-Lynn) Burke

Seniors Resource Coordinator
seniorsresources@chf.bc.ca



A STRONGER
PLACE FOR
COMMUNITY



MEMBER APPRECIATION

On April 26, Island members came together for celebration and informal networking at an evening reception held at the new **CHF BC** and **COHO Management** office on Burdett Avenue in Victoria. Island members are welcome to come to all events on the Mainland, and many do, but this was a special Island-only event.

The event was an opportunity for CHF BC and COHO to show appreciation to Island members for their dedication and involvement over the past year and for Island co-op members to connect with other members, CHF BC staff, our group buying partners and COHO staff.

The group enjoyed a lively evening of fun, conversation along with delicious appetizers, refreshments and prizes.

CHF BC'S NEW ISLAND OFFICE SPACE



CHF BC's new Island office is at 301 - 821 Burdett Avenue, Victoria



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IMPACT OF INVESTING TOP OF MIND FOR ENCASA FINANCIAL

As a member of the **Responsible Investment Association (RIA)**, Encasa Financial Inc. offers clients peace of mind with the knowledge that it's mindful of the impact of its investing practices. RIA members believe that the integration of environmental, social and governance factors into the selection and management of investments can provide superior risk-adjusted returns and a positive societal impact at the same time.

Encasa's portfolio of managed funds totals more than \$538 million, which gives them a tremendous amount of purchasing power. But along with that power comes a responsibility to use it wisely. This is why Encasa has chosen to invest in stocks and bonds with the intention of generating a measurable, beneficial, social or environmental impact along with financial returns. They call this "harnessing the positive power of enterprise."

"Encasa Financial Inc., at its inception, made a commitment to responsible investment," said **Derek Ballantyne**, CEO of Encasa. "This aligns with the interests of our unitholders in building healthy and sustainable communities, and reflects our belief that responsible investment generates the best long-term results."

"Encasa has practiced and supported responsible investment for years, and we enthusiastically welcome them as an RIA Associate Member," said **Deb Abbey**, CEO of RIA. "By joining the RIA, Encasa has further demonstrated their commitment to responsible investment. We look forward to strengthening our relationship and partnering with Encasa as we continue to grow responsible investing in Canada."

ENCASA HAS PRACTICED AND
SUPPORTED RESPONSIBLE
INVESTMENT FOR YEARS.

Deb Abbey (CEO OF RIA)



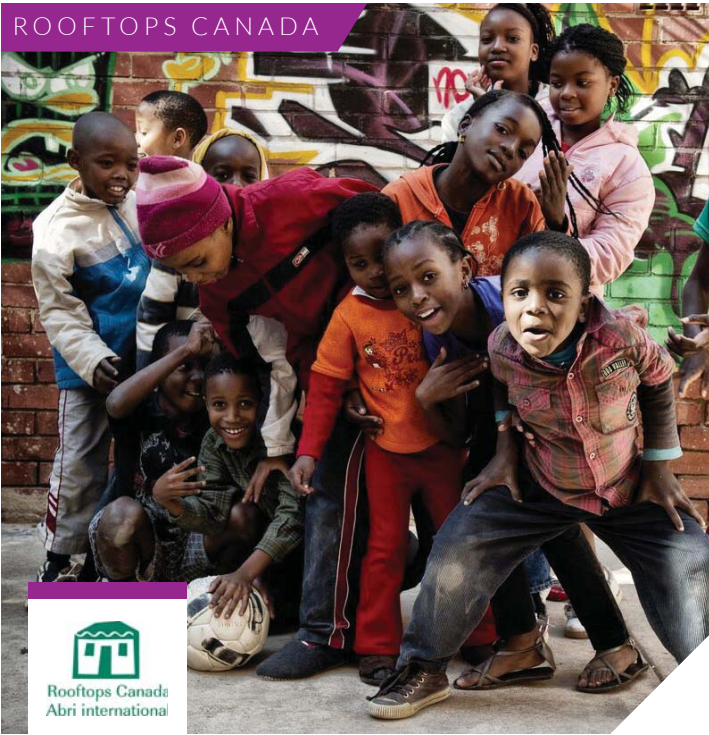
Mae Calinisan is the Growth Coordinator for Encasa Financial in Vancouver

How does the RIA do this? The organization's purpose is to:

- **Support** the responsible investment activities of its members;
- **Promote and support** an integrated reporting framework in which there is standardized disclosure of material ESG information;
- **Promote** the integration of ESG factors into investment analysis and decision-making processes and,
- **Promote** the practice of responsible investing in Canada.

In December 2015 the **Encasa Board of Directors** adopted a responsible investment policy which means Encasa's funds will use tools to screen out investments in businesses or public entities whose activities have a negative social or environmental impact, such as tobacco, weapons or human rights violations. At the same time, they will actively seek investments in organizations and institutions whose policies, practices and products are able to support the fulfillment of financial objectives while reflecting positive outcomes for environmental, social and governance-related considerations.

For more information about the Responsible Investment Association, visit www.riacanada.ca. Want to join the more than 880 housing providers whose capital reserves have been strategically invested through the Social Housing Investment Program? Contact Encasa Financial Inc. at 604-424-8383.



HELPING INTEGRATE SOUTH AFRICAN NEIGHBOURHOODS

Rooftops Canada was founded by CHF Canada in 1984 to do international development work on behalf of Canada's co-op and non-profit housing sectors. Many individual co-op members and housing co-ops also donate regularly to Rooftops.

Last year, Rooftops started a four-year, \$2.5 million bilateral development partnership with the governments of Canada and **South Africa**. The project is called "**Equal Spaces: social housing to end spatial apartheid.**" The goal is to help revitalize inner city urban communities in four South African cities by developing thousands of new units of affordable housing.

The project kicked into gear last fall when two long-term Rooftops Canada advisors arrived in Johannesburg. A steering committee of senior government officials and housing sector representatives has selected the cities that are participating in the project.

They include South Africa's three largest cities: Cape Town, Johannesburg and Durban. Terrific interest and commitment is emerging in these cities to provide land and other incentives like tax breaks for non-profit housing.

In March, Rooftops hosted eight South Africans who travelled to Canada for a study visit of Toronto and Hamilton. Future study visits, including one planned for Vancouver in the fall of 2017, are already in the works.

You can follow the progress of the Equal Spaces Project on the Rooftops blog featuring posts from Rooftops Canada's technical advisors in Johannesburg. Thanks to the many co-ops and individual co-op members for your generous support!

Learn more about how your co-op can get involved by volunteering or fundraising for Rooftops at the Rooftops website www.rooftops.ca.

NATIONAL RECOGNITION FOR ROOFTOPS' EXECUTIVE DIRECTOR



Long-time **Rooftops Canada** executive director, **Barry Pinsky** has just learned that he will receive Canada's **Meritorious Service Medal** from the **Governor General** in recognition of outstanding accomplishments that set an example for others to follow and bring benefit to Canada.

Barry said "this award really belongs to all of those who have donated or volunteered in support of Rooftops over the years." Congratulations to Barry, and to the entire Rooftops Canada family of supporters!



DID YOU KNOW?

Many individual co-op members and housing co-ops also donate regularly to Rooftops Canada.

PILOT PROJECT WILL TEST BETTER FIT FOR WHEEL CHAIR USERS AND AFFORDABLE HOUSING



The Right Fit Pilot Project (RFPP) is a three-year pilot project launched August 2017 in Metro Vancouver to help providers of affordable, accessible rental housing, including housing co-ops, better match suitable vacancies with wheelchair users.

With the region's affordable housing crisis, wheelchair users face especially long waits for suitable homes. Getting the support services and equipment needed for independent living can take a long time and home seekers also struggle to identify which homes have the specific accessibility features that they need. As a result, scarce wheelchair-accessible vacancies are often gone before applicants are ready to move in. At the same time, housing co-ops (and other housing providers) often have difficulty finding individuals to fill vacancies in their accessible units.

"We're very grateful for support from the **Vancouver Foundation**, the **BC Rehab Foundation** and our project partners," says **Jane Dyson**, Executive Director of **Disability Alliance BC**, which is leading the pilot. "Thanks to them, The Right Fit will explore ways to better support wheelchair users, housing providers and agencies that support independent living to smooth the process and ensure a better fit."

For Phase 1 of the pilot, **BC Housing** will offer housing provider members of **The Housing Registry** (this includes some housing co-ops) limited financial support to reserve units for RFPP applicants while they arrange for supports and equipment. Phase 1 will focus on eligible wheelchair users who have applied for wheelchair accessible housing through The Housing Registry on BC Housing's website.

Individualized Funding Resource Centre (IFRC)'s "navigators" will test a case-management model to connect participants with housing and service providers, and provide support and coordination to smooth the process and help match the applicant with the right home with the right supports.

For more information and to learn how your co-op can get involved contact: RightFit@IFRCSociety.org; Phone: 604-777-7576.

The Right Fit Pilot Project (RFPP) is led by Disability Alliance BC in partnership with the Individualized Funding Resource Centre (IFRC), BC Housing, City of Vancouver, Fraser Health Authority, Vancouver Coastal Health Authority and Ministry of Social Development & Poverty Reduction, with funding from the Vancouver Foundation and BC Rehab Foundation.





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