What’s in your future?

NAHC 2011 Annual Conference – Puerto Rico
Facilitator: Karla Skoutajan
Objectives

- Review CHF Canada’s 2020 Vision program.
- Review standards for 2020 co-ops.
- Consider the future of your co-op and how to remain a viable and successful business.
OUR FUTURE STARTS NOW.
What is 2020 Vision?

2020 is:

a mutually engaging program to improve governance and management in housing co-ops according to our shared values.
What is 2020 Vision?

Program Elements:

- Training – guides, workshops
- Tools – forecasting software, survey tools, Compass
- Information – townhalls, videos, articles, e-communications, meetings
Our future...
What is 2020 Vision?

- Not just about end of obligations to government
- Housing stock is aging
- Renewal through development (or redevelopment) is difficult
- Co-ops face management and governance challenges
- Long-term viability is at stake
2020 Vision Objectives

- Map a vision for the future of:
  - housing co-ops
  - co-op housing sector
- Provide tools and resources to make that vision a reality
- Engage housing co-ops in the project
Key questions for the future

- Will we keep our non-profit status?
- Do the co-op principles matter to us?
- Are we well led?
- Are we well managed?
- Are our finances sound?
Key questions for the future

- Are our homes sound?
- Can we afford to live here?
- What kind of community are we?
- Does our housing meet our members’ needs?
Break into groups and discuss the following:

○ What is your biggest fear for the future of your co-operative?

○ What is your biggest hope for the future of your co-operative?
A 2020 co-op has:

- A mission statement and a vision for its future
- Good governance and principled leadership
- Sound management
- A long-term plan
- A commitment to environmental sustainability
The five standards of a 2020 Co-op

- A 2020 Co-op is committed to a sustainable future, both for the co-op itself and for the global community.
- A mission statement and a vision for its future
- A 2020 Co-op has a mission statement, core values and a vision for its future that are consistent with the values of the Canadian co-op housing movement.
- Good governance and principled leadership
- A 2020 Co-op demonstrates good governance and the leadership needed to support it.
- A long-term plan
- Sound management
- A 2020 Co-op understands that sound, expert management is key to operating successfully and offering members good service.
A 2020 co-op has:

A mission statement and a vision for its future

A 2020 co-op has a mission statement, core values and a vision for the future that are consistent with the values of the Canadian co-op housing movement. Its values include the international co-op principles, non-profit operations, and co-operation with other housing co-ops through membership in the sector.
A 2020 co-op has:

Good governance and principled leadership

A 2020 Co-op demonstrates good governance and the leadership needed to support it.

Its directors model the principled, value-based behaviour that builds strong, co-operative communities.
A 2020 co-op understands that sound, expert management is key to operating successfully and offering members good service.

It consistently achieves the results detailed in the core management standards adopted by CHF Canada’s members.
A 2020 co-op has:

A long-term plan

A 2020 Co-op looks beyond its daily operations to plan for the longer term.

It knows the condition of its buildings and what it will cost to replace them as they reach the end of their useful life.
A 2020 co-op has:

A long-term plan

It understands that funding its capital reserves adequately and investing them wisely is the key to successful asset management. As it approaches the end of its agreement with government, it develops a financial plan to sustain its operations and secure its long-term viability.
A 2020 co-op has:

A commitment to environmental sustainability

A 2020 Co-op is committed to a sustainable future, both for the co-op itself and for the global community.
Think of it this way…

Governance is the keystone in an arch, the one thing that holds everything together.

Without good governance, the whole structure comes down.
Let’s raise the bar on the quality of governance and leadership in the sector so that we can:

- run our co-op businesses better
- and showcase the benefits that good co-op housing can offer to our communities.
# The Good Governance Test

## Your board of directors:

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>1</td>
<td>Has no vacancies</td>
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<tr>
<td>2</td>
<td>Always recruits more candidates than there are vacancies whenever elections are held</td>
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<td>3</td>
<td>Receives and carefully reviews monthly financial statements</td>
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<td>4</td>
<td>Understands the difference between governance and management</td>
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<td>5</td>
<td>Holds an annual planning session to establish its goals and priorities for the year ahead</td>
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<tr>
<td>6</td>
<td>Holds an annual training session for directors</td>
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<tr>
<td>7</td>
<td>Communicates regularly with members to keep them up to date on co-op business</td>
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<tr>
<td>8</td>
<td>Holds regular monthly board meetings</td>
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<td>9</td>
<td>Calls regular members’ meetings, but only when they’re needed</td>
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<td>10</td>
<td>Manages committees by setting their terms of reference, confirming committee appointments, and receiving regular reports to approve committee recommendations</td>
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<td>11</td>
<td>Formally evaluates its own performance at least once a year</td>
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<td>12</td>
<td>Plans for leadership renewal on the board</td>
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<td>13</td>
<td>Has a reputation among members for being fair, responsive and accountable</td>
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<td>14</td>
<td>Asks members if they are satisfied with the service provided by the co-op, and does something about it if they aren’t</td>
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<td>15</td>
<td>Reviews all of the co-op’s legal agreements annually to ensure compliance</td>
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## Your directors:

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</thead>
<tbody>
<tr>
<td>1</td>
<td>Sign ethical conduct agreements annually</td>
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<tr>
<td>2</td>
<td>Attend board meetings regularly</td>
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<tr>
<td>3</td>
<td>Come to board meetings well prepared and contribute actively to discussions and decisions</td>
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<td>4</td>
<td>Can disagree among themselves without being disagreeable</td>
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<tr>
<td>5</td>
<td>Always put the co-op’s interests ahead of their own</td>
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Brainstorming Activity

Take 10 minutes to share and brainstorm ideas on how your co-op is meeting the good governance standard.
Wrapping up

Now share with the group…

- how your co-op is meeting the good governance standard.
Wrapping up

Information about CHF Canada

www.chfcanada.coop