



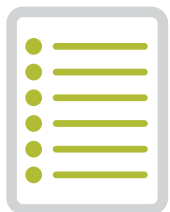
CANADIAN HOUSING AND RENEWAL ASSOCIATION

Annual Report 2019



OUR MEMBERS

43 Housing Society • A Way Home Canada • Aboriginal Housing Management Association • Aboriginal Housing Society of Prince George • Aboriginal Mothers Center • Aboriginal Standing Committee on Housing and Homelessness • Accessible Housing • Action-Logement • Advocacy Centre for Tenants Ontario (ACTO) • AES • Ahmadiyya Abode of Peace Inc. • Alan Cavell • Alberta Network of Public Housing Agencies • Alberta Rural Development Network • Alberta Seniors Communities & Housing Association • Ali Ghaffari • Alliance to End Homelessness Ottawa • Antonio Perez • Aqanttanam Housing Society • Artscape • ASK Wellness Society • Association des groupes de ressources techniques de Quebec • Atira Women's Resource Society • Attainable Homes Calgary Corporation • Avanti Housing Inc • BC Housing Management Commission • Berkley Property Management Inc. • Blue Door Shelters • Boys and Girls Clubs of Calgary • Brampton Bramalea Christian Fellowship Residences Ltd. • Brentwood Family Housing Society • British Columbia Non-Profit Housing Association • Cahdco • Calgary Homeless Foundation • Calgary John Howard Society • Cambridge Non-Profit Housing Corporation • Camponi Housing Corp. • Canadian Association of Social Workers • Canadian Mental Health Association - Edmonton Region • Canadian Mental Health Association - Shuswap/ Revelstoke • Canadian Mental Health Association - Thompson • Canadian Mental Health Association (Ottawa) • Canadian Mental Health Association (Sudbury) • Cape Breton Community Housing Association • Capital Region Housing Corporation • Capital Regional District • Carus Community Centre • Catalyst Community Developments Society • Catherine Boucher • Central City Foundation • Central Okanagan Journey Home Society • Centre de transformation du logement communautaire • Centretown Citizens Ottawa Corporation • Children's Hospital of Eastern Ontario • Choices For Youth • Christie Ossington Neighbourhood Centre • City of Calgary • City of Edmonton • City of Grande Prairie • City of Halifax • City of Hamilton • City of Kamloops • City of Leduc • City of Lethbridge • City of Ottawa • City of Peterborough • City of Red Deer • City of Regina • City of Saskatoon • City of Toronto • City of Vancouver Housing centre • City of Yellowknife • Claude Roy • Coast Foundation Society • Cochrane Family and Community Support Services • Communitas Group Ltd. • Conayt Friendship Society • Confédération québécoise des coopératives d'habitation • Co-operative Housing Association of Eastern Ontario • Co-operative Housing Federation of Canada • Corporation d'habitation Jeanne-Mance • Corporation Waskahegan • Covenant House Toronto • CRC Self Help Inc • Daily Bread Food Bank • Dakelh & Quesnel Community Housing Society • Deidre Gibson • Dena Beno • Dennis Carr • Dixon Hall • Durham Region Non-Profit Housing Corporation • Ecuhome Corporation • Edmonton Coalition on Housing and Homelessness • Entre Nous Femmes Housing Society • Extend-A-Family Kingston • Fédération des OSBL d'habitation de Montréal (FOHM) • Fédération des OSBL d'habitation des 3L - FOH3L • Fédération régionale des OSBL d'habitation Mauricie/Centre-du-Québec • First United Church Community Ministry Society • Fred Victor Centre • German-Canadian Housing of Newmarket Inc. • Gerrit Teunis • Gignul Non-Profit Housing Corporation • Gloucester Housing Corporation • Good Sheperd Non-Profit Homes • Government of Alberta - Housing Division • Government of Yukon • Greater Moncton Homelessness Steering Committee • Greater Victoria Coalition to End Homelessness • Greater Victoria Housing Society • Green Acres Foundation • Grey Mountain Housing Society • Groupe de ressources techniques - Bâtir son quartier • Habitat for Humanity Canada • Habitat for Humanity Halton-Mississauga • Habitat for Humanity Northumberland • Habitat for Humanity Peterborough & Kawartha Region • Habitat for Humanity Southern Alberta • Hamilton East Kiwanis Non-Profit Homes Inc • Heart River Housing • Hillier Consulting • Home Ownership Alternatives • homeEd • Homes First Society • HomeSpace Society • Homeward Trust Edmonton • Horizon Housing Society • Houselink Community Homes • Housing Nova Scotia • Iler Campbell LLP • Inn from the Cold Society • James McGregor • John David Pankratz • John Howard Society of Southeastern New Brunswick Inc. • John Howard Society of Victoria • John Johnston • John Purdy • Joyce Potter • Judy Forrest • Kekinow Native Housing Society • Ksan House Society • Larry S. Bourne • Leduc Regional Housing Foundation • Leila Ghaffari • Linda E. Ross Property Management Inc. • Lisa Colby • LiveWorkPlay.ca • Lookout Housing and Health Society • Louise Atkins • Lu'ma Native Housing Society • Lutheran Community Care Center • Madison Community Services • Mainstay Housing • M'akola Group of Societies • Mamele-awt Queesome Housing Society • Manitoba Housing • Manitoba Non-Profit Housing Association • Margaret's Housing and Community



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MESSAGE FROM THE CHRA BOARD PRESIDENT



It was a great honour to take over as the President of CHRA in April during the CHRA National Congress which ironically took place in my hometown of Victoria, B.C. It is clear to me that over the past several years, CHRA has increasingly become a trusted voice with the federal government on all issues related to community and affordable housing, and I look forward to building on that trust over the next two years as your President.

The evidence of CHRA's impact on housing policy is clear. In November 2017, the federal government unveiled Canada's first ever National Housing Strategy, a 10-year, \$40 billion set of measures that will help to preserve and expand the stock of community housing in Canada. Over the past year, CHRA has worked closely with CMHC and other federal departments to help shape the implementation of the various measures from the NHS, and to build upon them. For me, two highlights of those efforts in 2019 were the successful passage of the first ever federal right to housing legislation in June 2019, and the aggressive

campaign launched by CHRA to influence the 2019 federal election. Entitled "A Home for Everyone", CHRA's campaign helped to raise the profile of affordable housing during the election through a dedicated website, media coverage, and the organization of Canada's first ever National Housing Debate.

But we cannot rest on our laurels. The lack of an urban, rural and northern Indigenous housing strategy stands as the most notable omission from the National Housing Strategy. CHRA has continued to prioritize the need for a distinct urban, rural and northern Indigenous housing strategy with decision makers federally, and those efforts will accelerate in 2020. By building on the "For Indigenous, By Indigenous" vision for an urban, rural and northern Strategy released by the CHRA Indigenous Caucus in 2018, and with the release in 2019 of one of the most comprehensive surveys ever conducted of urban and rural Indigenous housing providers, we are well placed to redouble our advocacy efforts on this issue in 2020. As someone who works on a day to day basis with urban Indigenous housing providers, I know all too well the urgent need for a dedicated strategy.

Although CHRA's advocacy efforts in 2019 demonstrated



significant impact, CHRA delivered value for members in many other ways. I was very pleased that the 2019 National Congress in Victoria was one of CHRA's largest Congresses, and based on feedback, was one of our best. The CHRA Housing Professionals Mentorship Program (HPMP) was recognized for its excellence not just by its participants, but through its receipt of a national award by the Canadian Society of Association Executives. Throughout the year I have often heard of CHRA's excellent communications, webinars, and other means of providing information – at a time when there is so much change in our sector, provision of timely information is essential.

CHRA could not continue to deliver impact for members without an effective financial and governance framework. In 2019, I'm happy to report that CHRA's finances continue to be positive, allowing us to remain sustainable in the longer term. And I've been extremely fortunate to work with a high performing, influential Board of Directors in 2019 who have provided effective ongoing oversight and guidance to the association. Thank you to our Board, and to the CHRA staff, who have worked hard to deliver excellent operational results for the association.

I also want to recognize my predecessor Stéphan Corriveau. None of CHRA's successes over the past several years would have been possible without Stéphan's leadership as President from 2016 to 2019. Sadly, Stéphan's term on the Board of Directors will come to an end in 2020, but his legacy will live on for years to come in CHRA and in the overall housing sector.

So, let's celebrate our successes while continuing to work hard to deliver even greater results for our sector. Our members, and ultimately the tenants and clients we serve, demand nothing less.

Kevin Albers
CHRA Board President



MESSAGE FROM THE EXECUTIVE DIRECTOR



In January 2020, I'll celebrate my 4th anniversary as Executive Director of CHRA. When I first started in this role in December 2016, I had no way of knowing how drastically the community housing landscape would change in the next 4 years – but change it has. In 2019, we witnessed the continuation of a dramatically changing environment, both for the community housing sector overall, and for CHRA more specifically.

After years of lobbying by CHRA and other partners, in 2019, Canada became one of the few countries in the world to adopt progressive right to housing legislation through the new National Housing Strategy Act, a piece of legislation that contained many of CHRA's recommendations. This was a historic moment for Canada, and one that should be celebrated.

In 2019, we formally opened the doors to the new Community Housing Transformation Centre, after a confirmation of \$68 million in funding from Minister Jean-Yves Duclos in April. The concept of this Centre was first proposed by

CHRA as early as 2014, so to see the Centre take shape and begin accepting funding applications has been incredibly gratifying. Under the leadership of past CHRA President Stéphan Corriveau as its inaugural Executive Director, we see a positive future for the Centre.

CHRA successfully fought for changes to the new Federal Community Housing Initiative, Phase 2, to ensure that all eligible housing providers with federally held Operating Agreements that expire between 2016 and 2028 could automatically qualify. By the end of 2019, over 700 nonprofit and co-op housing providers had indicated their interest to opt in to this program, ensuring that affordable rents could continue.

More specific to CHRA, the CHRA Board approved a new 4-year Strategic Plan that will guide the association until 2024. We launched a new Affordable Home Ownership Working Group for those members with an interest in this area, and who want to take advantage of the new \$100 million Shared Equity Mortgage Program announced in 2019. We launched the "A Home for Everyone" campaign to influence the outcome of the 2019 federal election, which included the organization of Canada's first ever National



Housing Debate. CHRA hosted our largest standalone National Congress on Housing and Homelessness in Victoria in April. The CHRA Indigenous Caucus developed a new Workplan, Terms of Reference, and hired its first ever full time Manager. CHRA won a National Award from the Canadian Society of Association Executives for our Housing Professionals Mentorship Program, which demonstrated the value and quality of that program to help build the next generation of leaders in the sector.

I could go on and on, but suffice it to say that the past 4 years, and particularly 2019, have demonstrated to me the vibrancy, energy and resiliency of our sector and particularly of our members.

These, and CHRA's many other accomplishments, do not happen by coincidence. I am fortunate to work with a young, energetic, dedicated staff that serve the community housing sector with determination and a desire to give back. As I say every year, the CHRA team is small in number, but mighty in impact.

The CHRA Board is comprised of seasoned professionals who are outstanding leaders and ambassadors for the

community housing sector. I want to thank them for the time and effort they have put into making CHRA the influential organization it has become. I want to acknowledge our new Board President, Kevin Albers, for his support and leadership at a crucial time in this sector. And I would be remiss if I did not acknowledge our past President Stéphan Corriveau, who served as President during three of the most impactful years in the history of community housing. Thank you, Stéphan, on behalf of CHRA for the service you provided on our behalf and on behalf of all our members.

Lastly, I want to thank the CHRA members for your ongoing support and commitment to your national association. Your work, day in and day out, provides homes for over 650,000 households in Canada. Your work is essential, and CHRA will be here to support you every day.

The past 4 years have been a wild ride. I look forward to continuing the ride in 2020 and beyond.

Jeff Morrison
Executive Director



NEW 4 YEAR STRATEGIC PLAN

As the national voice for the community housing sector in Canada, it is essential that CHRA remain relevant and responsive to the needs of its members. To that end, throughout 2019, the CHRA Board of Directors worked with members to develop a new 4-year Strategic Plan for the organization. A draft Plan was shared with members electronically and in person at the April National Congress. In November 2019, the Board adopted a new Strategic Plan that will guide CHRA from 2020 to 2024 – this plan was shared with members in December 2019.

This new plan contains the following:



OUR VISION:

Housing for all!



OUR MISSION:

The purpose of CHRA is to strengthen the community housing sector for the benefit of all through advocacy, research, partnership and member services.



OUR BELIEFS:

Everyone has the human right to safe, quality, and affordable housing.

Safe, quality and affordable housing is critical for all people to achieve success and reach their full potential.

CHRA is committed to reconciliation with Indigenous peoples and housing is a core component of Reconciliation.

Governments have a critical role to play in providing access to safe, quality and affordable housing.

CHRA strength comes from our members and all members have a voice.

Collaboration and partnership with key stakeholders is central to CHRA future success.



OUR KEY RESULT AREAS:

Advocacy
Policy and Research
Member Services
Strategic Partnerships
Organizational Excellence

For more information on the CHRA Strategic Plan, visit the website.
www.chra-achru.ca



2019-2020 CHRA BOARD OF DIRECTORS



PRESIDENT

Kevin Albers
Director at Large
Chief Executive Officer
M'akola Group of Societies



PAST PRESIDENT

Stéphan Corriveau
Regional Director, Quebec
Executive Director
Community Housing Transformation Centre



VICE PRESIDENT

Hugh Lawson
Regional Director, Ontario
Director, Strategic Planning and
Stakeholder Relations
Toronto Community Housing



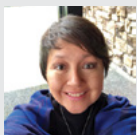
TREASURER

Pamela Hine
Regional Director, Northern Territories
President
Yukon Housing Corporation



SECRETARY

Robert Byers
Director, Indigenous Communities
Chief Executive Officer
Namerind Housing Corporation



Margaret Pfoh
Regional Director, British Columbia
Chief Executive Officer
Aboriginal Housing Management Association



Christina Maes-Nino
Regional Director, Manitoba
Executive Director
Manitoba Non Profit Housing Association



Tyler Stewart
Regional Director, Saskatchewan
President
Stewart Properties



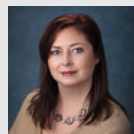
George Cormier
Regional Director, New Brunswick
Executive Director
New Brunswick Non Profit Housing Association



Tim Crooks
Regional Director, Nova Scotia & PEI
Executive Director
Phoenix Youth



Ayon Shahed
Regional Director, Newfoundland & Labrador
Director of Strategic Development
Choices for Youth



Susan McGee
Regional Director, Alberta
Chief Executive Officer
Homeward Trust Edmonton



Ray Sullivan
Director at Large
Executive Director
Centretown Citizens Ottawa Corporation



Kathy Stinson
Director at Large
Chief Executive Officer
Victoria Cool Aid Society



ADVOCACY

In 2019, CHRA once again demonstrated the value of a national association to enacting solid policy change favourable to the community housing sector. Highlights from CHRA's advocacy efforts in 2019 include the following:

Securing passage of federal right to housing legislation through the "National Housing Strategy Act"

In June 2019, Canada became one of a handful of countries in the world to pass into law the progressive right to housing. The new law, called the "National Housing Strategy Act" contained many of CHRA's recommendations, including the requirement to maintain a Housing Strategy aimed at vulnerable populations, and proper accountability tools. CHRA has also been consulted heavily on the development of the new mechanisms created by the legislation, including the new National Housing Council and Housing Advocate, which we expect will become operational in 2020.



Launching the Community Housing Transformation Centre

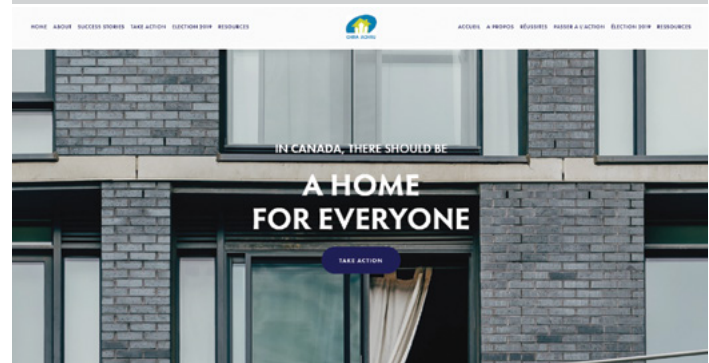
In April 2019, CHRA Executive Director Jeff Morrison joined Minister Jean-Yves Duclos in announcing a new \$68.8 million Community Housing Transformation Centre, that will provide funding and resources to community housing providers looking to transform their business models. Throughout 2019, CHRA worked to operationalize the new Centre, including the hiring of CHRA Past President Stéphan Corriveau as the Centre's inaugural Executive Director. The Centre began its first call for funding applications in December 2019.

Effecting changes to the Federal Community Housing Initiative, Phase 2

Throughout 2019, CMHC worked with CHRA and other stakeholders to design the new Federal Community Housing Initiative, Phase 2. FCHI-2 was the program originally announced in the National Housing Strategy that will extend rent subsidies for community housing providers whose federally held Operating Agreements expired between April 2016 and March 2028. CHRA's advocacy efforts led CMHC to modify its original plans for FCHI-2 to ensure that all housing providers with expiring Operating Agreements could qualify for the rent subsidy extension without having to meet various qualification requirements. Hundreds of housing providers have already opted into the new FCHI-2 which will ensure ongoing rent subsidies out to 2028.

Launching "A Home for Everyone" Campaign to Influence the 2019 Federal Election

The October 2019 federal election was a key opportunity to promote the needs of the community housing sector with political parties and voters. Throughout 2019, CHRA led an aggressive campaign entitled "A Home for Everyone" that resulted in meetings with party platform committees, the launch of an election website, a press conference, the public release of the revamped Rental Housing Index, an all-party questionnaire, and the organization of Canada's first ever National Housing Debate. This campaign helped ensure that housing was included in all the party's platforms and will ensure a great deal of familiarity with housing issues by the new government.



Pushing for an Urban, Rural and Northern Indigenous Housing Strategy

Throughout 2019, CHRA's top advocacy priority was pushing for an urban, rural, and northern Indigenous housing strategy. This issue was one of CHRA's top "asks" during the federal election campaign, and the subject of many meetings and advocacy tactics throughout 2019. More details can be found on the Indigenous Caucus report available on the CHRA website.

Ongoing Meetings with CMHC and senior political officials

Throughout 2019, CHRA continued to meet with senior public servants and politicians in order to advance our issues. CHRA met with CMHC CEO Evan Siddall on at least 4 occasions, including the organization of a CMHC Town Hall at the CHRA Congress. CHRA met with Minister Jean-Yves Duclos on numerous occasions and made contact with the new Minister responsible for Housing, Ahmed Hussen, following the federal election.

Influencing the Design and Implementation of the Canada Housing Benefit

The \$4 billion Canada Housing Benefit that was originally announced in the National Housing Strategy has been

the subject of ongoing discussions between the federal, provincial and territorial governments prior to its eventual launch in April 2020. CHRA, in partnership with the Canadian Alliance of Non Profit Housing Associations (CANPHA) prepared a joint submission to federal, provincial and territorial governments outlining the key principles that should underline the implementation of the Canada Housing Benefit. The first signed federal-provincial agreement was announced in December 2019, more agreements will follow shortly.

Lobbying for changes to the National Housing Co-Investment Fund

CHRA members continued to communicate challenges with CHRA on the application and eligibility criteria associated with the National Housing Co-Investment Fund. CHRA's efforts led to changes in the application policies associated with the fund, changes to the provincial reporting requirements, and helped address concerns with several individual applications. By the end of 2019, approximately 50 successful contribution agreements under the Fund had been announced, totaling over \$1.8 billion.

A HOME FOR EVERYONE

Every person living in Canada deserves a home that is safe, affordable, and meets their needs. However, for millions of people in Canada, access to safe and affordable housing is simply not possible. By protecting and strengthening the community housing sector in Canada, the federal government can play a key role in supporting community housing providers whose mandate is to provide access to non-market housing to those people who may otherwise have no other housing opportunities.

WHY DO WE NEED TO PROTECT AND EXPAND COMMUNITY HOUSING?

There are approximately **600,000 subsidized homes in Canada**, housing over a million people. By not protecting and expanding community housing, **we run the risk of increasing homelessness** and leaving hundreds of thousands of people in Canada without access to proper housing that they can afford.

WHAT DOES THE FEDERAL GOVERNMENT NEED TO DO?

The 2017 National Housing Strategy was a welcome step in reinvesting in community housing. But more needs to be done. **CHRA is advocating three specific recommendations in Election 2019:**

- » **Develop and implement an urban, rural and northern Indigenous Housing Strategy** to raise housing standards for Indigenous peoples to that of the non-Indigenous population.
- » **Preserve the existing stock of community housing** by making federal rent subsidies permanent, provide ongoing funding for repairs, and increasing federal investments in social supports.
- » **Increase the supply of social and non profit housing** through greater access to capital for new construction, and expand the Federal Lands Initiative.

THE NEXT FEDERAL GOVERNMENT NEEDS TO ENSURE A HOME FOR EVERYONE.

DURING THE 2019 FEDERAL ELECTION, WHAT CAN YOU DO?

- » Visit **ahomeforeveryone.ca** for more information on the challenges facing community housing providers.
- » From that website, **send a message to the candidates in your riding** telling them why reinvesting in community housing needs to be a priority.
- » Sign up for **CHRA's newsletter** to stay informed on campaign developments.
- » Tweet the candidates in your riding, using **#ahomeforeveryone**.
- » **Attend an all candidates meeting** and ask questions about community housing. If there is a housing-specific event in your region, encourage your friends and colleagues to attend.



ahomeforeveryone.ca

Rents Are Becoming Unaffordable

According to the Rental Housing Index:

40% OF RENTERS IN CANADA ARE IN CORE HOUSING NEED
(spending over 30% of their income on rent)

18% OF RENTERS IN CANADA ARE IN DEEP CORE HOUSING NEED
(spending over 50% of their income on rent)

Demand for Social Housing is Going Up

Over the past 5 years, wait lists for community housing have gone up in most Canadian cities.

Calgary	16.4% ↑	Toronto	10.7% ↑
Moncton	28% ↑	Vancouver	22.9% ↑
Montreal	8.1% ↑	Whitehorse	55% ↑

Indigenous Peoples in Urban Settings

The 87% of Indigenous peoples living in Canada's urban and rural centres face unique housing challenges.

- » **1 in 15 Indigenous peoples are homeless**, compared to 1 in 128 for the non-Indigenous population.
- » **23% of Indigenous households live in unsuitable dwellings**, compared to 14% of non-Indigenous households.
- » Indigenous people suffer from much **higher rates of housing discrimination**, and do not live in housing that is culturally appropriate.



CHRA INDIGENOUS CAUCUS

Since its inception in 2013, CHRA's Indigenous Caucus – representing the interests of the urban, rural, and northern Indigenous housing sector in Canada – has continued to grow and expand its influence. Its accomplishments in 2019 include the following:

Organization of Indigenous Caucus Day 2019

This year the Caucus organized another very successful Caucus Day in conjunction with CHRA's Annual Congress in Victoria. Over 200 delegates brought their knowledge, passion, and insights to the table on April 2, 2019. This year featured a "year-in-review" presentation from the Indigenous Caucus Working Group, a session on mapping the future of the Caucus, and an open networking session. This year's theme for Caucus day was "A Time for Action" and the Caucus Working Group took the feedback from the event and put it into action. A copy of the report from the day's proceedings can be found on the Indigenous Caucus website.



Release of the "Urban, Rural, and Northern Indigenous Housing Survey and Report"

In summer 2019, the CHRA Indigenous Caucus released the results of the survey that was conducted over 2018-2019. The report, conducted by Dan Brant and Associates, and entitled the "Urban, Rural, and Northern Indigenous Housing Report" stressed that urban, rural and northern Indigenous housing faces dramatic challenges in the face of ongoing demand and pressures. The report also identifies solutions and ways to address these challenges. This report is a must-read for policy makers, Indigenous representatives, housing providers, and anyone with an interest in improving the state and condition of housing for Indigenous peoples in urban, rural and northern settings in Canada. A copy is available on the Indigenous Caucus website.



Meetings with Minister Duclos, Evan Siddall, and other political leaders

Throughout 2019, members from the Indigenous Caucus Working Group met with Minister Jean-Yves Duclos, the Minister responsible for Housing; Indigenous Services Canada Deputy Minister Jean Francois Tremblay; and Evan Siddall, the CEO of CMHC. The purpose of each of these meetings was to continue advocating for an urban, rural and northern Indigenous housing strategy. The Caucus also sent letters to the new incoming Members of Parliament following the federal election and look forward to working with them on the "For Indigenous, By Indigenous" housing strategy in 2020.

New Workplan and Terms of Reference

The Indigenous Caucus Working Group developed a new workplan for 2019-2020 based on the recommendations discussed at the 2019 Caucus Day. In addition, in 2019, the Indigenous Caucus Terms of Reference were updated. This was done to update the membership and governance structures and processes of the Caucus, which will include a first ever election for members of the Caucus Working Group in 2020. You can find the Terms of Reference on the Indigenous Caucus website.



Promotion of Indigenous Housing Issues in the 2019 Federal Election Campaign

In 2019, CHRA led an aggressive campaign to coincide with the 2019 federal election campaign. Entitled “A Home for Everyone”, one of the campaign’s key messages was the need for parties to support and adopt the For Indigenous, By Indigenous strategy. Among the tactics employed during the campaign, CHRA co-hosted a debate on housing with various housing stakeholders. The topic of an urban, rural, and northern Indigenous housing strategy was discussed by all of the candidates. In particular, Adam Vaughan, MP for Spadina-Fort York, said that “We (the Liberals) are committed to an urban Indigenous housing strategy” and that “it must be urban Indigenous led, designed, and delivered, and it’s absolutely critical that we also understand that this is a process that we will not achieve Reconciliation without”. You can find a recording of the full debate on the CHRA website.



Indigenous Caucus Working Group Member Serves as Keynote at International Conference

Margaret Pfoh, CEO of the Aboriginal Housing Management Association, served as the keynote speaker at the Annual Conference of the Australian Housing and Urban Research Institute (AHURI) conference in Darwin, Australia in August 2019. Margaret not only spoke about the activities of the CHRA Indigenous Caucus but spoke eloquently about the process of Reconciliation in Canada, and what Indigenous peoples in Australia could learn from the Canadian experience.





RESEARCH AND INNOVATION

CHRA continued to pursue research and innovation activities in order to increase knowledge, awareness, and best practices in the community housing sector. Efforts in this regard included the following:

Release of a Comprehensive Survey and Report on Urban, Rural and Northern Indigenous Housing

In July 2019, CHRA released the results of a comprehensive survey and report conducted for the CHRA Indigenous Caucus by consultant Daniel Brant looking into the state of urban and rural Indigenous housing provider operations. The report also included recommendations on how to address the glaring challenges facing urban and rural Indigenous housing providers. Our thanks to CMHC and Indigenous Services Canada for providing funding for this survey and report.

Re-release of the Rental Housing Index

In September, a coalition of housing associations led by the BC Non-Profit Housing Association re-released the Canadian Rental Housing Index, a comprehensive tool offering a wealth of data on rental conditions across Canada. The new Index contains detailed rental information on a federal riding basis, which was intentionally timed to coincide with the federal election. The re-release was covered in virtually all national mainstream media.

Release of Three Summary Briefs and a Research Paper supported by BC Housing

Thanks to the generous support of BC Housing, the content of four April 2019 Congress sessions was turned into a research paper and summary briefs and posted on the CHRA website. These four papers included: "Housing in the North"; "Architectural Co-Design"; "Impact Investing for Affordable Housing Projects", and "Beyond a Duty to Consult: Best Practices and Case Studies from the Front Line of Canadian Indigenous Partnerships".

Consultations with CMHC on Research Priority Setting

The National Housing Strategy, announced in November 2017, contained \$241 million over 10 years to address research gaps and increase research capacity in housing. Throughout 2019, CMHC has worked to identify its own research priorities, and where its resources should be deployed. CHRA has been actively engaged with CMHC on these priorities and has helped to influence content and direction.

Participation in New Housing Research Hubs

Another specific announcement contained in the National Housing Strategy was the creation of a new Housing Network, that would bring together researchers from throughout Canada to collaborate on housing related projects and issues. CMHC issued a Call for Proposals for this Network in 2018, and by 2019, had narrowed down the selection to 2 teams – these 2 teams have been given resources to "flesh out" their proposals, with a final selection to be made in 2020. Throughout 2019, CHRA worked with both teams to influence their content and direction; CHRA looks forward to working closely with the winning network in 2020 and beyond.





WEBINARS

CHRA webinars showcase housing and homelessness sector innovations taking place across Canada and internationally and provide insights into trends in housing policy and programs. As an information-sharing tool, CHRA webinars connect participants, share best practices, and offer an accessible means to stay informed. In 2019, CHRA offered 8 webinars including a continuation of the Social Housing Around the World webinar series, presenting successful and innovative projects and social housing systems from around the world.

1. Rural Homelessness Estimation

Zain Abedin, Manager, Community Development, Alberta Rural Development Network

Sharida Csillag, Community Development Coordinator – Special Initiatives, Stony Plain Family and Community Support Services

Lynne Bossman, Integrated Supports Coordinator – Seniors Spruce Grove Family & Community Support Services

2. Social Housing Around the World: Housing Opportunities Commission of Montgomery County, Maryland, USA

Stacy L. Spann, Executive Director, Housing Opportunities Commission

3. Kick-Off to the 2019 Federal Election – A Home for Everyone

Jeff Morrison, Executive Director, Canadian Housing and Renewal Corporation

4. Affordable Homeownership by Non-Profits – Shared Equity Mortgage Models

Katherine Lawlor, Policy Advisor, Canada Mortgage and Housing Corporation

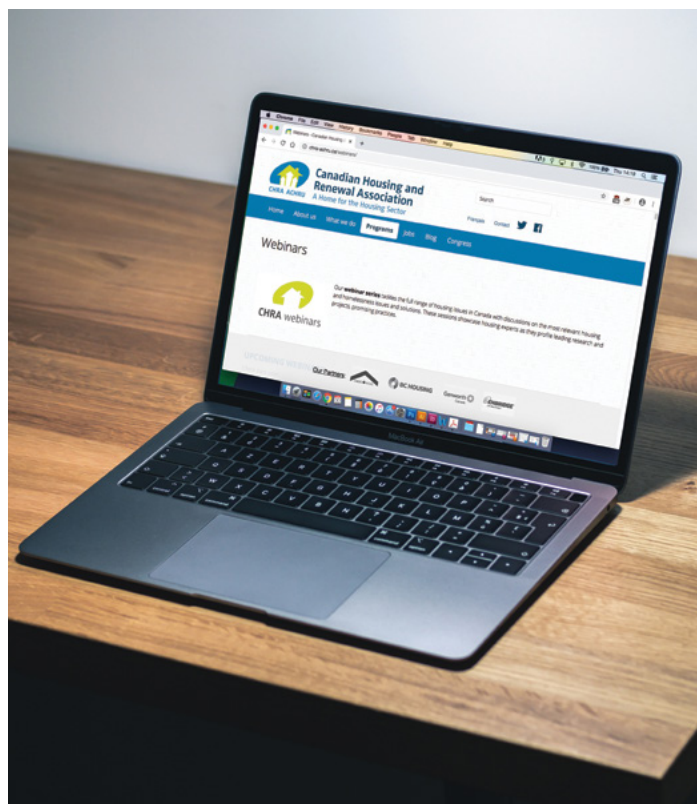
Joe Deschenes Smith, Principal and Founder, Trillium Housing

Heather Tremain, CEO, Options for Homes

Patrick Pretty, Project Coordinator, Société d'habitation et de développement de Montréal (SHDM)

5. Summer Update for CHRA Members Only

Jeff Morrison, Executive Director, Canadian Housing and Renewal Corporation



6. Ending Chronic Homelessness

Marie Morrison, Director, Build for Zero Canada

Lori Richer, Housing Stability Manager, Wellington County Social Services

Michelle Corley, Program Supervisor, Housing Help, City of Kawartha

Emily Dietrich, Chief Programs Officer, Homeward Trust

7. Social Housing Around the World: South Africa

Barry Pinsky, Executive Director, Rooftops Canada

Malcolm McCarthy, General Manager, National Association of Social Housing Organisations in South Africa

Jeff Morrison, Executive Director, Canadian Housing and Renewal Association

8. The NEW Community Housing Transformation Centre

Stéphan Corriveau, Executive Director, Community Housing Transformation Centre



INTERNATIONAL ACTIVITIES

CHRA once again continued to be a strong voice for the community housing sector from an international perspective. Among CHRA's international activities in 2019 included:



Presentations to the International Forum on Housing and Community Development

In October 2019, CHRA attended the International Forum on Housing and Community Development hosted in Austin, Texas. This 2-day forum brought together housing leaders from several countries to share experiences and updates on housing policy throughout the world. Following on presentations delivered by CHRA Executive Director Jeff Morrison and CMHC Board President Derek Ballantyne, delegates were keenly interested in Canadian housing developments, particularly Canada's new right to housing legislation, CHRA's election-related activities, and the National Housing Strategy. It was clear that Canada is increasingly becoming viewed as a leader internationally in progressive housing policy.



Keynote Presenter at Australian Housing and Urban Research Institute

In August 2019, CHRA Board member and CEO of the Aboriginal Housing Management Association, Margaret Pfoh, served as the keynote speaker at the Annual conference of the Australian Housing and Urban Research Institute (AHURI). Margaret's remarks delved into Canada's process of Reconciliation, Canada's history with Indigenous housing, and the overall National Housing Strategy. Australian delegates learned a great deal from Canada's experiences, which will assist Australia in addressing its own challenges with Indigenous housing.



Participation in Habitat International Coalition

As a member of the Habitat International Coalition (HIC), an international coalition dedicated to achieving the right to habitat and social justice, CHRA can champion housing at an international level. Through its advocacy and promotional tactics, HIC can raise the need for housing as a basic right in countries across the world; CHRA is pleased to participate in a number of these tactics.



Ongoing engagement with Rooftops Canada

CHRA is a founding member of Rooftops Canada, an international development program of co-operative and social housing organizations in Canada. In 2019, Rooftops efforts focused on building housing capacity in South Africa. CHRA is proud to support Rooftops through ongoing promotion and advocacy support. Rooftops Canada will be celebrating its 35th anniversary in 2020; CHRA looks forward to supporting and recognizing Rooftops in this milestone year.



Ongoing communication with NAHRO

CHRA is fortunate to enjoy close relations with our American counterparts, the National Association of Housing and Redevelopment Officials (NAHRO). CHRA holds regular conversations throughout the year with NAHRO to share information about housing policy and developments. CHRA was also pleased to welcome NAHRO representatives to the National Congress so that American leaders could hear for themselves the progress that is being made in Canada.

HOUSING PROFESSIONALS MENTORSHIP PROGRAM

"AS A MEMBER OF A GROUP THAT'S NOT WELL REPRESENTED IN THE HOUSING WORLD, BEING ABLE TO CONNECT WITH SOMEONE WHO I SHARE AN IDENTITY AND SIMILAR EXPERIENCES WITH WAS, NO EXAGGERATION, LIFE CHANGING, AND WENT A HUGE WAY TOWARDS MAKING ME FEEL LIKE THERE COULD BE A PLACE FOR ME IN THE AFFORDABLE HOUSING WORLD."

HPMP 2019 participant

The Housing Professionals Mentorship Program (HPMP) aims to enhance sector leadership capacity by building strategic networks and community, developing leadership competencies, igniting passion and interest in housing, supporting career development, and enhancing knowledge around core housing themes (e.g. housing policy, asset management & development, operations, delivering services, business).

2019 marked the second year of HPMP with over 35 mentor-mentee matches spanning eight provinces and two territories and representing all three coasts.

On April 5, 2019, the day after CHRA's National Congress in Victoria, BC, mentors and mentees participated in a full-day Leadership and Networking Event. Half the day was dedicated to embracing uncertainty; leading and leadership in the 21st Century, and the other half on structured networking where participants identified and hosted conversations such as "What does a sustainable social housing sector look like and how do we get there?" and "How do we partner effectively towards reaching collective goals?"

In 2019, CHRA hired four mentees from HPMP to develop its annual Congress research papers and briefs, funded by BC Housing. The papers are available on the CHRA website.

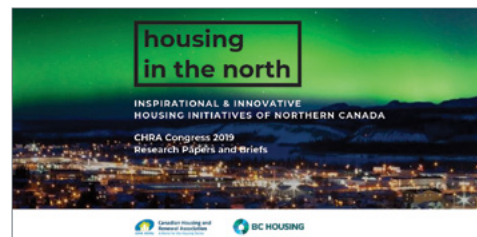
"LOVED THE PROGRAM. I LEARNED SO MUCH ABOUT LEADERSHIP AND CAREER PATHS WITHIN THE SECTOR."

HPMP 2019 participant



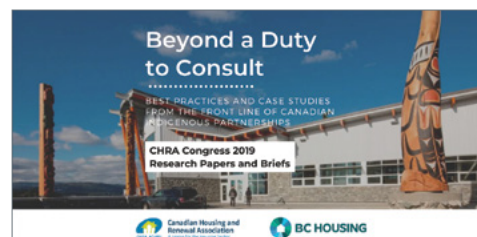
Architectural Co-Design

Jessica Hayes, MCPRP, Housing Planner, Metro Vancouver



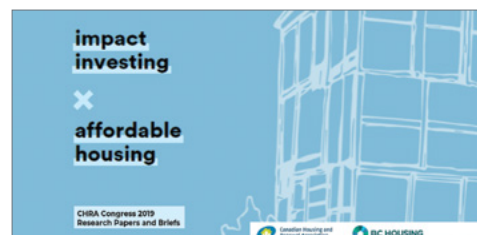
Housing in the North

Amanda-Rose Bourget, Affordable Housing Program Coordinator, Brandon Neighborhood Renewal Corporation



Beyond a Duty to Consult: Best Practices and Case Studies from the Front Line of Canadian Indigenous Partnerships

Hannah Brais, Research Coordinator, Old Brewery Mission



Impact Investing for Affordable Housing Projects

Adrienne Pacini, MDes, APF, Principal, Strategic Design, SHS Consulting



CONGRESS 2019



CHRA hosted its 51st National Congress on Housing and Homelessness in Victoria, BC. The 2019 Congress achieved an all-time record-breaking attendance of just over 700 delegates. Congress kicked off with a rousing greeting from the Songhees and Esquimalt Nations, followed by remarks from Mayor of Victoria Lisa Helps, and President and CEO of CMHC Evan Siddall.

Sixteen high-level workshops and educational sessions gave delegates insights on recent developments in the community housing and homelessness sector. Six mobile tours gave delegates the opportunity to visit local sites and to learn about innovative housing models. Delegates also had the chance to ask questions directly to Evan Siddall during a Town Hall meeting.

With over 200 delegates in attendance, the CHRA Indigenous Caucus Day continues to increase in attendance each year. This year's Caucus Day was split into two sessions: "Session One—Mapping Our Journey", reflected on the activities and achievements of the Caucus over the recent years, and "Session Two — Come Together: Open Space Networking", brought delegates together to share ideas and develop solutions for Indigenous housing services providers.

Congress is never a dull moment. Delegates had several opportunities to meet and mingle with their colleagues. Delegates kicked back during the meet and greet at the Strathcona Hotel Games Room, dressed to impress for the President's Reception at the Lieutenant Governor's Residence, and ended Congress in style with the Ancestral Threads Fashion Show at the Royal BC Museum's First Peoples Gallery.

Without the help of CHRA's many sponsors, we could not have made our 2019 Congress such a success, and we thank them all. We would also like to thank the Congress Organizing Committee, including Chair, Kevin Albers and all the volunteers who made sure that our 51st Congress was one to remember!





2019 CHRA AWARDS

CHRA LEADERSHIP AWARD



Lynn Carson

President, Nepean Housing Corporation, Ottawa, ON

Lynn Carson began her career in housing in 1972 working as the secretary to a senior manager at the Ontario Housing Corporation in Ottawa. She was the first woman to take advantage of the management trainee program in 1979 and became a full-time Property Manager in 1980.

After moving to the provincial Ministry of Housing in the 1990s, she was seconded to the Nepean Housing Corporation in 1994, after which she became its General Manager in 1995.

Lynn transformed Nepean Housing. She created new partnerships with external agencies. She transformed her Board to become more inclusive of community members. A new strategic Planning process was introduced.

It was through her perseverance, creativity and strong belief that anything is possible, that Nepean Housing built a new housing community of 76 units which opened in September 2002 and a Phase II, with another 34 units, which opened in 2004.

In 2007 under Lynn's direction and encouragement, Nepean Housing opened a housing community with 62 units, built under the Canada-Ontario Affordable Housing Program. The building of these new communities was not accomplished easily. It was the result of endless hours of meetings and negotiations with consultants, builders, banks, architects, community groups and politicians.

Lynn also served as President of the Social Housing Registry of Ottawa from its incorporation in 1997 until 2006, providing leadership to a groundbreaking model.

"Housing providers and residents alike are the fortunate beneficiaries of Lynn's past achievements, her current involvement, and future contributions."

Stephane Giguere,

CEO, Ottawa Community Housing

Lynn joined the board of Nepean Housing 4 years ago and has been President for the past 3 years, providing an opportunity to stay in touch with tenants she has served for decades.

She has served on the Ontario Non Profit Housing Association Board of Directors, serving from 1996 to 1999 and from 2003 to 2006, and on the Board of Directors of CHRA in 2001. Her leadership has been felt far beyond Nepean Housing.

"Lynn Carson repeatedly demonstrates her commitment and her tireless advocacy for social and affordable housing. Lynn has always focused her attentions on the needs of the housing sector, and the members of our community who require affordable housing"

Ishbel Solvanson-Wiebe,

Executive Director, Ottawa Social Housing Registry

CHRA SUSTAINABILITY AWARD



Madrona Project

Catalyst Community Development Society Vancouver, BC

Catalyst Community Developments Society is a not-for-profit real estate developer founded in 2013. Partnering with other non-profits, municipalities, and market developers, Catalyst provides vibrant, inspiring, and below-market rental homes in which residents thrive. The primary objectives of Catalyst are affordability, design, community, sustainability, social investment, and replicability.

One of Catalyst's most successful sustainable projects was the Madrona project, part of the Dockside Green development in Victoria. This 49 unit complex is 100% affordable, which it guarantees in perpetuity.

The Madrona project was built to LEED Platinum standard, the highest standard available, in an extremely walkable and cycling friendly location. It has easy access to transit, groceries, amenities, services, an extensive greenway network, nature, and additional parks and plazas.

Furthermore, residents have access to the Dockside green car-share program, they are provided with subsidized transit passes, and each household receives a new bike upon move-in.

Each home also features Enerpro individual energy metering for heating and hot water, significantly reducing energy use and costs with some residents paying as little as \$4/month. Tenant-driven recycling and composting initiatives also contribute to the overall sustainability of the community.

With the completion of Madrona, Catalyst is undertaking a Community Connections pilot to actively foster a friendly, socially connected, and resilient community. From this pilot, Catalyst will produce a shareable report with inspiring recommendations for community building in multi-family housing developments geared at housing providers, funders, developers, investors, planners, and government.

"The fundamental values of Dockside Green are, and continue to remain, grounded in social, environmental, and economic sustainability. Madrona affordable housing is integral in contributing to the diversity of this culturally vital neighbourhood and powerfully supports these values."

Karen Marler,
HCMA Architecture + Design

CHRA COMMUNITY BUILDER AWARD



Linda E. Ross

Managing Broker of Linda E. Ross Property Management Inc., Victoria, BC

Linda Ross is the Managing Broker of Linda E. Ross Property Management Inc. She has been involved in non-profit housing for decades and has a well-earned reputation as a principled and passionate advocate for housing that supports Indigenous community well-being.

From her work as one of the initial developers of the Ready to Rent curriculum to administrative work with M'Akola Housing and the Aboriginal Housing Management Association, to her current development consultancy with the Salish Sea Housing Society and Underwood Trust, Linda has long been at the leading edge of Indigenous community building.

In 2010, Linda began working with the Victoria Native Friendship Centre on the 41 unit Siem Lelum project, where an old hotel was being transformed into a new kind of Indigenous housing community. The vision was to create a community for Indigenous women and their families who were homeless or at risk of becoming homeless.

Linda worked with VNFC to create a new socially inclusive community. The Siem Lelum project included a common building for community activities, a playground, shared bicycles, landscaping, common BBQs, and gardens. Social services included socialization activities, financial training, and relocation services.

"I have long admired Linda for the passion with which she has embraced community building as core throughout her distinguished housing career. Linda's commitment to ensuring that the vision for Siem Lelum was realized is simply the latest of a long list of inspiring achievements. Mentor, role model and friend, Linda is a rocking, warrior woman!"

Kathy Stinson,

Chief Executive Officer, Victoria Cool Aid Society

LIFETIME ACHIEVEMENT AWARD



Dr. Rev. John Metson

Toronto, Ontario (posthumously)

Dr. Metson was born in Brandon, Manitoba. He was a graduate of Mount Allison University and Queens University and received a Doctorate from Queens University in Social Justice, Housing and Human Rights.

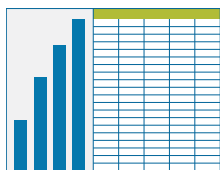
In 1964, John established the Christian Resource Centre (CRC) Self-Help Inc. a non-profit housing corporation mandated to develop and manage housing for the hardest to house in Toronto using a "self-help" model approach. He continued to serve as CEO up until his 85th year.

John's mantra was to encourage "dignity, integrity and creative input in residents towards building their own community". As John's tenants would attest, he lived that mantra every day.

He was the founding President of Toronto Housing Company and was appointed to the Board of the Toronto Community Housing Corporation (TCHC), where he served as Chair of the Finance and Audit Committee and a member of both the Governance and Human Resources Committees.

He served as a member of the Municipal Task Force on the Rooming House By-Law and the Cityhome Strategic Planning Project; and as a member of the Rupert Hotel Housing Project and its Steering Committee. In addition, he was an advisor to the Inter-Presbytery Affordable Housing Committee.

Sadly, John passed away in 2018. This award is presented to honour his lifetime of achievement in community housing.



2019 FINANCIAL STATEMENT

STATEMENT OF OPERATIONS

REVENUE	2019	2018
Membership fees	\$ 364,079	\$ 351,498
Annual congress	692,616	521,031
Indigenous Caucus Working Group - CMHC contribution	189,155	90,000
Housing Professionals Mentorship Program	82,736	61,800
Partnership funding	42,500	37,000
"Housing on the Hill" event	-	16,900
Interest	8,539	4,670
Other	7,722	5,468
	\$ 1,387,347	\$ 1,088,367

EXPENSES	2019	2018
Salaries, benefits and contracted services	465,273	475,955
Annual congress	359,797	294,259
Indigenous Caucus Working Group	162,310	93,212
Housing Professionals Mentorship Program	38,985	42,145
Office expenses	37,755	30,534
Occupancy costs	37,736	35,359
Communications	29,252	42,321
Democratic functioning	25,657	25,251
Elections advocacy	20,045	-
Special initiatives	20,000	270
Travel and conferences	19,386	13,520
"Housing on the Hill" event	-	10,586
Professional fees	14,845	16,000
Credit card commissions, interest and service charges	16,099	13,301
Amortization of capital assets	1,879	743
	1,249,019	1,093,456
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	\$ 138,328	\$ (5,089)

STATEMENT OF FINANCIAL POSITION

ASSETS	2019	2018
Cash	\$ 399,911	\$ 119,215
Term deposits, 2%, maturing in November 2020	106,284	103,169
Accounts receivable	101,754	20,665
Contribution receivable	-	189,550
Prepaid expenses	82,983	35,842
	690,932	468,441
CAPITAL ASSETS	3,774	-
	\$ 694,706	\$ 468,441

LIABILITIES		
Accounts payable and accrued liabilities	\$ 53,597	\$ 33,420
Deferred revenues	362,582	105,667
Deferred contributions	-	189,155
	\$ 416,179	\$ 328,242

NET ASSETS		
Unrestricted	149,753	120,199
Invested in capital assets	3,774	-
Internal restriction Stabilization Reserve	125,000	20,000
	278,527	140,199
	\$ 694,706	\$ 468,441

OUR MEMBERS (CONT)





Support Services • Mary Kenny • McLaren Housing Society of B.C. • Medicine Hat Community Housing Society • Metis Urban Housing Association of Saskatchewan Inc. • Metis Urban Housing Corporation • Metro Vancouver • Montfort Renaissance • Moose Jaw Housing Authority • Moose Jaw Non-Profit Housing Corporation • Municipality of Chatham-Kent • Namerind Housing Corporation • Nanaimo Affordable Housing Society • Native People of Thunder Bay Development Corporation • Neale Staniszkis Doll Adams Architects • Nepean Housing Corporation • New Brunswick Non-Profit Housing Association • New Commons Development • New Dawn Enterprises • New Journey Housing • Newfoundland and Labrador Housing Corporation • Niginan Housing Ventures • Nishnawbe Homes Inc. • Noel Simpson • Non Profit Housing City of St John's • Norfolk Housing Association • North Bay Indian Friendship Centre • North End Community Renewal Corporation • Northern Spruce Housing Corporation • Northgate Public Services Canada • Northwest Territories Housing Corporation • Nunavut Housing Corporation • OMHM - Résidences en Harmonie • Ontario Aboriginal Housing Support Services Corporation • Ontario Native Women's Association • Ontario Non-Profit Housing Association • Oonuhseh Niagara Native Homes Incorporated • Operation Come Home • Options Bytown Non-Profit Housing Corporation • Options Community Services Society • Options For Homes Non-Profit Corporation • Ottawa Community Housing Corporation • Ottawa Salus Corporation • PARC • Parkview Place Seniors' Residence • Parry Sound Housing Corporation • Patrick Buchannon • Peel Living • Peninsula Estates Housing Society • Peninsula Homeless To Housing Task Force PH2H • Phil Brown • Phoenix • Phoenix Residential Society • Phoenix Society • PHS Community Services Society • Potential Place Society • Prentice, Yates & Clark • Prince Charles Place • Prince Edward Island Department of Community Service and Seniors • Prince George Native Friendship Centre • Province of New Brunswick • Provincial Metis Housing Corporation • Raising the Roof • Ranch Ehrlo Society • Rayside Labossière • Ready to Rent BC Association • Red Door Housing Society • Reena • 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 Quebec • Rehabitat Inc. • Reliance Home Comfort • Reseau Quebecois des OSBL d'habitation • Resource Assistance for Youth • Retired Daryl Sexsmith • River Bank Development Corporation • Robert Cohen • Robins Appleby LLP • ROHSCO • Rooftops Canada • S.A.M. (Management) Inc. • Sandy Hill Housing Cooperative Inc. • Saskatchewan Housing Corporation • Saskatoon Housing Initiatives Partnership • Seton Foundation • Shepherds of Good Hope Ottawa • SHS Consulting • SideDoor • Silver Sage Housing Corporation • Skigin-Elnoog Housing Corporation of N.B. Inc. • Social Housing Registry of Ottawa • Société d'habitation Chambrelle • Société d'habitation du Québec • Society of Saint Vincent de Paul of Vancouver Island • SOLIDES • St. John's Status of Women Council • Stella's Circle • Steve Pomeroy • Stewart Properties • Stoney Creek Community Homes • Streetohome Foundation • Streets Alive Family Support Association • Tabitha Marie Geraghty • Terra Housing Consultants • The Agency for Co-operative Housing • The Bloom Group Community Services Society • The District Municipality of Muskoka • The Elizabeth Fry Society of Greater Vancouver • The John Howard Society of the Lower Mainland of BC • The Lighthouse Supported Living Inc. • The Old Brewery Mission • The Salvation Army - Toronto Housing and Homeless Supports • Tim Welch • Toronto Alliance to End Homelessness • Toronto Community Housing Corporation • Toronto Entertainment District BIA • Town of Beaumont • Town of Yarmouth Nova Scotia • Treaty 7 Urban Indian Housing Authority • Trillium Housing Non-Profit • Turning Point Housing Society • UTILE • VanCity Enterprises • Vancouver Aboriginal Friendship Centre Society • Vancouver Native Housing Society • Vernon Native Housing Society • Victoria Cool Aid Society • Victoria Native Friendship Centre • Victoria Park Community Homes In. • Victoria Women's Transition House • Ville de Montreal • Vink Consulting • Wachiy Friendship Centre Society • Wade Kastes • Waypoints Community Services Association • Wellesley Central Residences Inc • Wellesley Institute • Wigwamen Incorporated • Windsor Essex Community Housing Corporation • Winnipeg Housing • Woodgreen Community Housing Inc • YMCA of Northern Alberta • YMCA of Regina • York Region • YWCA Canada



CHRA ACHRU

The Canadian Housing and Renewal Association

 **613.594.3007**

 **info@chra-achru.ca**

 **@CHRA_ACHRU**

 **chra-achru.ca**