



Annual Meeting

FREDERICTON

2026

June 11-13

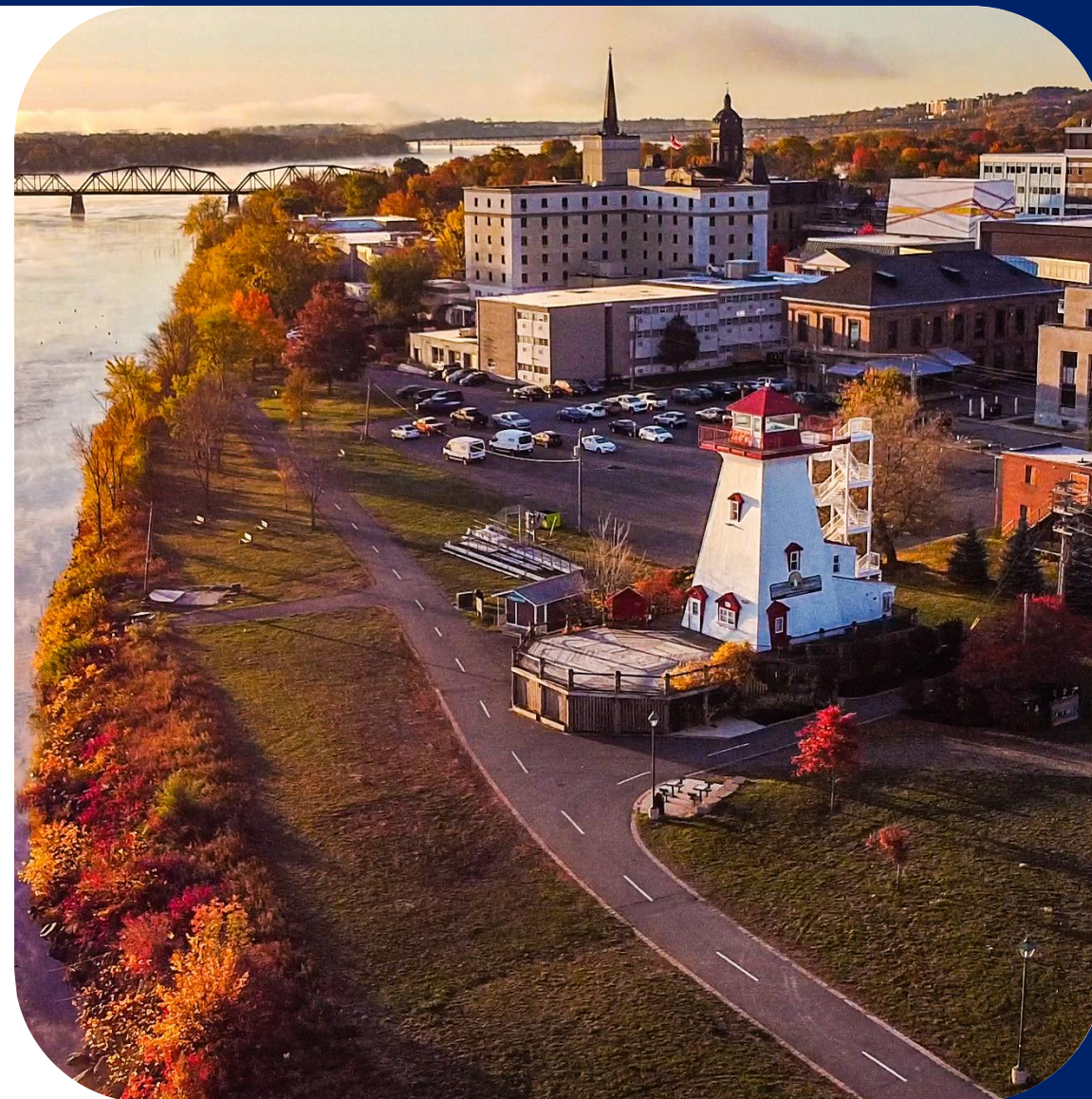
Deep roots.  
Renewed growth.



**D07/J03 The power of partnerships,  
relationships and innovation to fuel growth**

# Land Acknowledgement

We respectfully acknowledge that New Brunswick is situated on the unceded and unsurrendered territories of the Wolastoqey, Mi'gmaw, and Peskotomuhkati peoples. We seek to repair and rebuild meaningful relationships with Indigenous peoples and honour these lands which hold the hopes of future generations.



# Financing and Partnerships to Fuel Co-op Growth



# 981 Davie Street, Vancouver



HOME TOURISM ▾ COMMUNITY ▾ DIRECTORY EVENTS NEWS ABOUT AND HISTORY ▾

## WELCOME TO THE DAVIE VILLAGE VANCOUVER BC'S GAY NEIGHBORHOOD

Experience the great dining, community and history of the Davie Street Village. We are a diverse, welcoming and LGBTQ / gay-friendly neighborhood in the heart of Downtown Vancouver and offer a one-of-a-kind experience to visitors and locals alike.



# CLT Senior Development Team



# Project in 30 seconds

- 154 homes, mixed-use, Vancouver
- 99-year leasehold (municipal land)
- Operating model:
  - New Co-op (123 homes)
  - Independent housing for those living with HIV/Aids
  - Qmunity community space
  - 2 retail units



# What was the Innovation?

- Product and building innovation
  - Mass Timber – modernized building construction approach
- Financing Innovation
  - Blending grants, loans, lands and subsidies
- Collective Impact
  - Housing, services and community space
- Operating partnership model
  - Co-op + specialized operator + community space partner



# Building choice location shaped partnerships

- Required and strengthened innovation in partnerships and financing
- Partners that were relevant for the location of the building
- Mass Timber and Passive Housing required early and deep coordination
- Shared risk management across partners – design, construction and financing



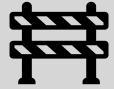
# Funding Partners



# Development & Design Partners



# 981 Davie Street



**70%**  
Completion



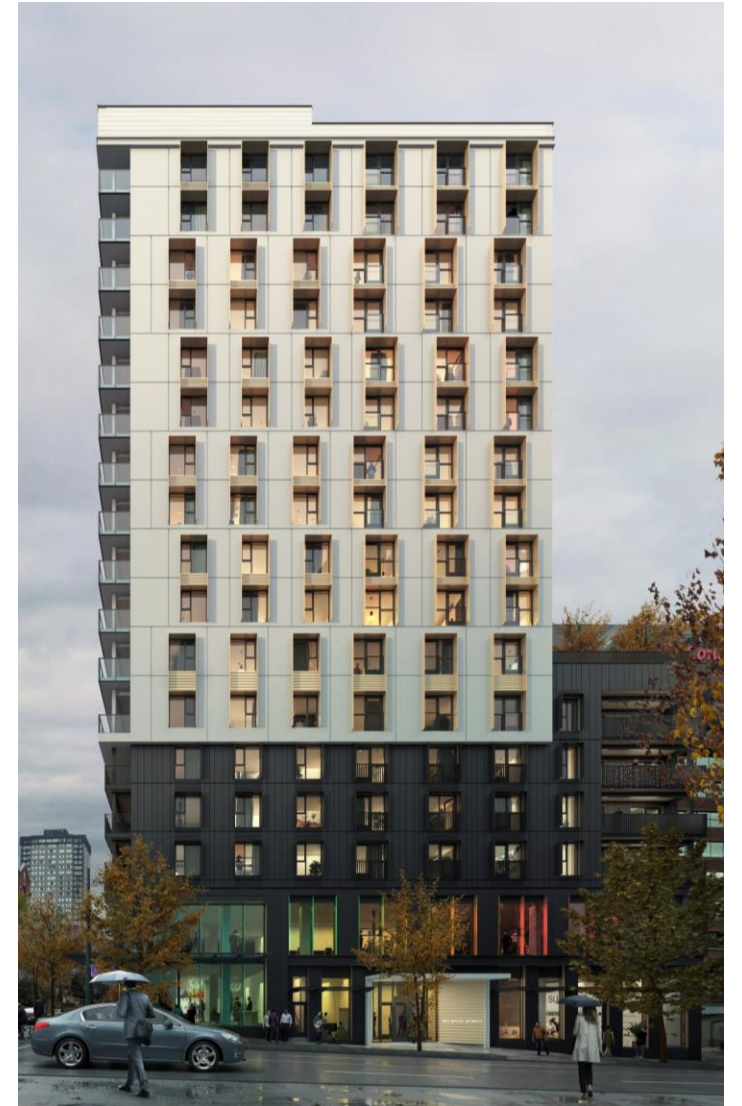
**154**  
Units



**Q1 2027**  
Handover

## Goals

- 17-storey mixed-use
- Mass timber hybrid
- Mixed income
- Passive House certification
- Vancouver Building Bylaw and BC Housing design requirements
- Government funding requirements



# How the number work?

- Overall funding requirement \$150M
- Land value: \$33.7M
- DCC waivers: \$3.63M
- BC Housing contribution: \$27.8M
- CMHC contribution: \$15.4M
- BC Housing repayable mortgage: \$58.3M
- City contribution for the community center: \$10.7M

Land + forgivable + repayable + municipal contribution



# Collective effort and collective impact



Layer 1 (Public): City land lease + City contribution to community space



Layer 2 (Sector): CLT/new co-op stewardship model



Layer 3 (Community): Partners bringing distinct benefits

McLaren operating 31 homes  
QMUNITY community-serving space



# 981 Davie Street

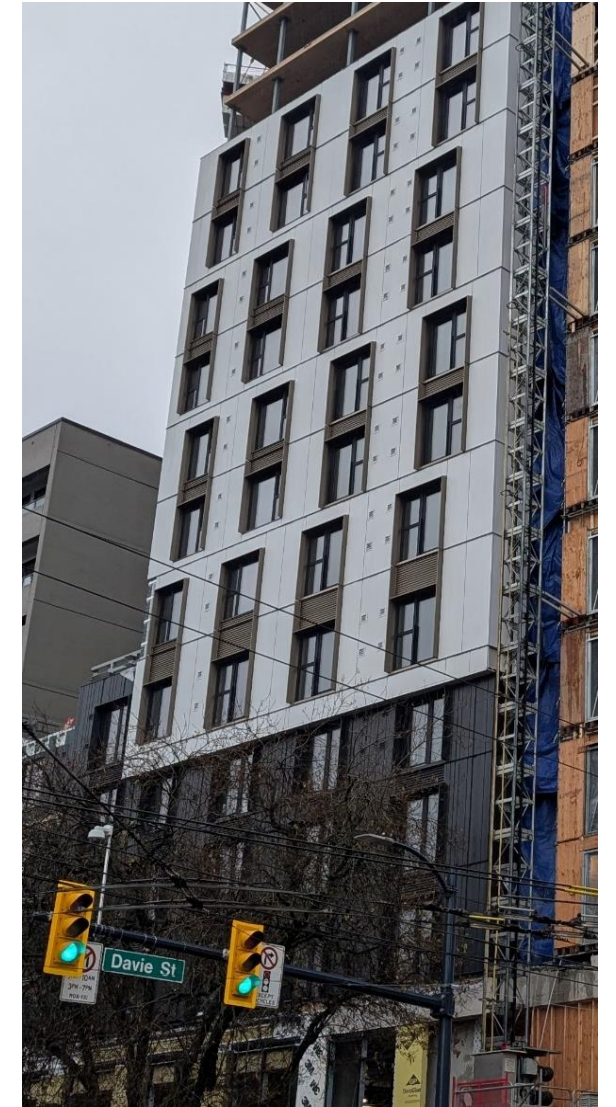
## Considerations for Successful Implementation

- Additional work, coordination amongst contractor, consultants and trades
- Demonstration and testing to satisfy approval requirements
- Mock-ups, testing and refinement prior to installation
- Mitigation plans for insurance



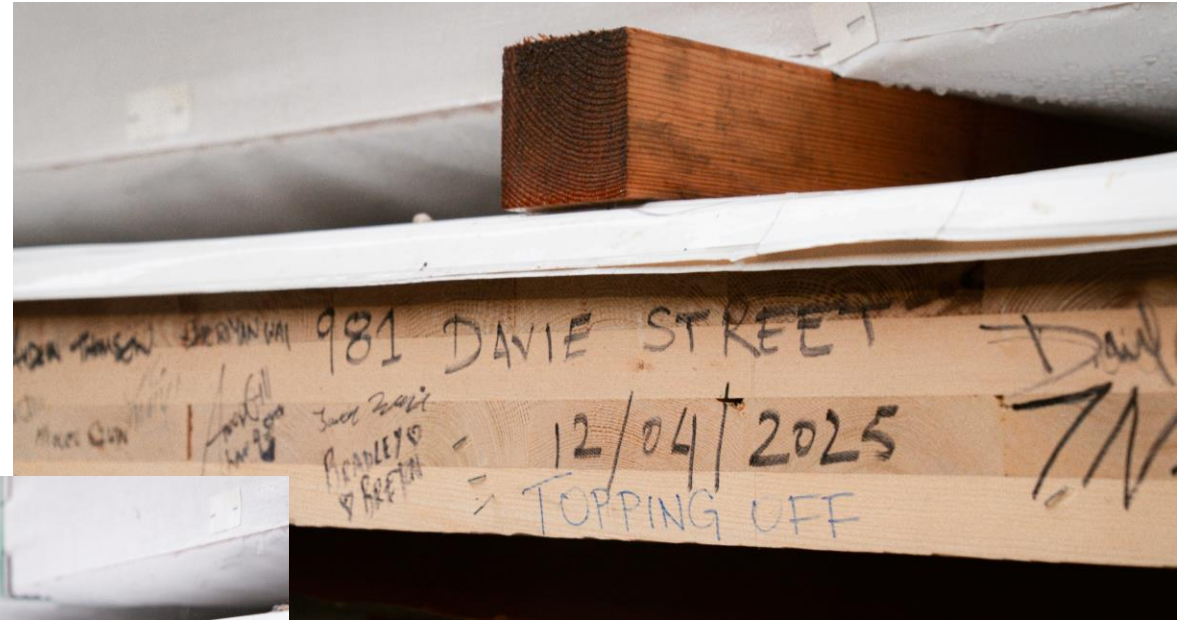
# 981 Davie Street

- Enhanced design coordination
- Greater upfront coordination between design and trades
- Moisture management
- Lack of competitiveness in tender process due to lower trade absorption



# 981 Davie Street

Celebrating the Final Panel





**Petition to name the new housing  
co-op at 981 Davie Street The  
Fuller-Findlay Co-op**

**398** 

Verified signatures 

**Sign this petition**





## REAL ESTATE

# One of B.C.'s tallest mass timber residential buildings rises at 981 Davie

The 17-storey downtown Vancouver project combines mass timber construction with Passive House standards, delivering 154 non-market homes and a major new QMUNITY hub.

By Mihika Agarwal / April 3, 2026





# Lessons Learned

- Start operating alignment early
- Plan take-out constraints early – rate and amortization
- Treat legal documents as a workstream, not a check box
- Name your top and mid risks early and assign mitigations
  - E.g. lease up and occupancy permits
- Building reporting and compliance capacity into operations
  - Extensive and ongoing



# What we'd do differently?

- Standard partnership starter kit before design advances
  - MOU, operating principles and cost sharing
- Lock in affordability alignment to avoid rent roll recalibration
  - Anticipate changes and adjustments
- Run a short “finance + legal + operations” pre-mortem
  - Tie these to your milestones





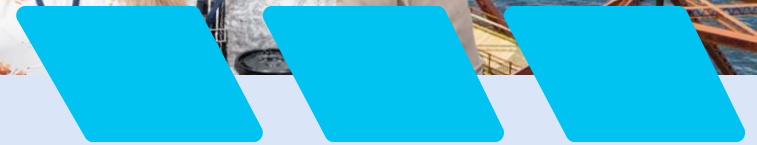
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Deep roots.  
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# Two Atlantic co-operatives driving innovative solutions

***New Brunswick Collaborative Housing Co-operative Ltd***



**New Brunswick Collaborative  
Housing Co-operative Ltd.**

***New Brunswick Community Land Trust Co-operative***



**New Brunswick Community  
Land Trust Co-operative Ltd.**

# What is the New Brunswick Collaborative Housing Co-operative Ltd?

## Mission

Ensure access to safe, inclusive, sustainable and affordable co-operative housing for New Brunswickers in need.

## Values

Collaboration, Respect, Leadership

## Vision

To be the major leader in the development of secure and sustainable co-operative housing in New Brunswick



New Brunswick Collaborative  
Housing Co-operative Ltd.

# Creates scale and long-term viability by:



New Brunswick Collaborative  
Housing Co-operative Ltd.

Developing new housing

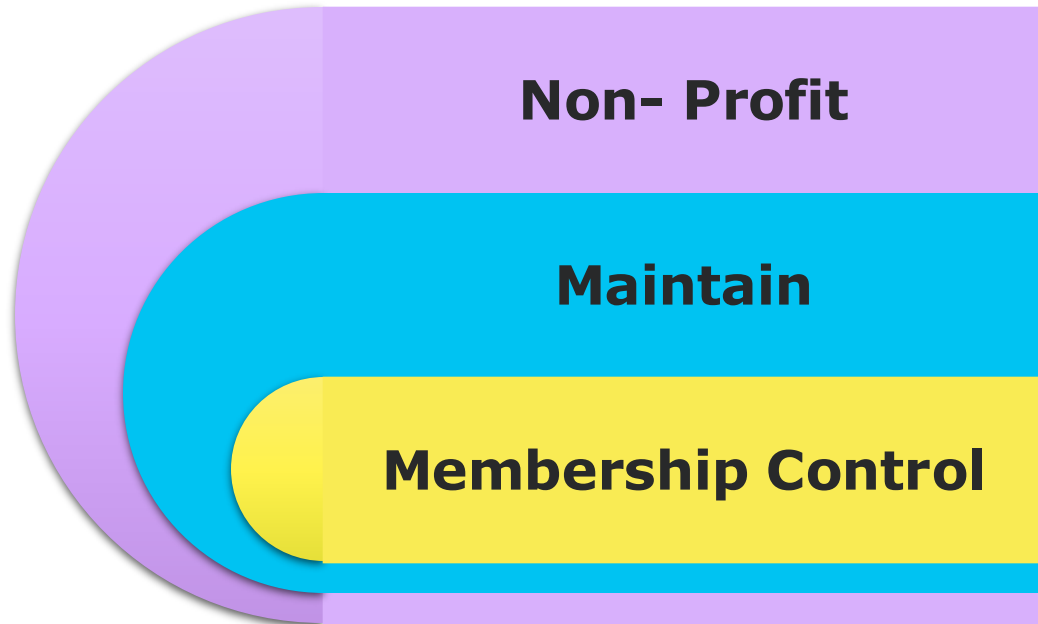
Acquiring existing affordable housing

Using existing assets as leverage to obtain new housing units

Maintaining these assets as mixed-income housing

# What is the New Brunswick Community Land Trust Co-operative?

*"Our vision is to be an innovative leader in the development of affordable, inclusive, sustainable communities through the acquisition and/or development of property."*



New Brunswick Community  
Land Trust Co-operative Ltd.

# Rooted in strong partnerships



New Brunswick Community Land Trust Co-operative Ltd.

Saint John  
LAND BANK



HOUSING ALTERNATIVES INC.



Development Support



# The Alliance



**HOUSING  
HUB**

Collaborative Projects

# Thank you!

Visit their websites to learn more:

- <https://NBCollaborative.coop/>
- <https://www.nbcommunitylandtrust.coop/>



New Brunswick Collaborative  
Housing Co-operative Ltd.



New Brunswick Community  
Land Trust Co-operative Ltd.



# Killick Ecovillage



# Innovations

- > Killick Ecovillage: a sustainable cohousing co-operative
- > Participatory process: distributing power + member buy-in
- > Mutual Home Ownership Society: member investment



RECLAIM

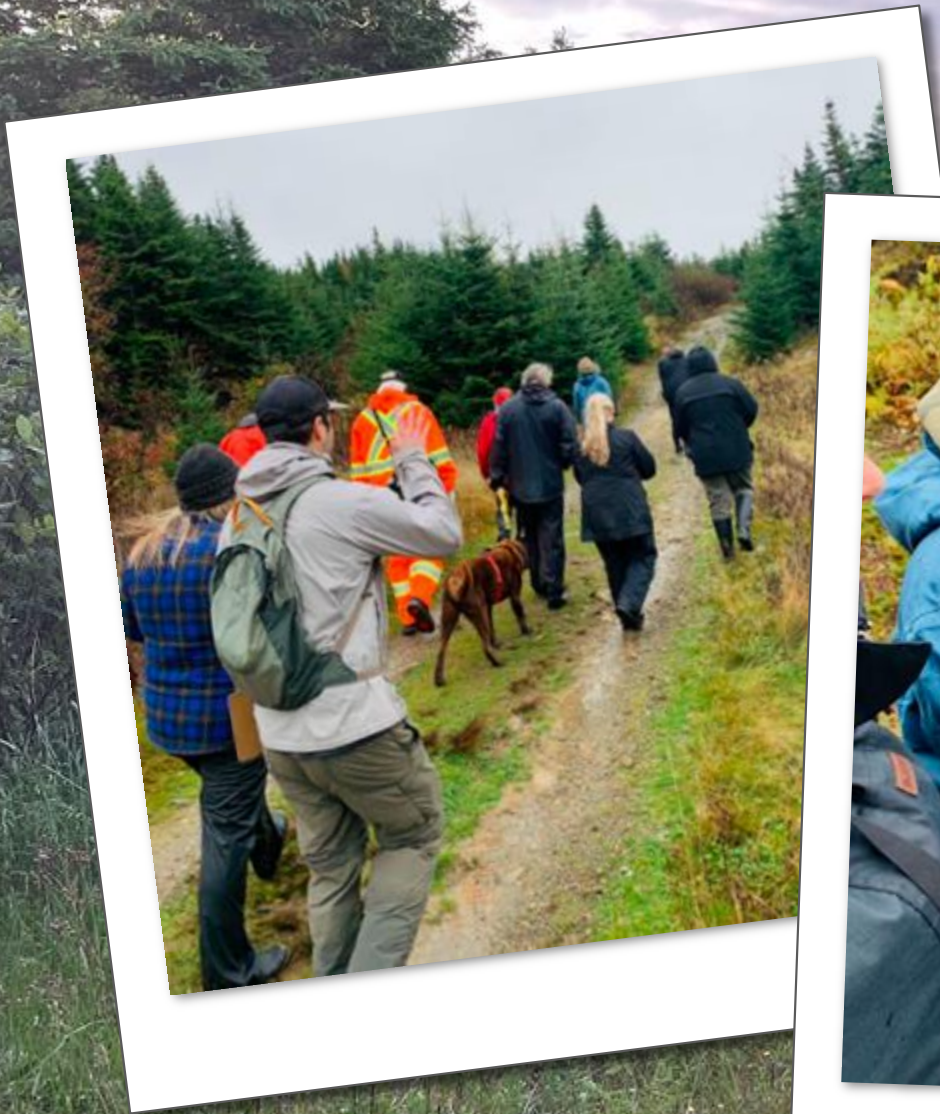




**Killick**   
**Ecovillage**  
ANCHORED IN COMMUNITY







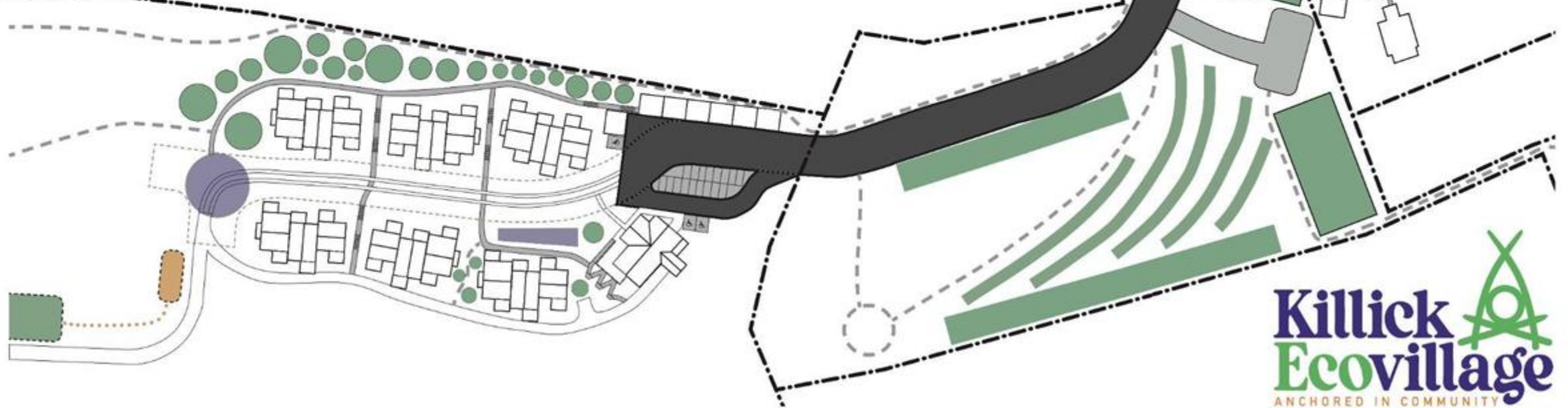






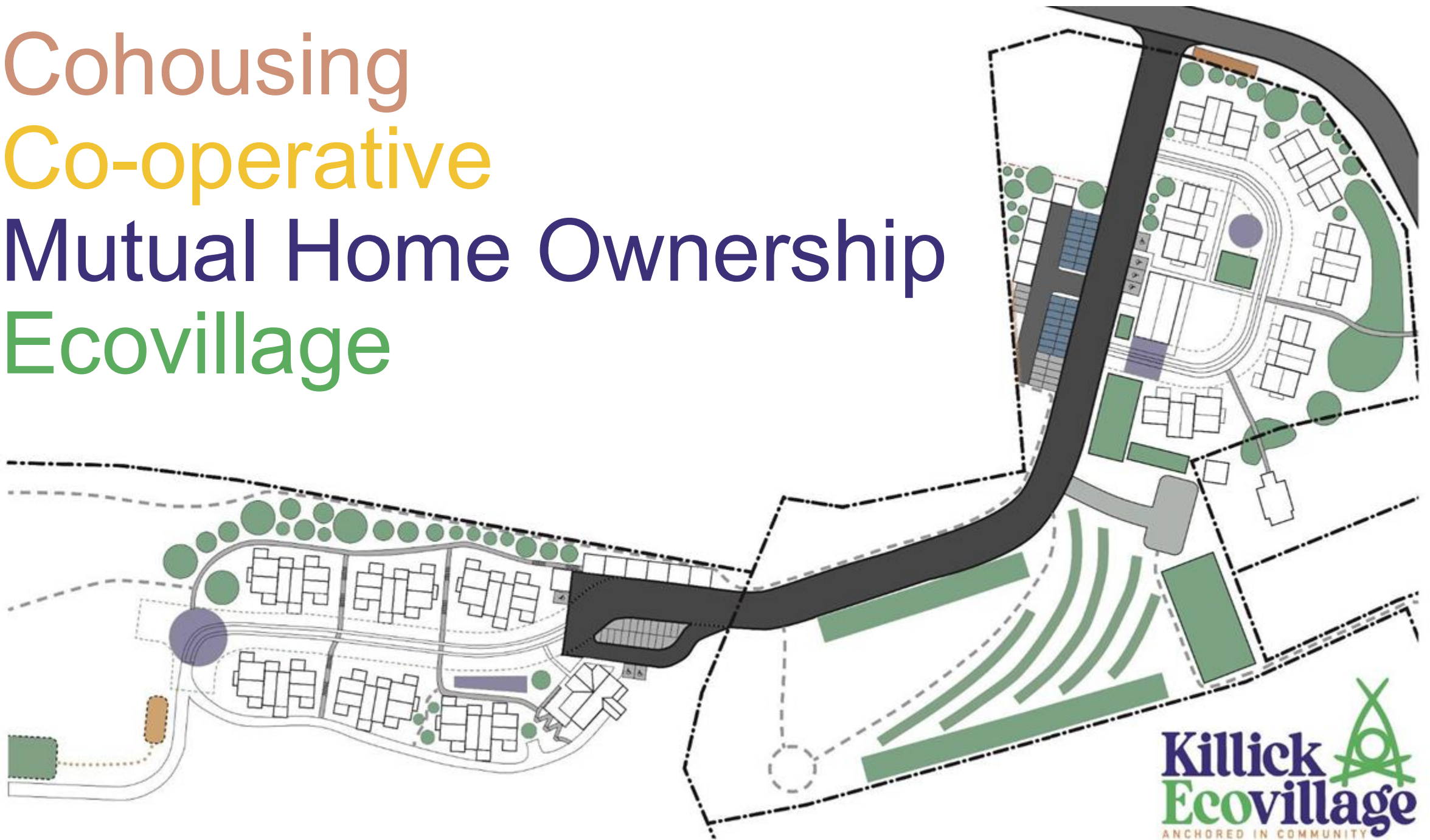






**Killick**   
**Ecovillage**  
ANCHORED IN COMMUNITY

# Cohousing Co-operative Mutual Home Ownership Ecovillage



# Co-operatives

## Things we liked:

- residents own and are responsible for the homes and land collectively
- no money is extracted
- costs of development, amenities, and sustainable tech are shared
- housing co-ops qualify for most federal funds
- housing for life
- perpetual affordability
- regular meetings & self-governance

# Co-operative

Things we didn't like (biases, things we were told):

- co-op members have no savings in their homes
- bare minimum fees meant co-ops of the past had no money for major repairs
- co-op residents can get trapped in the co-op model
- hierarchical and limited participation on boards and community activities
- any reliance on government funding

# Mutual Home Ownership

## Key aspects / innovations

- mixed income makes it highly sustainable
- leverages community investment in affordable housing
- every home has the same high quality finishes, energy efficiency, and amenities
- loans are repaid with interest when a member leaves, giving them savings
- there is a strong sense of co-ownership and shared responsibility

# Mutual Home Ownership

## Simple mechanics of the model

- members provide a Minimum Initial Loan
- monthly fees are set at no more than 35% of net household income
- in that fee is a basic rental rate (same for everyone)
- anything over that comes to the co-op as a loan
- loans go to a trust to be used to repay members, pay co-op debt, and be invested
- when members leave, they are repaid their total loan with interest (1-5%)

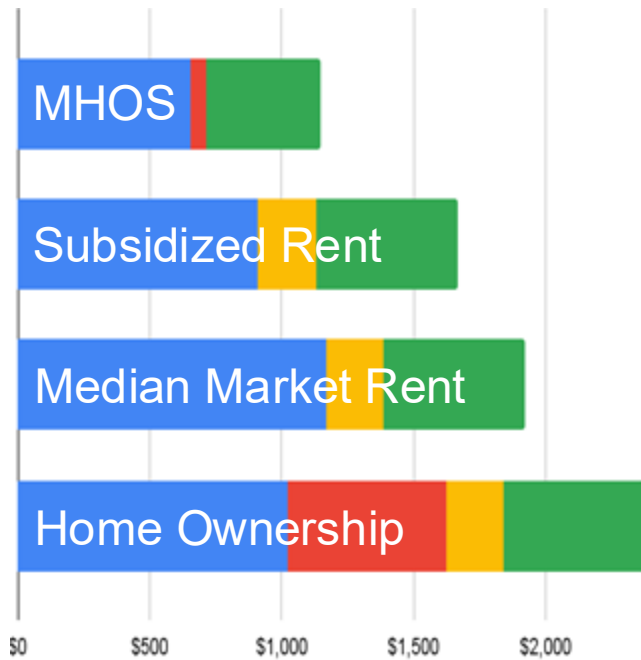
# Mutual Home Ownership

## Overview of the benefits

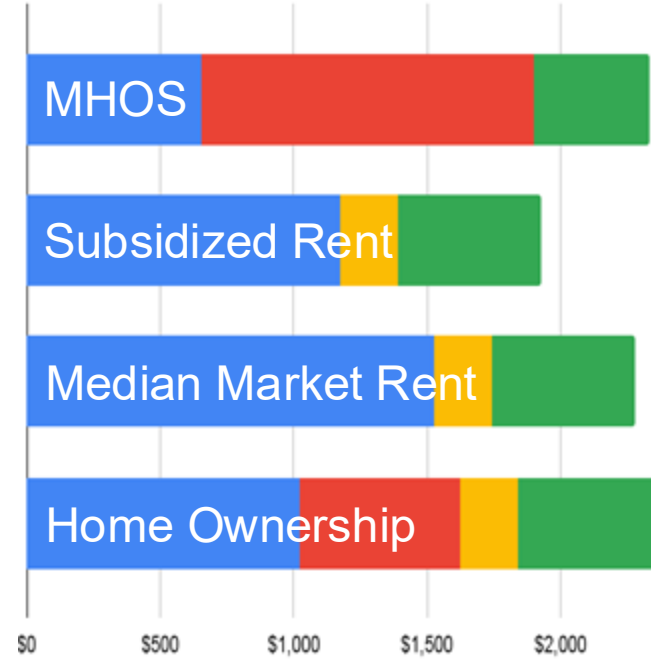
- all truly share ownership of the co-op (thus feel more responsible & accountable)
- community invests in affordability and in their neighbours
- attracts all income levels
- members leave with savings, which gives them options
- passive investment revenue helps augment costs
- enhances resilience & financial sustainability

# Comparing monthly costs of MHOS across tenure models

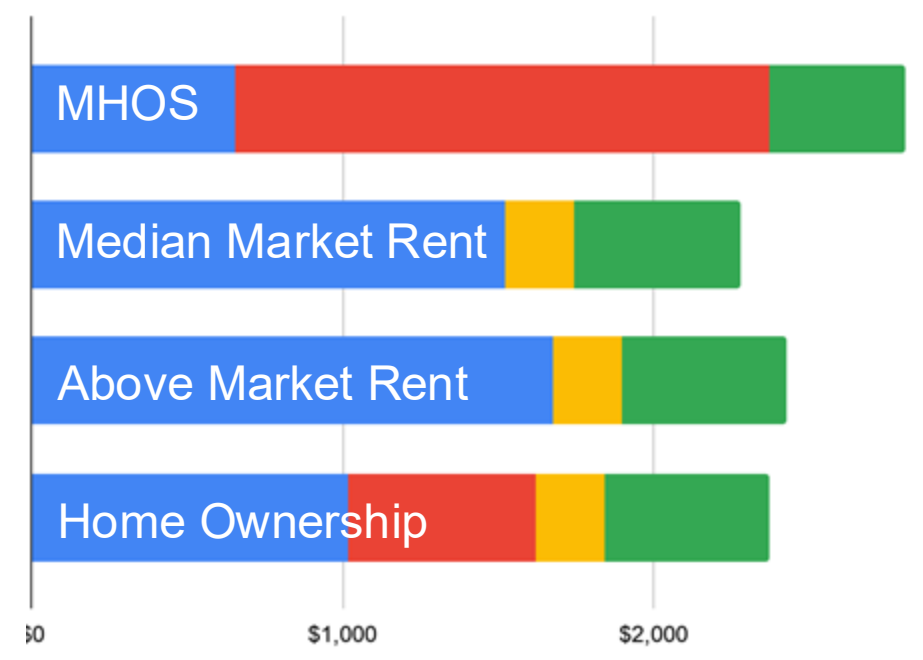
■ Rent / Housing Charge (w/o equity/savings portion)
 ■ Food\*
 ■ Utilities\*
 ■ Equity / Savings built in\*\*\*



Low Income Household  
(making ~\$28.5k/yr)  
30% AMI



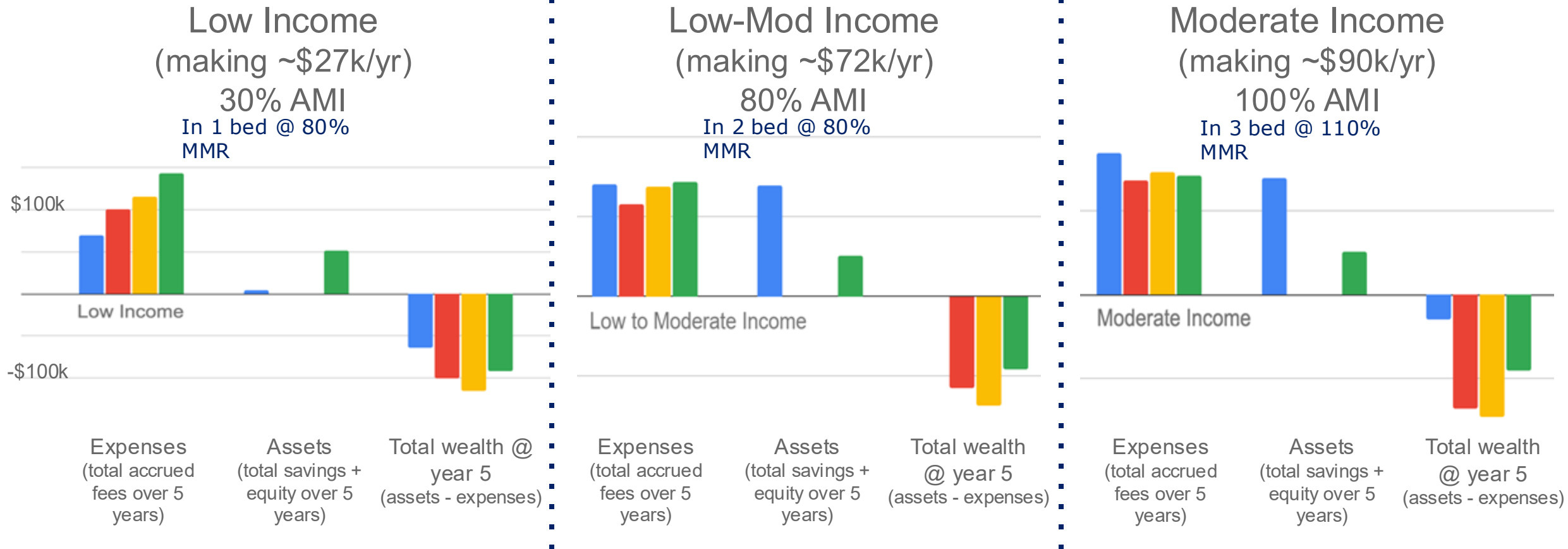
Low-Mod Income Household  
(making ~\$76k/yr)  
80% AMI



Moderate Income Household  
(making ~\$95k/yr)  
100% AMI

# Comparing household wealth of MHOS 5 yrs after move-in

■ MHOS 
 ■ Subsidized Rental 
 ■ Rental 
 ■ Home Ownership



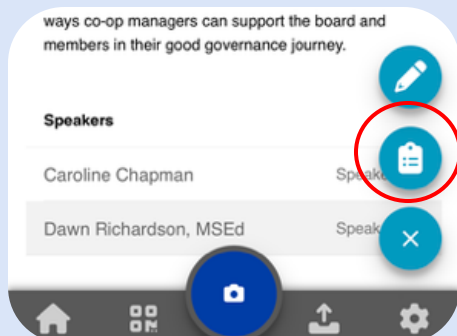


## ***Before you go***

We need your help to do better!

Fill out a paper evaluation, fold in half and leave it in the room. Or fill out a digital evaluation using our conference app.

Thanks!



## ***When you get home***

Find today's workshop materials in the resources section of our website:

[chfcanada.coop/education/resources](https://chfcanada.coop/education/resources)

# Share what you've learned on social media!

- Post photos, favourite moments, or key learnings from today's workshops on social media
- Tag us @chfcanada
- Use the hashtag #CHFCanada2026



# Reminders

- **Voting in CHF Canada National Business meeting happens on Saturday.** Your co-op's delegate must be there in order to vote. The delegate can pick up a voting device at conference services
- **All coffee breaks will be held in the tradeshow area!** Make sure you visit all the tradeshow exhibitors so that you can complete the bingo card (found in your bag) and have a chance to win prizes.

*The National Education Committee presents*

# ONLINE LEARNING

*Self-Paced*

*Move through the content when it suits you.*



## Courses

**Fulfilling your legal duties as a board director**

**Taking effective meeting minutes**

**Chair like a champion**

**Personal information protection**

**Identity affirming language**

**Maintenance 101**

**Financial statements 101**

- ✔ For board directors, co-op members, and staff
- ✔ \$30 per course
- ✔ Many courses to choose from
- ✔ 30 minutes per course
- ✔ Requires internet connection
- ✔ Develop practical skills and gain knowledge



**TAKE ACTION TODAY!**

**Youholdthekey.ca**



**YOU HOLD  
THE KEY**

Protect affordable homes  
Renew rental assistance now

