



2025 CHRA ANNUAL GENERAL MEETINGMINUTES

Virtual Meeting

1:00 pm ET, May 22, 2025

1. Call to Order

Margaret Pfoh, President of the Canadian Housing and Renewal Association (CHRA) and Chair of the Annual General Meeting (AGM) opened the meeting at 1:03pm ET, welcomed delegates and gave a land acknowledgement.

2. Notice of Annual General Meeting and Quorum

Leigh Burse, CHRA's Vice-President, announced that quorum was met, and proper notice was given for the meeting.

Motion: that the agenda be approved.

MOVED: Jen Crowe

SECONDED: Jackie Hunt

CARRIED

3. Approval of Minutes, Annual General Meeting, April 25, 2024

Motion: that the minutes of the April 25, 2024 Annual General Meeting be approved.

MOVED: James Heinrichs

SECONDED: Gord Johnston

CARRIED

4. Joint Report of the President and Executive Director

Margaret Pfoh, outgoing President of CHRA, and Ray Sullivan, Executive Director of CHRA, shared the joint report of the President and Executive Director which was included in the Annual Report and AGM package.

Margaret talked about years of unkept promises for urban, northern and rural Indigenous housing, and that we still have no indication on where the commitments made by the federal government stand today. She underlined how important it is for leaders of the community housing sector to stand beside URN Indigenous housing leadership as allies and help make it their priority, too. She acknowledged and thanked many non-Indigenous housing leaders for using their voices and influence to speak about this issue and help raise it as a priority for the Canadian government.

Margaret highlighted CHRA's work to get more resources for the National Housing Strategy. We have been successful in securing more than \$8bn in federal investment over the past few years, and have our sight set on more than \$36bn in the next federal budget.

This is Margaret's last AGM as President, and she will move into the Past President role. She acknowledged Tim Crooks as her mentor as past-president and praised the model for allowing support and continuity during role transitions.

Ray said that there are big things ahead in 2025 and 2026, and took time to reflect on some things that have been achieved in 2024:

- Secured a long-term commitment through the Rapid Housing Stream of the Affordable Housing Fund for supportive housing and deeply affordable housing;
- Secured federal commitment of \$1.5bn for affordable housing acquisition fund – still working on making sure this is delivered into communities;
- Launch of first CHRA CIH International Study Tour
- Strength and growth of the Housing Professionals Mentorship Program

Ray and Margaret thanked the dedicated leaders on the CHRA Board, and the hard-working CHRA staff.

- Leah Blunden, Senior Manager of Communications & Member Engagement
- Mel Willerth, Senior Manager of Education

- Vena Beckford, Director of Indigenous Housing and Policy
- Anna Martin, Operations Manager
- Kenneth Milner, Director of Policy and Government Relations
- Lira Buschman, Director of Events and Partnerships

Margaret asked delegates if there were any questions or comments; there were not.

Motion: that the Joint Report of the President and Executive Director be received.

MOVED: Roger Kishi

SECONDED: Robert Byers

CARRIED

6. Indigenous Caucus Report

Margaret introduced Jackie Hunt, Chair of the CHRA Indigenous Caucus.

Caucus has made gains, pushing for federal government to release the promised \$2.8bn in urban, rural and northern Indigenous housing funds into communities. This funding was committed two years ago, and it is unacceptable that it remains in government's accounts.

NICHI has proven it's possible to get money out to communities to support urgent projects quickly, effectively and responsibly.

The Minister's own National Housing Council has stated unequivocally that the actual need is \$63 billion, not in slow-moving increments, but as an immediate investment to address the housing crisis facing Indigenous communities.

This is not just a matter of policy; it is a matter of political will. Housing is a fundamental right, and continued inaction is a violation of that right.

6. Treasurer's Report

Margaret introduced Mylène Vincent, CHRA Treasurer, and Martine Viau, partner at Marcil-Lavallée, CHRA's auditor since fiscal year 2019, to report on the 2024 Audited Financial Statements.

CHRA ended 2024 with a deficit of \$184,506 (compared to a deficit of \$75,896 at the end of 2023). Underlined the qualification in the report pertaining to expenses included in the 2024 results but that belong to 2023. As a result, the deficit in the 2024 financial statements is overstated by \$63k.

There were no questions from delegates.

Motion: to accept the 2024 audited financial statements.

MOVED: Roger Kishi

SECONDED: Olga Tasci

CARRIED

7. Appointment of Auditors for 2025

CHRA Treasurer Mylène Vincent noted that we have worked with the firm Marcil Lavallée for the last six years and have been pleased with their work. They work with a number of local and national housing related organisations so are familiar with and support our sector.

As a result, the CHRA Finance Committee and the Board recommend retaining Marcil-Lavallée as our auditor for 2025.

Motion: that Marcil Lavallée be appointed as auditors for 2025.

MOVED: April Szpara

SECONDED: Olga Tasci

CARRIED

Mylène noted that we plan to tender the audit contract at the end of summer 2025, which may result in a different auditor for the 2026 financial statements.

8. Consideration of Resolutions and By-Law Changes

Over the course of 2023 and 2024, CHRA's Governance Committee has been working on updates and amendments to the Bylaws. The Board reviewed these changes in February and recommend that the membership adopt them.

The proposed amendments were included in the electronic AGM package.

Ray presented the amendments, and thanked both last year's and this year's Governance and HR Committees for their work.

Typos and word choice

1. Correct typo in 3.3 (a) to change "of" to "or" (a) the member dies, ~~of~~ or in the case of a member that is
2. Change to gender-inclusive throughout Bylaws attend the meeting of the Board in ~~his or her~~ their own defence.
3. Remove reference to non-existent section ~~Except as set out in section 6.3, a~~ Absentee voting
4. Changes "Directors" to "Candidates" (c) ~~Directors~~ Candidates shall be ranked by the number of votes received.
5. Correct numbering in 6.2 set out in ~~Article 6 below~~ above, qualifications set out in ~~section 6.5.1~~

Revive Nominations Committee

1. Amend section 9.1
ARTICLE 9 – COMMITTEES AND CAUCUSES
9.1 Standing Committees
There will be ~~three~~ four standing committees of the board: an Executive Committee, a Finance Committee, ~~a~~ Nominations Committee, and a Governance & Human Resources Committee. The terms of reference for these committees ~~are delineated in a CHRA policy and procedures manual~~ will be determined by the board.
2. Change "Governance Committee" to "Nominations Committee" in
 - 5.1 Qualifications and Conditions for Nomination to the Board
 - 5.2 Nominating Procedure

Update Nominations Procedure

1. Reduce membership requirement from previous year to current year

5.1 Qualifications and Conditions for Nomination to the Board

(a) Any individual considered for election to the board must have been a member for at least one fiscal year prior to election and have paid all membership fees and any other dues owing to the Association and be a member in the current year;

2. Clarify eligibility of nominators

(c) Each nominee must be nominated by two members who have paid all membership fees and other dues owing to the Association and are members in the current year

(d) Members may only nominate Regional Representatives from their own Region of residence, which in the case where the member is an organization, including organizations that operate across multiple regions, provinces or territories, shall be the location of their head office;

3. Clarify scrutineers

(b) The Executive Director, or their delegate, and a member of the Nominations Committee, a CHRA senior staff and a member not running for election will act as scrutineers.

Recognize the Indigenous Caucus

1. Add description written by the Indigenous Caucus Working Group (Jan 2024):

9.3 Indigenous Caucus

Indigenous and non-indigenous members who have a shared focus on Indigenous housing and homelessness issues, have created an Indigenous Caucus, which has autonomy within the Association to set their own Terms of Reference and membership criteria. The Indigenous Communities Representative on the Board will act as chair of the Indigenous Caucus.

Clarify Indigenous Communities Representation on the Board

1. Nominators must be Caucus members

(de) The Indigenous Communities Representative may only be nominated by members who self-identify as Aboriginal communities/Indigenous Caucus members;

2. Any Indigenous person from a member organization is eligible as a candidate

(ii) one director shall be elected from and by members of Indigenous communities (the "Indigenous Communities Representative"); The Indigenous Communities Representative must self-identify as Indigenous and will be elected by members of the Indigenous Caucus, and

3. Clarify scrutineers

Update Board Vacancy and Removal

1. Set limits when Board members change organizations

(d) if the director ceases to be a member of the Association, or the ceases to be the designated representative of a member organization, for a period of more than 30 days;

2. Add attendance requirement

(g) If a director fails to attend three consecutive Board meetings, without a leave of absence granted by the Board, the Board member will be deemed to have resigned, and the seat will be declared vacant.

3. Clarify who can vote to remove a Director

which such vacancy may be filled by resolution of the board. A director may only be removed and replaced by ordinary Resolutions to remove or replace a director may only be voted on by resolution of those members who have the right under these by-laws to elect that director.

Online meetings and Electronic Votes

1. Make online meetings, already allowed by the Act, explicit in CHRA Bylaws

the purpose of determining quorum, a member must be present in person or through telephonic, electronic or other communication facility.

2. Make email votes, already allowed by the Act, explicit in CHRA Bylaws

7.4 Resolutions in Writing

A resolution in writing, including through e-mail other electronic means, supported by all of the directors entitled to vote on that resolution at a meeting of the board, shall be as valid as if it had been passed at a meeting of the board. A copy of every such resolution in writing shall be kept with the minutes of the proceedings of the board or committee of directors.

Ray asked if there were any questions.

Amanuel Melles: expressed surprise that the board is reviving the Nominations Committee. Asked if the governance work that they have been doing over the years are responsibilities are usually relegated to the Gov & HR Committee. What was the rationale to reinstate the Nominations Committee?

Ray: Nominations was made part of the Governance Committee responsibilities in 2017, and a few years later the Board expanded the mandate of the Governance Committee to include HR oversight, and it felt like a lot of work. Having nominations under their umbrella also restricted who could be on the Governance and HR Committee as it's limited to people who are not running for re-election in the next term. So, CHRA pulled the nominations piece into a separate committee, both for workload and to make sure that the Governance and HR Committee is open to all board members.

Motion: that the membership of CHRA approve changes to the bylaws, as recommended by the Board of Directors.

MOVED: James Heinrichs

SECONDED: Amanuel Melles

CARRIED

9. CHRA Policy and Advocacy Outlook

Margaret introduced Kenneth Milner, CHRA’s Director of Policy and Government Relations to give an update on our policy work.

Kenneth gave an update on some of the policy refresh work going on at CHRA. he underlined how CHRA is ensuring advocacy priorities are aligned with membership, and are reflected in our work. There will be a refreshed set of priorities in May.

Member consultation process took place earlier this year to understand needs of member organisations and to review current CHRA priorities. 86 participants in total. The overarching priority is to double the share of community housing in Canada.

Doubling the Share of Community Housing Stock in Canada				
Priority areas: Urban, Rural and Northern Indigenous Housing & Supportive Housing				
Funding and Financing for New Development	Streamlining Programs	Preserving Existing Stock	A Place for Deep Affordability	Supporting a Sustainable Sector
<ul style="list-style-type: none">• Consistent and predictable• Pre-development funding• Unlocking private capital to stack on top of government funds	<ul style="list-style-type: none">• Portfolio/grouped applications for new development• Reduce conflicts between federal, provincial and municipal programs	<ul style="list-style-type: none">• Support for acquisitions• Capital repair• Supporting with the end of federal operating agreements	<ul style="list-style-type: none">• Simple and consistent definitions of affordability• Grant contributions for deeper affordability	<ul style="list-style-type: none">• Operating funding• Capacity building

A high-level summary of the outcomes of the survey is below:

Small Group Consultations

General	Supportive Housing	Indigenous Housing	Growing Orgs
<ul style="list-style-type: none"> • CMHC programs are difficult to apply for and funding pipelines are inconsistent. • A one-size fits all approach is limiting for small and rural providers. • There is a lack of focus on deeply affordable housing within government. • Lack of coordination between different levels of governments is a major barrier. • Mergers... 	<ul style="list-style-type: none"> • There is limited dedicated funding for operations and providing supports • Need for greater integration of housing as a priority across government departments. • Capital development funding not scaled to meet the need. • Tax rules limit mixed-income models. • Supportive housing has a different set of building requirements. 	<ul style="list-style-type: none"> • Frustration with the undelivered commitment on URN. • Stable capital funding and financing is needed to grow. • CMHC requirements limit the ability to build culturally appropriate housing. • There is a failure to recognize the expertise of Indigenous housing providers in program delivery 	<ul style="list-style-type: none"> • Conflicting reporting requirements between CMHC and other funders • Project-by-project funding is very complicated. A portfolio-based approach would be much simpler • Consistent funding and financing is needed to grow organizations sustainably. • We need to think creatively about how to leverage private capital

Question from Amanuel: the pillars are great especially in the current landscape. Can you speak to the sustainable sector in terms of advocacy. Is CHRA working in tandem with other sector leaders? When you mention capacity building, that can take different forms. For example, there are emergent intermediary players that need capacity support.

Kenneth: an integral part of our advocacy work is to work with partners and like-minded organizations on issues, particularly when that work involves racialized or minority communities we need to make sure that we bring forward and promote the voices from those communities. Sustainability sector is absolutely a priority. As for capacity building, we will be collaborating and working with different partners on what the specifics of capacity building means and what that looks like for different parts of the community housing sector and different parts of the country.

Question from Olga Tasci: curious about the column “preserving existing stock and supporting the end of federal operating agreements”.

Kenneth: this is something that came up fairly consistently during the consultations, and there is still concern around the sunseting of federal agreements that might place at risk existing stock across the country. If we are to grow the sector, we have to

maintain what we have. The wording that Olga sees is broad, but going into the details of that point will have more recommendations e.g. related to the federal budget.

10. Report of Nominations Committee

President-Elect and Nominations Committee Chair Shaun Simms reported on Board elections and nominations::

- 1. Juanie Pudluk stepped down as Northern Territories Representative, and the Board appointed Eiryn Devereaux to complete the term.*
- 2. Andre Castonguay stepped down, and the Board appointed Louis-Philippe Myre to complete the term as Quebec representative*
- 3. Michael Braithwaite stepped down as Ontario Representative, and the board will appoint someone to fill that vacancy later today.*

Two board members terms expired at this AGM, opening up two seats for election: one Saskatchewan Representative, and one At-Large Representative.

We had one nomination for the Saskatchewan seat, and Steven Dysdale, of Namerind Housing was acclaimed.

We had 5 nominations for the At-Large seat. Voting was open online to all members between April 17 and May 2. Leigh Bursey received the greatest number of votes.

Motion: to ratify the results of the nomination process as presented in the Report of the Nominating Committee.

MOVED: Mylène Vincent

SECONDED: Amanuel Melles

CARRIED

11. Introduction of the Board of Directors for 2025-26

Margaret Pfoh presented the full 2025-2026 Board of Directors:

- President & Director at Large – **Shaun Simms**, Chief of People, Culture and Communications, Ottawa Community Housing Corporation
- Past-President & Regional Director, British Columbia – **Margaret Pfoh**, Chief Executive Officer, Aboriginal Housing Management Association
- Director-at-Large – **Leigh Bursey**, Mount Pearl, Newfoundland and Labrador
- Regional Director, Newfoundland & Labrador – **Jen Crowe**, Chief Executive Officer, Choices for Youth
- Regional Director, Québec – **Louis-Philippe Myre**, Directeur Général, Interloge
- Director-at-Large – **Jamie Facciolo**, Director of Development and Homelessness Initiatives, Homes First Society
- Regional Director, Manitoba – **James Heinrichs**, Executive Director, Winnipeg Housing Rehabilitation Corporation
- Director, Indigenous Communities – **Jackie Hunt**, Senior Director, Strategy & Impact, at End Homelessness Winnipeg
- Regional Director, Nova Scotia & PEI – **Maurice James**, Director of Community Programs & Partnerships, Phoenix Youth Programs
- Regional Director, Alberta – **Gord Johnston**, Chief Executive Officer, Civida
- Regional Director, Northern Territories – **Eiryn Devereaux**, President, Nunavut Housing Corporation
- Regional Director, Saskatchewan – **Steven Drysdale**, Operations Analyst, Namerind Housing
- Regional Director, New Brunswick – **Mylène Vincent**, Pivot Housing

At the board meeting after this AGM, we are going to appoint a Treasurer, Vice-President and Secretary.

Margaret introduced and thanked Shaun Simms, President-Elect, who will step into the role of President after the AGM.

12. Recognition of Departing Board Members

President-Elect Shaun Simms gave thanks and appreciation to departing board members:

- ***Tyler Stewart***

- *André Castonguay*
- *Juanie Pudluk*

13. Adjournment

Motion: to adjourn meeting.

MOVED: Mylène Vincent

SECONDED: Leigh Bursey

CARRIED

Jen Crowe, Board Secretary