



Canadian Housing and Renewal Association

A Home for the Housing Sector

Annual Report 2014



Our Members

Aboriginal Housing Management Association • Aboriginal Housing Society • Abra Adamo • Advocacy Centre for Tenants Ontario (ACTO) • Ahmadiyya Abode of Peace Inc. • AIDS Committee of NL/Tommy Sexton Centre • Alberta Senior Citizens' Housing Association • Alison Smith • Andrew Harvey • Aqanttanam Housing Society • Association des groupes de ressources techniques du Québec • At Home/Chez Soi Project - Mental Health Commission of Canada • Atira Women's Resource Society • Attainable Homes Calgary Corporation • Avanti Housing Inc • BC Housing • BC Housing Management Commission • Berkley Property Management Inc. • Beter Wonen Vechtdal • Blue Door Shelters • BNRC - Brandon Neighbourhood Renewal Corporation • Boys and Girls Clubs of Calgary • Brentwood Family Housing Society • Brian O'Dwyer • British Columbia Non-Profit Housing Association • Broadway Youth Resource Centre (Pacific Community Resources Society) • Brockville Non Profit Housing Corporation • Bruce House • Calgary Action Committee on Housing and Homelessness • Calgary Homeless Foundation • Calgary John Howard Society • Cambridge Non-Profit Housing Corporation • Cameron Gray • Canadian Mental Health Association (Ottawa) • Canadian Mental Health Association (Red Deer) • Canadian Mental Health Association (Sudbury) • Canmore Community Housing Corporation • Capital Region Housing Corporation • Capital Regional District • Catherine Boucher • Central City Foundation • Centre for Addiction & Mental Health • Centretown Citizens Ottawa Corporation • Champagne and Aishihik First Nations • Choices For Youth • Christie Ossington Neighbourhood Centre • City of Calgary • City of Cornwall • City of Edmonton • City of Grande Prairie • City of Halifax • City of Hamilton • City of Kamloops • City of Lethbridge • City of London • City of Medicine Hat • City of Moose Jaw • City of Ottawa • City of Peterborough • City of Red Deer • City of Regina • City of Saskatoon • City of Spruce Grove • City of St. John's • City of Toronto • City of Vancouver Housing Centre • City of Winnipeg • Clarence Wedge • Claude Roy • Co-operative Housing Association of Eastern Ontario • Co-operative Housing Federation of BC • Co-operative Housing Federation of Canada • Cochrane Family and Community Support Services • Colin MacDonald • Communitas Group Ltd. • Community Action Group on Homelessness • Corporation d'habitation Jeanne-Mance • Corporation Waskahegen • Covenant House Toronto • CRC Self Help Inc • Derek Ballantyne • Derek Wilson • DMS Property Management Ltd. • Downtown Winnipeg BIZ • Durham Region Non-Profit Housing Corporation • Ecuhome Corporation • EHRLO Community Services Inc. • End Homelessness St. John's • Entre Nous Femmes Housing Society • Eva's Initiatives • Fédération des OSBL d'habitation de Montréal (FOHM) • Fédération régionale des OBNL d'habitation de Québec-Chaudière-Appalaches • Fédération Régionale des OSBL d'habitation de la Montérégie (FROHM) • Fife House Foundation • Focus Consulting Inc. • Fonds québécois d'habitation communautaire • Fort McMurray Family Crisis Society • Fred Victor Centre • Fredericton Non-Profit Housing Corporation Inc. • Frontenac Community Mental Health Services • Gale Hagblom • Ganesh Community Development Co-Operative Inc. • Gary Glauser • GBL-Architect • Genworth Canada • German-Canadian Housing of Newmarket Inc. • Gignul Non-Profit Housing Corporation • Gloucester Housing Corporation • Good Sheperd Non-Profit Homes • Government of Alberta • Government of Ontario • Government of Yukon • Greater Moncton Homelessness Steering Committee • Greater Victoria Coalition to End Homelessness • Greg Bounds • Greg Steves • Greg Suttor • Groupe de ressources techniques - Bâtir son quartier • Groupe habitat conseil • Habitat for Humanity Canada • Harry Lash Library • Heart River Housing • Helen Handrigan • Helping Spirit Lodge Society • Home Ownership Alternatives • Homes First Society • Homeward Trust Edmonton • Horizon Housing Society • Houselink Community Homes • Housing and Community Development • Housing Authority of the City of Milwaukee • Housing Services Corporation • Joyce Potter • INHOUSE Attainable Housing Society • Institute of Urban Studies, University of Winnipeg • Iris Kirby House Inc. • Jackson Brown Associates Inc. • Jijian Voronka • Joe MacLean • John Howard Society of Southeastern NB Inc. • Joshua Benard

Message from the President & the Executive Director



Dear members, colleagues and friends,

For CHRA, 2014 was a year of coming together – a gathering of people, knowledge, ideas and actions. This was the year we embraced **“Housing For All”** as the embodiment of our steadfast vision for and belief in a future where every Canadian has a safe and decent home.

Within the overarching vision of “Housing For All” lie the seminal activities we undertook in 2014 which are detailed in this Report. CHRA’s highest profile initiative takes its name from this vision: “Housing For All: Social Housing for People in Need.” The research underlying this campaign shows two-thirds of existing social housing tenants would be at risk of eviction once the federal operating agreements end. This evidence informs our action and consequent call for the federal reinvestment in affordable housing with the 3R Capital Renewal Fund (repairs, replacements and retrofits), the Affordability Account (rent subsidies) and Sector Transformation (to find better ways of providing affordable housing).

Members brought these messages to MPs in Ottawa at our second “Housing on the Hill” day and once

back home, in their local ridings. Further, at the first full-day meeting of the Aboriginal Caucus, Aboriginal housing and service providers gathered to share experiences and ideas on asks for the federal government. Such advocacy lays the groundwork for our grassroots campaign in the 2015 federal election.

In 2015, we will renew our strategic direction with a new strategic plan and governance framework. It will give us a roadmap to where we are going and a more precise idea of which routes to take. And as we move forward, we will continue to gather more people to share our vision of “Housing For All.”

In closing, we want to thank our Board of Directors, staff, members and allies for their commitment and hard work. With our continued collective efforts, “Housing For All” is a vision we will surely achieve.

Jody Ciufu
EXECUTIVE DIRECTOR

Brigitte Witkowski,
PRESIDENT

Who we are

The Canadian Housing and Renewal Association (CHRA) is the national voice for the full range of affordable housing and homelessness issues and solutions across Canada. We have over 280 members who collectively house and shelter hundreds of thousands of Canadians, and provide housing support to many more.

CHRA provides a home for the housing sector and for all who believe that every Canadian should have a decent, adequate and affordable place to call home.

No matter what part of the Canadian housing spectrum you are involved with, we believe that the need for a national organization to advocate for improved federal funding, policies and programs, has never been more acute. CHRA is that national organization.

CHRA brings the sector together with face-to-face events, webinars, interest-based caucuses and a board of directors that is reflective of our diverse membership. Our annual, national Congress is a one-of-a-kind event where the housing sector gathers to share information, network and learn about best practices from experts - and from each other.

Our Staff



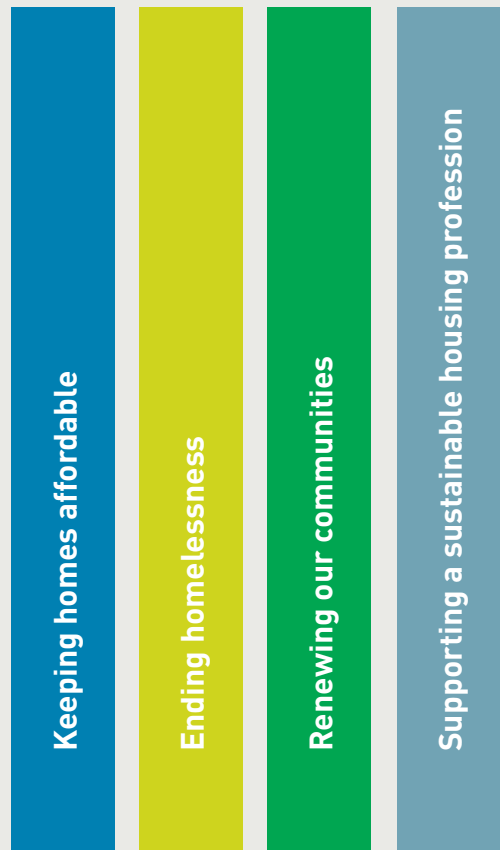
Jody Ciufo, *Executive Director*
Vicky Coulombe-Joyce, *Coordinator, Communications & Member Services*
Dallas Alderson, *Director of Policy & Programs*
Louise Atkins, *Volunteer*
Kelsey Brown, *Event Coordinator*
Kristen Holinsky, *Program Officer*

Our Mission

To ensure that every Canadian has appropriate, secure, decent and affordable housing.

Our Pillars

We centre everything we do around four strategic pillars:



We support these pillars by **advocating** for improved federal funding, housing policies and programs, **developing** policy and research on affordable housing and homelessness, **informing** our members of new opportunities, best practices and innovations and **connecting** the affordable housing sector through webinars, networks, our annual Congress and more.

Our Board



The CHRA Board of Directors is made up of 15 volunteers who are leaders from the housing and homelessness sector and are elected by CHRA members for three-year terms. The Board is comprised of four at-large directors, ten regional representatives and one aboriginal communities representative. As well as in-person and teleconference board meetings held throughout the year, CHRA Board members participate on committees including governance, finance, and the five-person **executive committee**.

Back row, from left to right:

David Eddy

Director At-Large
*Chief Executive Officer,
Vancouver Native Housing Society*

Brian Gilligan

Director At-Large
*Executive Director of Community
Development,
Ottawa Community Housing*

Linda Ring

Regional Director, Manitoba
Chair, SAM Management

**Bryan Lutes,
TREASURER**

Regional Director, Alberta
*President, Wood Buffalo Housing
& Development Corporation*

Robert Byers

Director, Aboriginal Communities
*Chief Executive Officer, Namerind
Housing Corporation*

Ronald Lamb

Regional Director,
Saskatchewan
*Executive Board Member,
Saskatoon Housing Authority*

Pamela Hine

Regional Director,
Northern Territories
*President, Yukon
Housing Corporation*

**Danielle Juteau,
VICE PRESIDENT**

Director At-Large
*Directrice, Services de la gestion
des demandeurs, des logements
abordables et des programmes
de suppléments au loyer, Office
Municipal d'habitation de Montréal*

Stéphan Corriveau

Regional Director, Québec
*Directeur général, Réseau
québécois des OSBL d'habitation*

Front row, from left to right:

Timothy Ross

Regional Director,
New Brunswick
*Executive Director, New Brunswick
Non-Profit Housing Association*

**William K. Buckland,
SECRETARY**

Regional Director,
Nova Scotia & PEI
Administrator, Seton Foundation

**Brigitte Witkowski,
PRESIDENT**

Regional Director, Ontario
*Executive Director,
Mainstay Housing*

**Phil Brown,
PAST PRESIDENT**

Director At-Large

Karen Hemmingson

Regional Director,
British Columbia
*Research Director,
BC Housing*

*Replaced in September
2014 by:*

John Bell

Regional Director,
British Columbia
*Director, Strategic Planning,
BC Housing*

Absent from the picture:

Stephen Pretty

Regional Director,
Newfoundland & Labrador
*Senior Policy Advisor/Federal-
Provincial Affairs Coordinator,
Newfoundland and Labrador Housing*

Spreading our Message

Sharing our vision for a Canada where everyone has a safe, affordable home, we presented at:

- Provincial/Territorial Senior Officials Forum Conference Call, March 19.
Presentation by Phil Brown.
- National Forum on Veterans Homelessness, Ottawa.
Presentation by Jody Ciufo
- The New Brunswick Non-Profit Housing Association Annual Conference, May 8-10, Saint John. *Presentation by Jody Ciufo.*
- The National Association of Housing and Redevelopment Officials National Conference, October 17-19, Baltimore. *Presentations by Brigitte Witkowski and Jody Ciufo.*
- INTA International Urban Development Association, October 17, Baltimore.
Presentation by Brigitte Witkowski.
- NAHRO/U.S. Interagency Council on Homelessness Symposium on Ending Homelessness. October 18-19, Baltimore.
Presentation by Jody Ciufo.
- Colloque du Réseau québécois des OSBL d'habitation, October 23-24, Montreal.
Presentation by Dallas Alderson.
- Fall Session of the National Housing Research Committee, November 3-5, Ottawa.
Presentation by Dallas Alderson.
- The Ontario Non-Profit Housing Association Annual Conference, November 14-16, Ottawa.
Presentation by Brigitte Witkowski.
- The British Columbia Non-Profit Housing Association Annual Conference, November 17-19, Vancouver.
Presentation by Jody Ciufo.

We participated on:

- Federation of Canadian Municipalities' National Forum on Housing and the Economy.
- The Canadian Homelessness Research Network/ Canadian Homelessness Observatory Steering Committee.
- The National Housing Research Committee, coordinated by CMHC.
- The Homelessness Partnering Strategy's Housing First Working Group.
- Mental Health Commission of Canada's Think Tank on Housing First.
- The Mobilizing Local Capacity to End Youth Homelessness Program Steering Committee.

We participated at:

- Housing Services Corporation Regeneration Forum, February 10-11, Toronto.
- The Co-operative Housing Federation of Canada Annual Conference, June 5-7, Ottawa.
- Canadian Alliance to End Homelessness Conference, November 3-5, Vancouver.

We organized:

- Housing Challenges and Innovations in a Booming Economy: A Fort McMurray Study Tour, April 27-29, Fort McMurray.
- Second Annual Meeting of the CHRA Non-Reserve Aboriginal Housing Caucus, April 29, Edmonton.
- National Congress on Housing and Homelessness, April 29 – May 2, Edmonton.
- Housing on the Hill, October 22-23, Ottawa.



Advocacy

CHRA's Housing for All campaign launched in 2014

CHRA's multi-faceted campaign, **Housing for All: Social Housing for People in Need**, was launched in 2014. The campaign's goal is to secure federal reinvestment in social housing to ensure the housing stability of low-income households who need social housing now, and in the future. The campaign equally seeks to enable the expansion and transformation of social housing by harnessing the innovation of the sector so that it is sustainable into the future. The hub of the campaign is a website – **www.housing4all.ca** – which provides information and resources CHRA members and others can use to take action. This includes provider-level case studies of the impacts of the expiry of operating agreements on households, pro forma letters to contact Members of Parliament, social media links and the tracking of media stories of what Members of Parliament and the media are saying about the expiry of operating agreement issue.



CHRA's pre-budget submission outlines needed federal actions

As it does each year, CHRA submitted a brief to the House of Commons Standing Committee on Finance which outlined recommendations and their associated costs and impacts for the 2015 Budget. The submission reiterated the three investment streams needed to protect and eventually expand social housing as outlined in CHRA's Housing for All report. The submission also called for incentives to encourage more rental housing to ameliorate affordability and that the Investment in Affordable Housing framework and the Homelessness Partnering Strategy be made permanent and outcomes-focused.



CHRA's Housing On the Hill: An achievement amidst tragedy

Following CHRA's Inaugural Advocacy Day on Housing and Homelessness in 2013, this year's **Housing on the Hill** brought more than 60 CHRA members from across Canada to Ottawa on October 22-23 to lobby for CHRA's Housing for All campaign. Thirty-five meetings with MPs and Senators from all parties, advocacy training and presentations had been scheduled for the two days. But, on the morning of the first day, Ottawa was aghast as a gunman shot a soldier at Confederation Square and then stormed Parliament's Centre Block before being shot himself. Despite the lockdown that followed the tragic events, the speakers rose to the challenge and delivered insightful presentations. Delegates remained engaged, participative and professional. Five CHRA delegates were on the Hill in lockdown with the Chief of Staff and Policy Advisor to the Minister of State for Social Development, Candice Bergen. A moment of silence was shared at the lunch hour, marking the solemnity and solidarity of the delegates.

Parliament Hill was closed to visitors the next day, necessarily cancelling the 35 pre-arranged meetings with MPs and Senators on the Hill, but despite the chaos four MPs and one Ministerial advisor came to the hotel to meet with delegates. In the weeks subsequent to the event, many meetings were rescheduled. CHRA staff and CHRA members have since met with 14 MPs and Senators, both in Ottawa and in local communities.

Advocacy



Days into his new mandate, **Evan Siddall**, newly appointed President and Chief Executive Officer for Canada Mortgage and Housing Corporation, reached out to CHRA for the first of two meetings in 2014. At both meetings, the issue of expiring operating agreements and the need to protect social housing for Canadians who most need support was front and centre. Using CHRA's research report "Housing For All: Sustaining and Renewing Social Housing for Low-Income Households," we exchanged points of view about the size and scope of investments required. We also found common ground on the importance of better data and the need to evaluate Canada's current social housing assets, to determine what can be leveraged to help stabilize housing providers, and to invest in growth and renewal. CHRA will continue to work with CMHC and press for a stronger, more robust renewal of social housing in Canada.



On February 5, CHRA met with the Minister of State for Social Development, the **Honourable Candice Bergen**. CHRA stated that our priority is to work together on developing solutions regarding the expiry of social housing operating agreements, recognizing that current federal funding – for the Investment in Affordable Housing and the Homelessness Partnering Strategy – is appreciated but insufficient given the overall housing needs of low-income Canadians.



Thomas Mulcair, Leader of the Official Opposition and MP **Marjolaine Boutin-Sweet**, met with CHRA to discuss our "Housing For All" Campaign and share ideas on Canada's housing policy. Along with the broad-based need for federal investment in social housing, **Marc Maracle** explained Gignul Non-Profit Housing's first-hand experience with upcoming operating agreement expiry, illustrating the consequences for low-income households and, in particular, obstacles facing aboriginal providers.

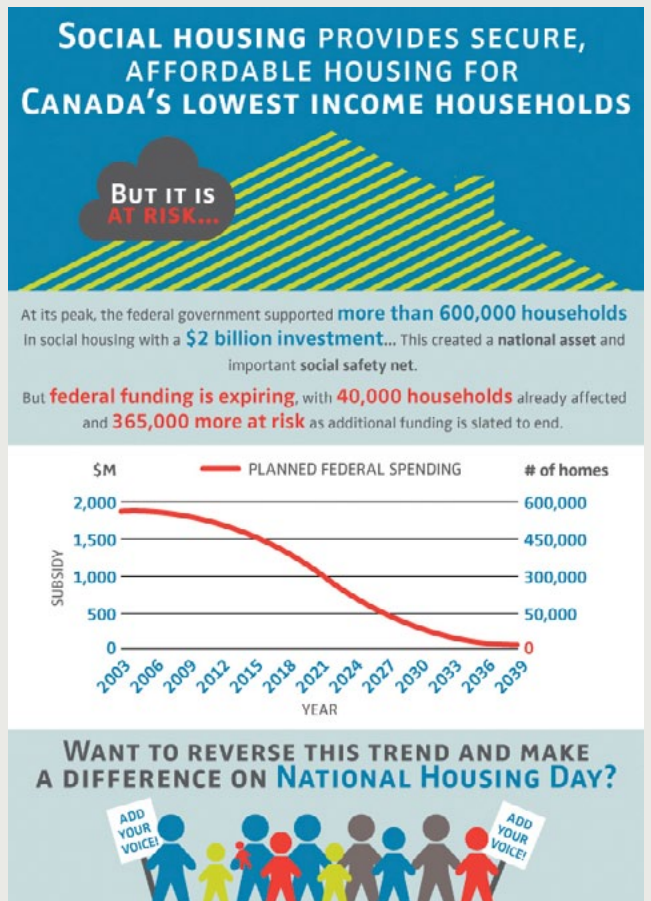


CHRA engaged in ongoing discussions with MP **Adam Vaughan** who was tasked by Liberal Leader Justin Trudeau to lead the party's affordable housing policy development. CHRA emphasized the importance of federal investment along with decentralized decision-making in terms of programs and priorities.



CHRA was given the floor at a meeting of the **Conservative Housing Caucus** (pictured above: CHRA **Kristen Holinsky**, Caucus Members **Larry McGuire**, The Honourable **Ron Cannan** & **Phil McColeman**, CHRA **Phil Brown** & **Jody Ciuflo**) to put forward our three federal government recommendations surrounding affordable housing. We also addressed many misconceptions regarding social housing and the end of operating agreements, clarifying that two-thirds of the agreements covered rent subsidies, not just mortgage payments.

Below is an example of materials shared on social media to create awareness about housing issues, amongst decision makers, and the media.



CHRA President Brigitte Witkowski:

"Canadians will demand to know why a wealthy nation can't make better provision for its most vulnerable populations. CHRA and the affordable housing sector are in motion on this most pressing social issue, offering better information and innovative solutions to our federal leaders so that, collectively, we ensure everyone has a safe and decent place to call home."

Congress



CHRA Congress 2014: Record Attendance in Edmonton!

With 470 delegates, Congress 2014 in Edmonton was CHRA's highest recorded attendance in recent history. In fact, for the first time, Congress "Sold Out" after reaching the Chateau Lacombe's maximum capacity. A diversity of programming including 17 concurrent workshops, 8 mobile tours, keynote speakers, Emerging Professional events and networking venues ensured there was something for everyone.

"This was at the top of the list for the best Congress; lots of variety in topics; great speakers!"

"Very well organized, good range of presentations, excellent networking opportunities"

Provincial associations formally convene

For the first time, CHRA convened a meeting with the Presidents and Executive Directors of provincial affordable housing associations. Canada now has seven associations constituted to work on affordable housing issues. This meeting launched a formal dialogue that will continue at future Congresses.





Congress Study Tour gives delegates first-hand look at housing issues in a booming economy

Hosted in conjunction with the Wood Buffalo Housing & Development Corporation, a small group of delegates visited Fort McMurray where they saw a number of housing projects. These included modular construction projects, geothermal systems, an affordable homeownership program, social housing, emergency shelters and more. Equally, delegates toured and learned about oil sands production, as well as met with local elected officials and representatives of the local chamber of commerce, offering a candid picture of what's driving economic growth and how housing affordability pressures have resulted.

Knockout panel of “Unusual Suspects” issues rallying cry for investment in housing

Leaders from three national associations whose mission is not housing-specific – the Federation of Canadian Municipalities, the Canadian Medical Association and CARP (formerly the Canadian Association of Retired People) shared with delegates how and why affordable housing has become a priority issue for their members. They wowed delegates with their passion, keenness to work with CHRA and insights on how housing could be made more affordable and homelessness addressed.



Mike Holmes of Holmes on Homes™ “Makes It Right” with Congress Delegates

Mike Holmes, advocate for the unheard homeowner, safe building practices and the promotion of skilled trades, was the opening keynote speaker of Congress 2014. Holmes shared his views on why low-cost housing does not have to mean low quality housing, and that ultimately the idea of “sustainability” must be expanded to include “affordability”.

Emerging Professionals Speed-Date-a-Mentor!

This short event was a new and exciting opportunity for Emerging Professionals at Congress to interact with a range of experienced housing experts in an informal and fun setting. 16 Emerging Professionals participated, learning the ins and outs of a career in affordable housing from 16 mentors. Sure to be repeated next year, Speed-Date-a-Mentor was a great addition to the research colloquium, pub night and travel bursaries.

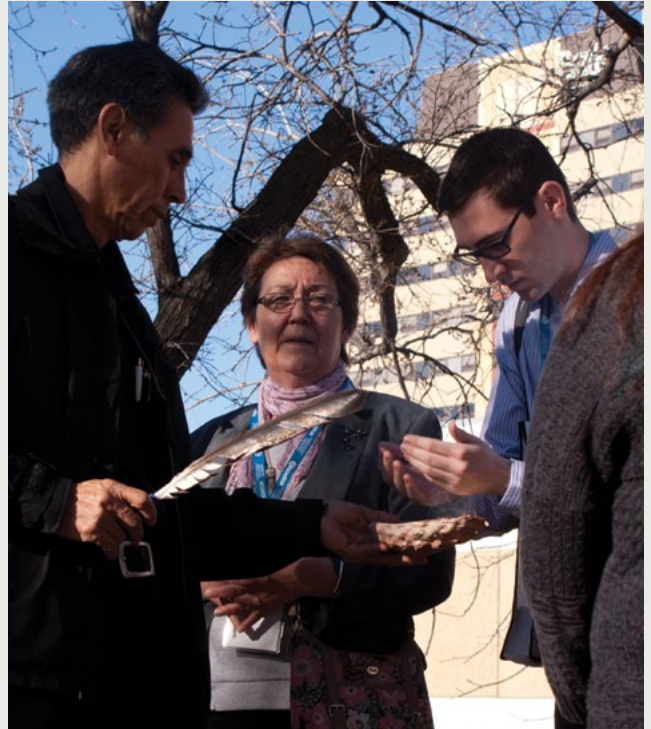


Aboriginal Caucus

CHRA Aboriginal Caucus gathers for first full-day event

The objectives for the day were purposefully ambitious: learn, connect and advise. Polling the 66 delegates, we learned that, with only one exception, all of the respondents intended to come to the next year's Aboriginal Caucus meeting in Winnipeg. That's an exceptional response, and tells CHRA it is heading in the right direction. With delegates also providing concrete feedback, the Caucus Meeting in 2015 will provide an even richer delegate experience.

A total of 66 delegates registered for the session – 48 members and 18 non-members. Starting with a smudging ceremony for both Aboriginal Caucus and Pre-Congress delegates led by **Elder Francis Whiskeyjack**, the day was a good blend of networking, formal presentations and interactive discussions among delegates. Formal presentations included **Janice Abbott** of Atira and **Brian Finley** of the Home Program sponsored by the Alberta Real Estate Association, the Alberta Real Estate Foundation and Capital Region Housing Corporation. The interactive discussions took the form of a "fish bowl" where four discussants shared ideas on key issues with active input from delegates.



CHRA's Aboriginal Communities Director, **Robert Byers**, led the planning for the day, with support from his Namerind colleagues **Manny Amyotte** and **Michael Laliberte**, Vancouver Native Housing Society's President **Richard George** who also acted as moderator for the event, Ontario Aboriginal Housing Services' **Don McBain** and from CHRA's **Phil Brown**, **Jody Ciufo** and **Kristen Holinsky**.

Sponsors

CHRA is indebted to our many sponsors whose support made Congress 2014 possible.
Thank you to our title and major sponsors:



Webinars

CHRA offered ten educational webinars on a range of affordable housing topics this past year, a greatly expanded offering over the six in 2013. Led by field experts who generously contributed their time and expertise, these interactive webinars give participants insight into best-practices on timely and emerging issues in the sector.

Social Finance Solutions for Affordable Housing Providers

Speakers:

Ray Sullivan, Executive Director, *Centretown Citizens Ottawa Corporation*;

Jon Harstone, Executive Director, *St. Clares Multifaith Housing*

Innovative Financing for Sustainable Energy Retrofits

Speakers:

Tim Stoa, Vice President of Impact Investing, *Toronto Atmospheric Fund*;

Amy Brown, Program Manager of Residential Financing, *Efficiency Nova Scotia Corporation*

Good 'Til the Last Drop: Strategies to Manage Stormwater While Greening Communities & Creating Jobs

Speakers:

Sharyn Inward, Program Manager, RAIN, *Green Communities Canada*

Supportive Affordable Housing for Seniors

Speakers:

Michele Nault McIsaac, Regional Assisted Living Manager, *Makola Independent Living BC Housing Society*;

Sarah Price, Director of Services, *Silvera for Seniors*

Ensuring Housing Stability for Tenants with Complex Needs

Speakers:

Lisa Ker, Executive Director, *Ottawa Salus*;

Gail Thornhill, Executive Director (acting), *Stella's Circle*

Finding Common Ground: Reducing Community Resistance to Infill, Affordable & Supportive Housing

Speakers:

Nicole Macri, Director of Administrative Services *DESC* (formerly *Downtown Emergency Services Center*);

Nevada Merriman, Senior Project Manager, *MidPen Housing Corporation*;

Steve Pomeroy, Senior Fellow, *University of Ottawa Centre on Governance* and President, *Focus Consulting Inc.*



CHRA webinars

Redeveloping Places of Faith Into Affordable Housing & Community Space

Speakers:

Reverend Jim Smith, *Central Presbyterian Church*;
Cathy Campbell, Parish Rector, *St. Matthew's Anglican Church* and Vice-Chairperson, *St. Matthew's Non Profit Housing Inc.*

Life Lease Housing: An Alternative Approach to Retirement Living

Speakers:

John Colangeli, Chief Executive Officer, *Lutherwood, Luther Village on the Park*, and the *Lutherwood Child and Family Foundation*;

Kate Mancer, Principal, *Lumina Services* and Principal & Director of Business Development, *Terra Lumina Life Lease Housing*

Linking Heritage Preservation, Housing & Affordability

Speakers:

Mayor Wayne Potoroka, Dawson City, Yukon;

Tanis Knowles Yarnell, Planner, Downtown Eastside Neighborhoods Group, Planning & Development Services - Downtown Division, *City of Vancouver*

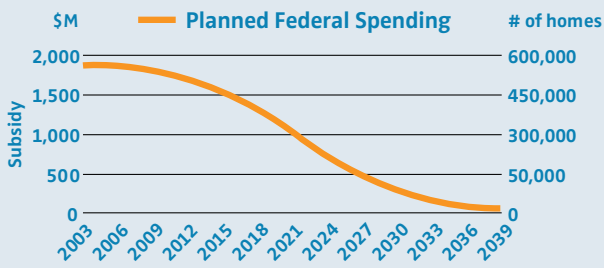
Visitable & Accessible Housing: Policy, Planning & Design

Speakers:

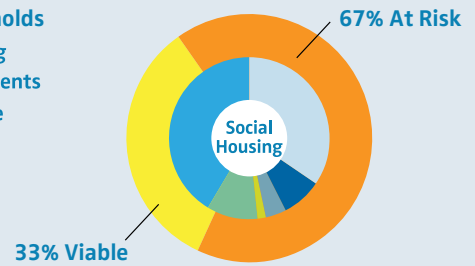
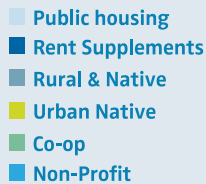
VisitAbility Task Force, *Canadian Centre on Disability Studies*;
Canadian Home Builders' Association – Victoria, BC (now Victoria Residential Builders Association)



Research & Policy



Type of Households

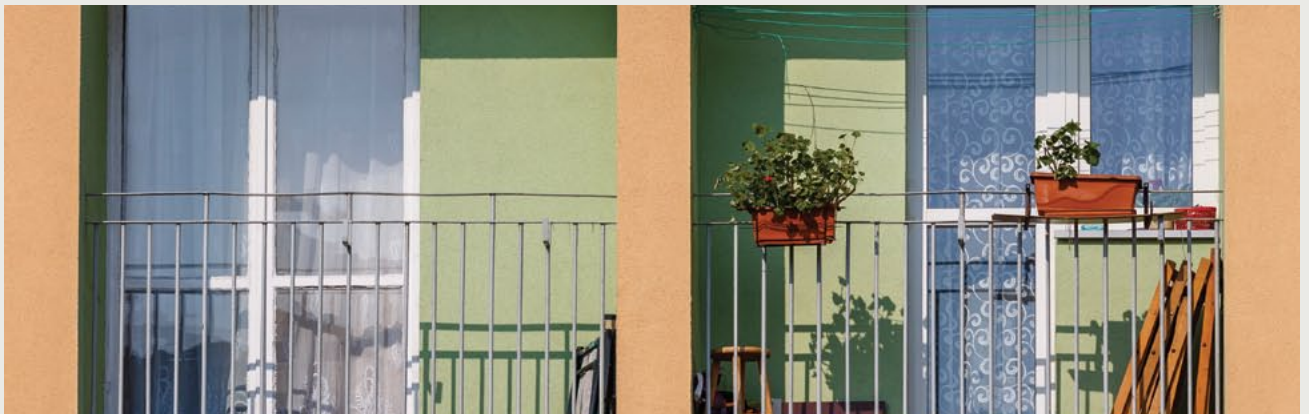


This year, CHRA released the research report **Housing For All: Sustaining and Renewing Social Housing for Low-Income Households**. The Report reveals that the number of households at risk from the loss of federal funding is greater than previously thought and ushers in a new plan for the revitalization of social housing in Canada.

CHRA President, Brigitte Witkowski remarks “The Report helps to crystallize a complicated and often misunderstood housing issue. It presents new research on who, how and how many will be affected by the loss of federal funding – and that number is larger than previously thought. The Report findings will lead us to better policy solutions for social housing, especially with the federal election next year.”

Two thirds of households in social housing will be at risk.

Federal investment flows through operating agreements that enable social housing providers to subsidize rents for low income households, offset mortgage costs or both. It bridges the gap between what tenants can pay and actual operating costs. Without ongoing federal rent support for low income households, all housing within the Public Housing, Rural and Native, Urban Native and Rent Supplement agreements and some of the Non-Profit and Co-operative agreements will run operating deficits once the agreements end. Tenants will face rent increases they cannot afford or risk eviction if the building has to be sold. The Report identifies the number of households at risk as 365,000 or two thirds of the entire Canadian social housing stock.



Recommendation #1: The Affordability Account: To keep social housing affordable for low-income households

The Affordability Account is for social housing that is at risk. As existing homes come out of their operating agreements, CHRA calls on the federal government to invest in new funding under a negotiated cost-shared agreement with the provinces and territories (P/Ts), based on the calculated need of \$3,000 per unit per year, with increased allocations for off-reserve aboriginal households, supportive housing and housing in the Territories. The federal investment would flow to P/Ts on the basis of number of social housing units for low-income households per jurisdiction. The other third of social housing stock will not need this investment to remain viable. Once all agreements expire, the annual cost of the Affordability Account will be \$1.15 billion and apply to 365,000 homes.

Recommendation #2: The 3R Capital Renewal Fund: Investing for Healthy Safe Homes

Social housing in Canada is aging rapidly. Buildings with decades-old roofs, boilers, windows, electrical systems, etc must be renewed to keep homes safe and operating cost effectively. And for public housing, agreements actually prohibited savings for such capital needs. Annual capital needs are estimated at \$1.54 billion for all social housing, but CHRA recommends only homes at risk receive investment through the 3R Capital Renewal Fund. Valued at \$3,000 per unit, 320,000 homes (excludes Rent Supplements) would receive just under \$1 billion annually once all agreements expire for the 3Rs: Repairs, Replacements and Retrofits. As above, the federal portion of this negotiated cost-shared investment stream would also flow to the P/Ts who are most familiar with the capital needs of social housing within their jurisdiction.

Recommendation #3: Sector Transformation Initiative

Beyond support for capital needs and affordability, CHRA calls for federal investment in the social housing sector itself – to enable a transformation to take on issues such as provider size, government dependence and management flexibility. The sector would break away from the old operating agreements to offer greater efficiency, innovation and self-sufficiency in providing social housing to low income Canadians.

Research Papers



CHRA Congress 2014 Sessions Series

This series of papers was made possible with generous funding from BC Housing.

- **Enabling Safe and Inclusive Communities Through Housing**
- **Managing Disaster in Affordable Housing in Affordable Housing Communities**
- **Minimizing and Managing Neighbourhood Resistance to Affordable and Supportive Housing Projects**
- **Municipal Approaches to Preserving and Growing Affordable Rental Housing in Mid-Sized Communities**
- **Shared Equity Approaches to Affordable Homeownership**
- **Green Housing**

CHRA Aboriginal Housing Series

This series of papers was made possible with generous funding from Aboriginal Affairs and Northern Development Canada.

- **Social Enterprise and Affordable Housing with Namerind Housing**
 - **Affordable Home Ownership in Alberta with the Home Program**
 - **Tsleil Waututh Nation Rent Collection Practices**
 - **The Prince Albert Grand Council and Building Code Development**
 - **Building to Code in the Opaskwayak Cree Nation**
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Awards

Presented at the
Yardi Awards lunch



CHRA Community Builder Award

Recognizes an individual, business or organization that has had a major impact at the community level in promoting affordable housing and/or preventing and ending homelessness.

Clark Brownlee
*Coordinator, Right to Housing, Winnipeg
(pictured at left)*

Clark Brownlee was a Winnipeg social worker until he retired in 2000. It was at this point that he became involved with a group that was trying to create affordable housing options at a semi-deserted military base, Kapyong Barracks, in Winnipeg. This group resulted in the Right to Housing Coalition, where Clark maintained a high level of involvement. He eventually assumed the role of coordinator and made an extraordinary contribution through its founding, organization and operation. Nominators salute Clark as the face of the Coalition throughout the community, volunteering time to ensure social housing issues are raised, understood and acted upon.

CHRA Leadership Award

Recognizes an individual who has shown leadership in improving housing in Canada through program innovation, policy change, outreach and/or advocacy efforts.

Steve Pomeroy
*Senior Fellow, University of Ottawa Centre on Governance
President, Focus Consulting Inc., Ottawa
(pictured 3rd from right)*

Widely acknowledged as one of our sector's greatest champions and as a leading policy expert and researcher within Canada's housing sector, Steve Pomeroy's body of work has significantly influenced the affordable housing policies and programs taken by governments in Canada and internationally. Steve is the go-to source for housing facts for many in the sector and his willingness to share his expertise with all who will benefit underscores his true devotion to affordable housing. He is also well known at CHRA for his educational contributions to the webinar program and for his professional development program, The Fundamentals of Housing Policy and Governance.



CHRA Lifetime Achievement Award

Recognizes an individual with years of service in the affordable housing sector in Canada.

Colin Gage

Executive Director, Victoria Park Community Homes, Hamilton

Colin Gage is the former Executive Director of Victoria Park Community Homes, one of Ontario's largest private non-profit housing corporations. Former colleague David Martin, Ministry of Housing (retired) and Past Victoria Park Board Chair wrote about Colin's legacy: "Colin was one of the first housing leaders I met when I joined the Ontario Ministry of Housing in 1987. He remains a leader in the practice of social housing management, as a mentor to staff, Board members, and other providers. He's the "go to guy" on asset management, Board recruitment, and sector sustainability... So I salute a colleague, a national leader in social housing, and especially, a good friend, for his lifetime contribution."

CHRA-Rooftops Canada International Service Award

Recognizes an individual or organization based in Canada for outstanding contribution to Rooftops Canada's programs and international development. Conferred every other year.



Toronto Community Housing, Toronto, Ontario

Toronto Community Housing (TCH) has been actively contributing to a better future for social housing in South Africa since 2002. Working with Rooftops Canada and the National Association of Social Housing Organizations (NASHO), TCH has built partnerships with 14 South African social housing institutions (SHIs) and other stakeholders. Numerous TCH staff have carried out exchange visits to South Africa to work with the local SHIs and, in turn, have hosted many South African visitors back in Canada. NASHO President, Joel Mkunqwana, states that the TCH exchanges have "proven invaluable to us as a company, in terms of best practices" and adds that TCH's help in addressing the key challenges and issues that NASHO faces has "strengthened our resolve and longterm commitment to social housing."

CHRA Sustainability Award

Recognizes an organization, business or partnership that has undertaken a program, a new build or retrofit project that advances sustainable development, resource conservation or community renewal.



**Centretown Citizens Ottawa Corporation,
*The Beaver Barracks Project, Ottawa***

Centretown Citizens Ottawa Corporation (CCOC) is a community directed private non-profit that operates almost 1600 units of mixed housing in downtown Ottawa. Their recent Beaver Barracks development, completed in the fall of 2012, broke new ground in sustainable affordable housing. Not only are the five buildings designed with advanced environmental features to reduce the ecological impact, but CCOC has created many innovative tenant and staff engagement strategies to encourage sustainable behaviour and lifestyles. "It's amazing what a little knowledge delivered in the right way can do", said Arianne Charlebois, CCOC Green Team staff member. "People who I never thought would be interested in sustainability have embraced it after learning about the huge impact of their small changes."

The Bottom Line

In 2014, CHRA recorded its third year of solid financial performance after the loss of the CMHC funding that comprised 40 percent of our overall revenues. Further, this year's revenues – just shy of \$1 million – are once again at the level they were before the cuts. We have built revenues up from the lowest point of \$602,000 in 2011, steadily, with \$788,000 in 2012 and \$865,000 last year. This year's revenue of \$999,112 bodes well for future stability.

Another record-setting attendance at Congress in Edmonton with 470 delegates along with record-high sponsorship levels increased our overall Congress revenues by \$90,000 over 2013. While expenses also increased to cover additional costs of extra delegates, overall Congress contributed \$266,062 to offset CHRA staff, overhead and administration expenses, none of which is charged against Congress in the Statement of Operations. Another area of strong growth was in Partnerships. Projects were undertaken with new partners

Aboriginal Affairs and Northern Development Canada and Alberta Aboriginal Relations and existing ones augmented, for example, with BC Housing providing additional funding for research papers. While funding had been recommended for a third annual Community Advisory Board national meeting, it was unexpectedly withheld which prevented the event from taking place. External funding helped CHRA develop programming, participate in relevant meetings across the country and produce new research and policy pieces. Membership growth accounted for a modest increase of approximately \$9,000, 3.5 percent more than last year's membership revenues. At year end, the total membership number was 283 members.

The CHRA Board added another \$10,000 to our internally restricted reserves which now total \$20,000, a positive sign of CHRA's continued financial stability and recovery following the end of CMHC funding.

Statements

Statement of Operations

REVENUE	2014	2013
Membership	\$ 347,720	\$ 336,141
Annual congress	506,864	416,809
Partnership funding	120,000	37,000
Special events	16,817	69,884
Investment	5,986	3,883
Miscellaneous	1,725	1,486
	\$ 999,112	\$ 865,203
EXPENSES		
Salaries, benefits & contracted services	550,293	482,904
Office & overhead	119,164	116,602
Democratic functioning	17,035	18,142
Annual congress*	240,801	186,556
Communications	40,800	19,962
Special events	21,009	36,862
Amortization	3,017	3,373
	\$ 992,119	\$ 864,401
NET REVENUE	\$ 6,993	\$ 802

*These are direct costs only. Salaries, administration and overhead costs are not allocated to this item.

Statement of Financial Position

ASSETS	2014	2013
Current		
Cash	\$ 48,342	\$ 193,550
Short-term investments	120,725	50,000
Accounts receivable	126,649	233,484
Prepaid expenses	28,477	26,823
	\$ 324,193	\$ 503,857
Tangible Capital Assets	2,837	5,854
	\$ 327,030	\$ 509,711
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable & accrued liabilities	40,271	55,694
Deferred membership fees & revenues	224,716	398,967
	\$ 264,987	\$ 454,661
Net Assets		
Unrestricted	39,206	39,196
Invested in tangible capital assets	2,837	5,854
Internally restricted:		
Stabilization reserve	20,000	10,000
	\$ 62,043	\$ 55,050
	\$ 327,030	\$ 509,711

Complete financial statements are available upon written request to the Canadian Housing and Renewal Association.

283 Members

• Judy Forrest • Kara Naklicki • Karen Cooper • Katie Plaizier • Kehilla Residential Programme • La Maison du Père • Larry S. Bourne • Laura Murphy • Leduc Foundation • Louise Atkins • Lu'ma Native Housing Society • M'akola Group of Societies • Mainstay Housing • Mamele-awt Queesome Housing Society • Manitoba Housing • Manitoba Non-Profit Housing Association • Mary McKenzie-James • Medicine Hat Community Housing Society • Metis Urban Housing Corporation • Mission Bon Accueil • Montfort Renaissance • Moose Jaw Housing Authority • Moose Jaw Non-Profit Housing Corporation • MUHAS • Multifaith Housing Initiative • Myriam St-Denis • Namerind Housing Corporation • Nanaimo Affordable Housing Society • Nanaimo Region John Howard Society • National Capital Region YMCA-YWCA • Native People of Thunder Bay Development Corporation • Neale Staniszki's Doll Adams Architects • Nepean Housing Corporation • New Brunswick Non-Profit Housing Association • New Dawn Enterprises • New Journey Housing • New Vista Society • Newfoundland & Labrador Housing & Homelessness Network • Newfoundland and Labrador Housing Corporation • Nicole Wilson • Northern Spruce Housing Corporation • Northgate Information Solutions • Northwest Territories Housing Corporation • Nova Scotia Department of Community Services • Nunavut Housing Corporation • Ontario Aboriginal Housing Support Services Corporation • Ontario HIV Treatment Network • Ontario Native Women's Association • Ontario Non-Profit Housing Association • Options Bytown Non-Profit Housing Corporation • Options For Homes • Ottawa Community Housing Corporation • Ottawa Salus Corporation • P.A. Community Housing Society Inc. • P.A.M. Gardens Non-Profit Inc. • PAL Vancouver • Pam Ralston • Parry Sound Housing Corporation • Paul Dowling & Associates • Paul Kane • Peel Living • Performance Construction Ltd • Peter Spurr • Phil Brown • Phoenix Residential Society • PHS Community Services Society • Prentice, Yates & Clark • Prince Charles Place • Prince Edward Island Department of Community Service and Seniors • Prince George Metis Housing Society • Province of New Brunswick Family & Community Services • Raising the Roof • Rayside Architectes • Red Door Housing Society • Regina Downtown Business Improvement District • Region of Peel • Region of Waterloo • Regional Municipality of Halton, Social and Community Services Dept • Regional Municipality of Wood Buffalo • Regroupement des offices d'habitation du Québec • Rehabitat Inc. • Réseau québécois des OSBL d'habitation • Résidences en Harmonie • Resource Assistance for Youth • Rick Sim • Ridgford CF • Right to Housing • River Bank Development Corporation • Robert Cohen • Rooftops Canada • S.A.M. (Management) Inc. • Samia Ebrahiem • Sara Alinaghi Pour • Saskatchewan Housing Corporation • Saskatoon Housing Authority • Saskatoon Housing Initiatives Partnership • Seton Foundation • Sheila Perry • SHS Consulting • Sidedoor Youth Centre • Silver Sage Housing Corporation • Skigin-Elnoog Housing Corporation of N.B. Inc. • Social Housing Registry of Ottawa • Société d'habitation du Québec • Société d'habitation Chambrelle • St. John's Status of Women Council • Stella Burry Community Services • Stephen Brown • Streethome Foundation • Streets Alive Family Support Association • Sue Collison • Terra Housing Consultants • The Agency for Co-operative Housing • The District Municipality of Muskoka • The Elizabeth Fry Society of Greater Vancouver • The Lighthouse Supported Living Inc. • The Old Brewery Mission • The Ottawa Mission • The Salvation Army • The Salvation Army, Peel Shelter and Housing Support Services • Tim Welch Consulting • TL Housing Solutions • Toronto Community Housing Corporation • Toronto Entertainment District BIA • Town of High Level • VanCity Enterprises • Vancouver Native Housing Society • Victoria Cool Aid Society • Victoria Park Community Homes Mgt. Project • Viessmann Manufacturing Company Inc. • Ville de Montréal • Vincent Paul Family Homes • Wellesley Institute • Winnipeg Housing & Rehabilitation Corporation • Wood Buffalo Housing and Development Corporation • Woodgreen Community Housing Inc • Yellowknife Homelessness Coalition • YMCA of Northern Alberta • York Developments Inc. • York Region • York University • Youth Services Bureau of Ottawa • YWCA Canada • YWCA Peterborough Victoria & Haliburton



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