



Spring/printemps 2005

Ottawa's First Report Card on Homelessness

Last year over 8,600 people needed emergency shelters in Ottawa. Sadly, 631 of them were families with 1,092 children, with an average stay of 45 days—longer than any other

group. Families also comprise the largest group waiting for social housing: 5,000 out of a waiting list of 10,500.

A growing number of families are staying in Ottawa's emergency shelters according to the *Alliance to End Homelessness* in their first annual Report Card on Homelessness. Despite an increase in the vacancy rate in Ottawa, rents are still priced beyond what low-income families can afford. Ottawa ties with Vancouver as Canada's second most expensive rental markets. In fact, over 65,000 households in our City are paying more than 30% of their income for housing.

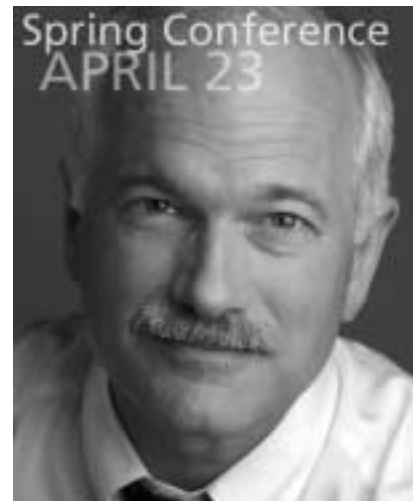
It's hardly surprising the report shows the most common reasons cited for homelessness were eviction, inability to pay the rent, and conflict with family, spouse, partner or roommates. Only a minority reported mental health problems, physical health problems or alcohol abuse. The Alliance concludes that new social housing is critical to eliminating homelessness and calls for a significant increase in social housing units by the federal and provincial governments.

According to nationally accepted housing standards, families should be able to meet their housing needs on only 30% of their income. However here in Ottawa, over 65,000 families are paying in excess of 30% of their income on housing leaving them at serious risk of becoming homeless. In addition, at some point last year over 8,500 people in Ottawa actually were homeless.

This is happening here in the Nation's Capital.

Last week's budget did not include the \$1.5 billion new money that the Liberals promised for affordable housing. Instead, corporations were handed a \$4.6 billion corporate tax break. Liberal priorities are clear: nothing for those who need housing and billions for already profitable corporations.

*Ed Broadbent
MP Ottawa Centre
House of Commons
on March 11, 2005*



We're pleased to welcome the Hon. Jack Layton, leader of the NDP, as our lunch speaker at the Conference.

...see page 4

Nous sommes heureux d'accueillir parmi nous l'Honorable Jack Layton, chef du NPD, en tant que conférencier d'honneur à l'heure du dîner.

...voir page 5



/Con't on page 8

COOP CONTACT

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Co-op CONTACT'S content does not necessarily reflect CHASEO policy.

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Your ideas and contributions

are welcome—contact us by mail, telephone or fax!

Vos contributions sont

appréciées—communiquiez avec nous par téléphone, par télécopieur ou par la poste!



CO-OP NEWS

A Fond Farewell to Alexandra Wilson

After almost 15 years at the helm CHF Canada, Alexandra Wilson is moving on from her position as Executive Director in June. Since 2004, she has been on special assignment from her position to work exclusively on the creation of a new agency that will administer federally-sponsored co-op programs on behalf of CMHC.

Alexandra's roots co-op housing go back to 1974 when she led a successful Toronto campaign to thwart a landlord's plan to transform a historic development into high-priced condominiums. In Ottawa, she maintained a hands-on connection with the grassroots as an active member of Abiwin Co-op for many years.

Many thanks Alexandra for all your contributions to the co-op housing movement, you will be missed.

Alexandra Wilson will be the guest speaker at CHASEO's AGM on April 23rd.

It's a Girl!

Kaeli Van Reagan, staff at Elmvale Co-op, gave birth to a baby girl Padmé Eloïse Boudreau on March 6th. **Congratulations!**

Two Local Co-ops Chosen for Energy Pilot



Coop Voisins and Glenn Haddrell Housing Co-op are two of thirty Ontario social housing providers chosen to participate in the Social Housing Services Corporation (SHSC) Energy Management Program. In the next few months, the two co-ops will receive a free energy audit paid for by SHSC and its partner organizations, and help in accessing grants and low interest loans to implement conservation measures recommended by the audits.

Energy conservation training and education will be available for residents and staff of the chosen providers. Buildings were selected based on energy profile, location or innovation. SHSC plans to use the information generated by the provincial pilot to build an ongoing central resource on energy conservation for all providers and service managers. SHSC also aims to connect providers with "funders" of energy conservation and innovation. "We are very pleased to have been chosen for the pilot and we are looking forward to finding new ways to help our members reduce their electricity bills. The audit is also designed to help us integrate energy conserving measures into our capital replacement planning", said Amanda Shaughnessy, Co-ordinator of Coop Voisins.

We Want Our Co-ops Back—Fix the SHRA



The latest phase of the provincial campaign to fix the *Social Housing Reform Act* kicked off in January with a new slogan “We want our co-ops back—Fix the SHRA”. The catchphrase sends a clear message about how much co-ops feel is at stake as they fight for control of their homes.

Housing co-ops across the province are writing to the Minister of Municipal Affairs and Housing, John Gerretsen, and their local Member of Provincial Parliament (MPP) demanding an overhaul of the SHRA. However now is the time to redouble our efforts.

Our current goal is to win a promise from the Minister, by the CHF Canada—Ontario Region annual meeting in mid June, to do a **full review of the Act**. To make this happen, Minister Gerretsen **needs to hear from every co-op in Ontario before the AGM, Ontario-program co-ops as well as Federal-program co-ops**.

The message is getting out. We know that letters are being sent every day and that the Minister is hearing from MPPs. However, the government’s focus remains health, education and the deficit. To break through, we need the active support of a broad base of government members.

If you haven’t written your letter

to the Minister yet—**write it this week**. Be sure to send a copy to your MPP, and CHF Canada Ontario Region. Encourage your members to write. Even a couple of letters from individual members in each co-op will make a big difference. Once you have done that, set up a meeting with your MPP, on your own or you can contact CHASEO’s regional lobby coordinator to arrange a meeting with a group of co-ops.

In the Ottawa area, CHASEO and its members have held initial meetings with most of the MPPs. We are also targeting Premier Dalton McGuinty, whose riding of Ottawa South contains 13 co-ops. He and all provincial politicians need to */Con’t on page 8*

Nous voulons ravoir nos coops — Réglez la LRLS



La dernière phase de la campagne provinciale visant à régler la *Loi sur la réforme du logement social* a été lancée en janvier avec un nouveau slogan : « Nous voulons ravoir nos coops — Réglez la LRLS ». Le slogan reflète très bien ce que les coopératives sentent qu’ils ont à perdre alors qu’ils luttent pour reprendre le contrôle de leurs logements.

Les coopératives d’habitation de tous les coins de la province

écrivent au ministre des Affaires municipales et du Logement, M. John Gerretsen, et à leurs députés provinciaux exigeant l’établissement d’un processus de refonte de la LRLS. Cependant, nous devons maintenant redoubler nos efforts.

Notre objectif actuel est d’arracher au ministre la promesse d’un **réexamen complet de la Loi** d’ici l’assemblée annuelle de la Région de l’Ontario de la FHCC en mi-juin. Afin de réaliser cet objectif, **il faut que le ministre reçoive un message de chaque coopérative de la province avant l’AGA, non seulement**

des coopératives provinciales, mais aussi de la part des coopératives fédérales.

Le message se propage. Nous savons que des lettres sont envoyées chaque jour et que les députés transmettent le message au ministre. Cependant, les priorités du gouvernement demeurent toujours la santé, l’éducation et le déficit. Afin de réussir, nous avons besoin de l’appui actif d’un vaste ensemble de membres du gouvernement.

Si vous n’avez pas encore écrit votre lettre au ministre, **écrivez-là cette semaine**. Assurez-vous d’envoyer */Suite à la page 7*

Spring Conference...not to be missed!

Co-op members and staff will gather on **April 23** at the Holiday Inn Hotel & Suites on Cooper Street in Ottawa for three events combined in one day: the **Spring Conference, Trade Show** and **Annual General Meeting**.

The Spring Conference has something for everyone: staff, boards, maintenance committees, member selection committees. We are drawing on experts from Toronto and Montreal to offer co-ops the best resources for this program. We've also included a workshop in French for our francophone members.

Come and meet many of our Co-op Cost Cutters suppliers at the Trade Show (4:00 to 5:00 p.m.) and visit the display booths for a chance to win great door prizes!

The day is topped off with our Annual General Meeting (AGM) from 5:00 to 6:30 p.m. Hear the latest updates on the new agency from our guest speaker, **Alexandra Wilson**, CHF Canada's Executive Director. A full agenda is planned which will include elections to the CHASEO Board of Directors as well as a few surprises!

CHASEO Kicks Off New Capital Reserve Planning Services

City Grant Creates Planning Opportunity

Last summer, the City of Ottawa announced a Capital Planning Grant program for all City-funded housing providers. This grant was designed to provide funds to cover the costs of creating a Capital Reserve Plan. In this region, 20 co-ops were eligible for this grant.

What's a Capital Reserve Plan?

A Capital Reserve Plan outlines capital replacements and costs. More specifically, it is a 30-year financial forecast of the yearly revenues and expenses of the Replacement Reserve Fund. The forecast is based on the results of a Building Condition Assessment (BCA) where a sample of building components is inspected, and their remaining useful life is assessed along with their estimated replacement cost. The Plan identifies any shortfalls in the Replacement Reserve Fund or potential peak years and suggests alternatives to minimize these situations.

A Capital Planning Service Pilot

CHASEO realized that the City's grant was a good opportunity for eligible co-ops and surveyed members to determine ways we could help. As a result, CHASEO set up a program to assist in getting their plans underway to meet the City's deadline of December 31. Eleven co-ops and a non-profit took advantage of this pilot project. CHASEO's job was:

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DAY AT A GLANCE: Saturday April 23, 2005

8:30 am – 9:00 am	Registration
9:00 am – 4:00 pm	All Day Workshop
	1 Communicating With a Diverse Membership
9:00 am – 12:00 pm	Morning Workshops
	2 The Co-op Interview
	3 Your Mortgage is Paid Off—Now What?
	4 Preventative Maintenance in Your Co-op
	5 The SHSC's Investment Program—How's It Doing?
12:00 pm – 1:00 pm	Buffet Lunch
1:00 pm – 4:00 pm	Afternoon Workshops
	6 Gérer les conflits pour bâtir des collectivités fortes (en français)
	7 Ask a Lawyer: Legal Issues for Housing Co-ops
	8 Managing Arrears
1:00 pm – 2:20 pm	Mini Workshops
	Mini "A"
	9 Civilizing the Economy: The Co-op Alternative
	10 Improve Accessibility in Your Co-op
2:30 pm – 4:00 pm	Mini "B"
	11 Fix the SHRA Campaign
	12 Measure for Measure: Evaluating Your Board
4:00 pm – 5:00 pm	Reception & Trade Show
5:00 pm – 6:30 pm	Annual General Meeting

May Calendar of Events

14 Board Basics Workshop
9:30 am – 12:30 pm (Abiwin Co-op)

26 Joint CHASEO/CHF Delegates' Meeting
7:00 pm – 9:00 pm (Honeywell Room, Ottawa City Hall)



La Conférence du printemps le 23 avril... Un événement à ne pas manquer

Les membres et le personnel des coopératives se réuniront bientôt au Holiday Inn Hotel & Suites sur la rue Cooper à Ottawa pour trois événements en une journée : la **Conférence du printemps**, le **mini salon commercial** et l'**Assemblée générale annuelle**.

La Conférence du printemps a des activités pour tous : les membres du personnel, les conseils, les comités d'entretien, les comités de sélection des membres. Nous faisons appel à des experts de Toronto et de Montréal afin d'obtenir les meilleurs ressources pour ce programme. De plus, nous offrons un atelier en français pour nos membres francophones.

Venez rencontrer plusieurs des fournisseurs du programme Prix éconocoop lors de notre mini salon commercial (de 16 h à 17 h). Visitez les kiosques et vous courrez la chance de gagner des prix de présence formidables!

La journée se terminera avec notre Assemblée générale annuelle (AGA) de 17 h 00 à 18 h 30. Vous réservez les dernières nouvelles au sujet de la nouvelle agence de la part de notre conférencière, **Alexandra Wilson**, directrice générale de la FHCC. Nous avons préparé un ordre du jour bien chargé qui comprend les élections au Conseil d'administration de l'AHCEO ainsi que quelques surprises!

Sondage sur le salaire des employé(e)s

Nous sommes en train de compléter notre Sondage sur le salaire des employé(e)s de 2004. Le sondage compile des renseignements au sujet des salaires et des avantages sociaux des coordonnateurs/coordonnatrices et du personnel de l'entretien en 2004. Nous ferons parvenir le rapport du sondage à tous les membres de l'AHCEO. Nous tenons à remercier tout le personnel qui a participé au sondage!

Calendrier des événements pour mai

14 atelier le C.A. en bref (en anglais)
9 h 30 – 12 h 30 (Abiwin Co-op)

26 Assemblée commune des délégués de l'AHCEO/FHCC
19 h – 21 h (Salle Honeywell, Hôtel de ville d'Ottawa)



L'AHCEO offre un nouveau Service de planification des réserves pour immobilisations

Subvention de la Ville facilite le lancement du projet-pilote

L'été dernier, la Ville d'Ottawa a annoncé un programme de subventions de planification des immobilisations offert à tous les fournisseurs de logements financés par la Ville. Cette subvention vise à fournir des fonds pour couvrir les coûts liés à l'élaboration d'un plan d'immobilisations. Dans cette région, 20 coopératives étaient éligibles à obtenir cette subvention.

Qu'est-ce que la planification des réserves pour immobilisations?

La planification des réserves pour immobilisations prévoit l'utilisation du Fonds de réserve de remplacement. Plus précisément, il s'agit de prévisions financières des revenus et dépenses du Fonds sur les prochains 30 ans. Les prévisions sont fondées sur les résultats d'une évaluation de l'état du bâtiment par laquelle un échantillon des composants du bâtiment est inspecté et la durée de vie utile restante ainsi que le coût de remplacement approximatif sont déterminés. La planification vise à identifier toute insuffisance dans le Fonds de réserve de remplacement, ou les années où la coopérative en aurait le plus besoin, et de suggérer des solutions alternatives afin de minimiser ces situations.

/Suite à la page 7



Section 95 Co-ops are getting Less Affordable

Fighting Back in Ottawa and Across Canada

Sandy Hill Housing Co-op's 62 units house a mix of lower and middle-income families. But this year, the co-op is struggling to house low-income members. CMHC has cut the subsidy the Co-op uses for low-income households by 65%, resulting in an annual loss to the Co-op of about \$50,000 a year.

Across Canada, co-ops funded under the federal Section 95 program are losing their ability to house low-income members. And they're not happy about it.

CHF Canada members have launched a campaign to restore the subsidy for Section 95 co-ops.

They have been writing letters and meeting with their members of Parliament.

But there is much more to be done. If your co-op has not written to your MP about the Section 95 crisis, make sure you do. And watch for the next phase of the campaign, which will include post-cards that individual members can send to their MP and electronic tools to help spread the message.

CHF Canada has been pushing the federal government for a national rent supplement program for co-ops and other non-profit housing, and for programs to build or renovate new units.

The federal government itself recognizes that 1.7 million Canadians don't have adequate shelter and that thousands of families are on waiting lists for social housing. Meanwhile, Canada Mortgage and Housing Corporation is amassing surpluses every year.

Housing co-ops are doing something about it. Join our lobby campaign.

Go to www.chfc.coop and click on the **Act Now** button. Or call CHASEO's Regional lobby coordinator, **Karen Sexsmith** at 730-0853 or by e-mail at karenkcl@magma.ca to get involved in the local campaign.

CHASEO Kicks Off New...

Con't from page 4

- ▶ to co-ordinate the completion of a BCA study with a selected engineering firm;
- ▶ to complete a financial forecast and report;
- ▶ to meet with the Board and members of each client group
- ▶ to compile a submission package and send it to the City's Capital Planning Grant program on behalf of each co-op.

Each group now has a Building Condition Assessment report with details on all their capital building components as well as a detailed 30-year financial forecast. The financial forecast was prepared in an Excel spreadsheet developed by the Social Housing Services Corporation (SHSC). It was a whirlwind endeavour at times, due to

the City's deadline for submission to the Grant (which CHASEO ultimately was able to get extended).

Shortfalls in Reserves

In completing Capital Plan reports for so many co-ops, forecasting patterns became evident. It became clear that Reserve Funds will be unable to cover the costs of capital repairs and replacements over the 30 years. This will come as no surprise to members and staff who are familiar with their Reserve Funds. What the forecast does is to provide concrete data that co-ops can use to develop strategies to address the deficits.

CHASEO is in the process of evaluating the success of this service to look for ways to improve efficiencies and to develop high quality service and end-product standards. Participating co-ops

will be surveyed by telephone in this evaluation process.

Capital Planning Service for All Co-ops

Since having a Capital Plan is a vital tool in property management, CHASEO will review the evaluation of this pilot phase and plan to create an ongoing Capital Planning Service for all housing co-ops.

Many older co-ops will pay off their mortgages in the next decade. Armed with a good capital plan, these co-ops will be able to make the first step in preparing for their co-op's future financial needs. For more information, contact **Olga Tasci** at 230-2201 ext.223 or by e-mail at otasci@chaseo.org.

L'AHCEO offre un nouveau...

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Projet-pilote : Service de planification des réserves pour immobilisations

L'AHCEO a conclu que la subvention de la Ville pourrait bénéficier les coopératives éligibles et a mené un sondage auprès de ses membres pour déterminer de quelle façon elle pourrait leur aider. En conséquence, l'AHCEO a mis en œuvre un programme visant à aider les coopératives à élaborer leurs plans avant la date limite fixée par la Ville, à savoir le 31 décembre. Onze coopératives et un organisme à but non lucratif ont profité de ce projet-pilote. Le travail de l'AHCEO consistait à :

- ▶ coordonner l'achèvement d'une étude sur l'évaluation de l'état du bâtiment avec une société d'ingénierie sélectionnée;
- ▶ terminer les prévisions et le rapport financiers;
- ▶ rencontrer le Conseil et les membres de chaque groupe de clients;
- ▶ compiler une trousse de soumission et l'envoyer au programme de subventions de planification des immobilisations de la Ville au nom de chaque coopérative.

Chaque groupe a maintenant un rapport de l'évaluation de l'état du bâtiment qui comprend les détails de tous les composants de leur bâtiment et les coûts en capital associés, ainsi que des prévisions financières détaillées sur les prochains 30 ans. Les prévisions ont été préparées sur une feuille de calcul Excel élaborée par la Société des services de logement social. C'était toute une démarche à entreprendre en raison de la date limite fixée par la Ville pour la soumission des demandes de subventions. (L'AHCEO a réussi ultimement à obtenir une prorogation.)

Insuffisance de réserves

Après avoir complété les rapports de plan d'immobilisations pour un si grand nombre de coopératives, l'AHCEO a observé des tendances semblables. Il est apparu clairement que le Fonds de réserve ne pourra pas couvrir les coûts des réparations et du remplacement des immobilisations au cours des prochains 30 ans. Cela n'étonnera sans doute pas les membres et le personnel qui sont familiers avec leur Fonds de réserve. Les prévisions fournissent des données concrètes que les coopératives peuvent utiliser pour élaborer des stratégies visant à résoudre le problème du déficit.

L'AHCEO est en train d'évaluer le succès de ce service afin de le rendre plus efficace et d'élaborer un service et des normes de produit final de haute qualité. Les coopératives participantes seront interrogées au téléphone lors de ce processus d'évaluation.

Service de planification des réserves pour immobilisations à l'intention de toutes les coopératives

Étant donné que le plan d'immobilisations est un outil essentiel à la gestion de la propriété, l'AHCEO examinera l'évaluation du projet-pilote et créera un service de planification des réserves pour immobilisations continu pour toutes les coopératives d'habitation.

Certaines coopératives plus vieilles auront remboursé leur prêt hypothécaire au cours des prochains 10 ans. À l'aide d'un bon plan d'immobilisations, ces coopératives pourront bien se préparer pour les besoins financiers futurs de la coopérative. Pour de plus amples renseignements, veuillez communiquer avec **Olga Tasci** au 230-2201, poste 223, ou par courriel à l'adresse tasci@chaseo.org.

Nous voulons savoir...

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une copie à votre député et à la Région de l'Ontario de la FHCC. Encouragez vos membres à en écrire une aussi. Une ou deux lettres individuelles des membres des coopératives feront, elles aussi, toute une différence. Une fois que vous avez écrit votre lettre, organisez une rencontre avec votre député par vous-même, ou communiquez avec la coordonnatrice régionale pour organiser une rencontre commune avec un groupe de coopératives.

À Ottawa, l'AHCEO et ses membres ont tenu des rencontres initiales avec la plupart des députés provinciaux. Nous nous adressons aussi au premier ministre Dalton McGuinty dont la circonscription d'Ottawa-Sud compte 13 coopératives. M. McGuinty et tous les autres politiciens provinciaux doivent comprendre que **cette question ne disparaîtra pas et que le gouvernement doit y porter l'attention nécessaire.**

La coordinatrice régionale de l'AHCEO pour la campagne « Nous voulons savoir nos coops – Réglez la LRLS » est **Karen Sexsmith**. Vous pouvez communiquer avec elle au 613-730-0853, ou par courriel à l'adresse karenkcl@gamma.ca.

Pour obtenir de plus amples renseignements, visitez le site Web de la FHCC à l'adresse : www.chfc.coop. Cliquez sur le logo **Réglez la LRLS** sur la page principale de la Région de l'Ontario.

Staff Salary Survey



We're just completing the 2004 Staff Salary Survey. The survey compiles salary and benefits for co-op coordinators and maintenance workers in 2004. The survey report will be sent to all CHASEO members. Thank you to all staff who participated in the survey!

Ottawa's First Report Card...

Con't from page 1

The Alliance to End Homelessness is a coalition of community stakeholders committed to working collaboratively to eliminate homelessness by gaining a better understanding of homelessness and developing and implementing strategies to end it.

*CHASEO is a member of the Alliance. You can link the full report in the **Latest News area** on our website at www.chaseo.org.*

We Want Our Co-ops Back...

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understand that **this is an issue that will not simply go away until the government turns its attention to it.**

CHASEO's regional co-ordinator for the "We want our co-ops back—Fix the SHRA" campaign is **Karen Sexsmith**. She can be reached at 613-730-0853, or e-mail karenkcl@magma.ca.

For more: Visit CHF Canada's website at www.chfc.coop. Click on the **Fix the SHRA** logo on the Ontario Region home page.

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Thank You/Merci