



COMPASS NS

*Compass Nova Scotia Co-operative Homes Ltd.
Incorporated in April 2016*

Welcome

Karen Brodeur, President



- Compass NS Founder
- Over 25 years' experience to the housing co-operatives sector with extensive experience in governance, management, impact of scale, and education
- Master's Degree from Saint Mary's University in the Management of Co-operatives and Credit Unions

Jaclyn Johnston, Managing Director



- Over 10 years' experience in board management with experience in property, financial, and contract management
- Bachelor of Business Degree from Mount Saint Vincent University and a Project Management Professional certification from the Project Management Institute

Our vision is to be the housing of choice for Nova Scotians who want strong governance and credible management in a thriving co-op community.

compassnscoop.com



What is co-operative housing?

Housing co-operatives provide not-for-profit housing for their members. From the curb, housing co-operatives look like any other street address.

Housing co-operatives share a common set of business principles that help to guide their development and operations.



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compasscoop.com



What is co-operative housing?

Co-operatives are unique because they are...

Democratic
organizations

Housing
without
profit

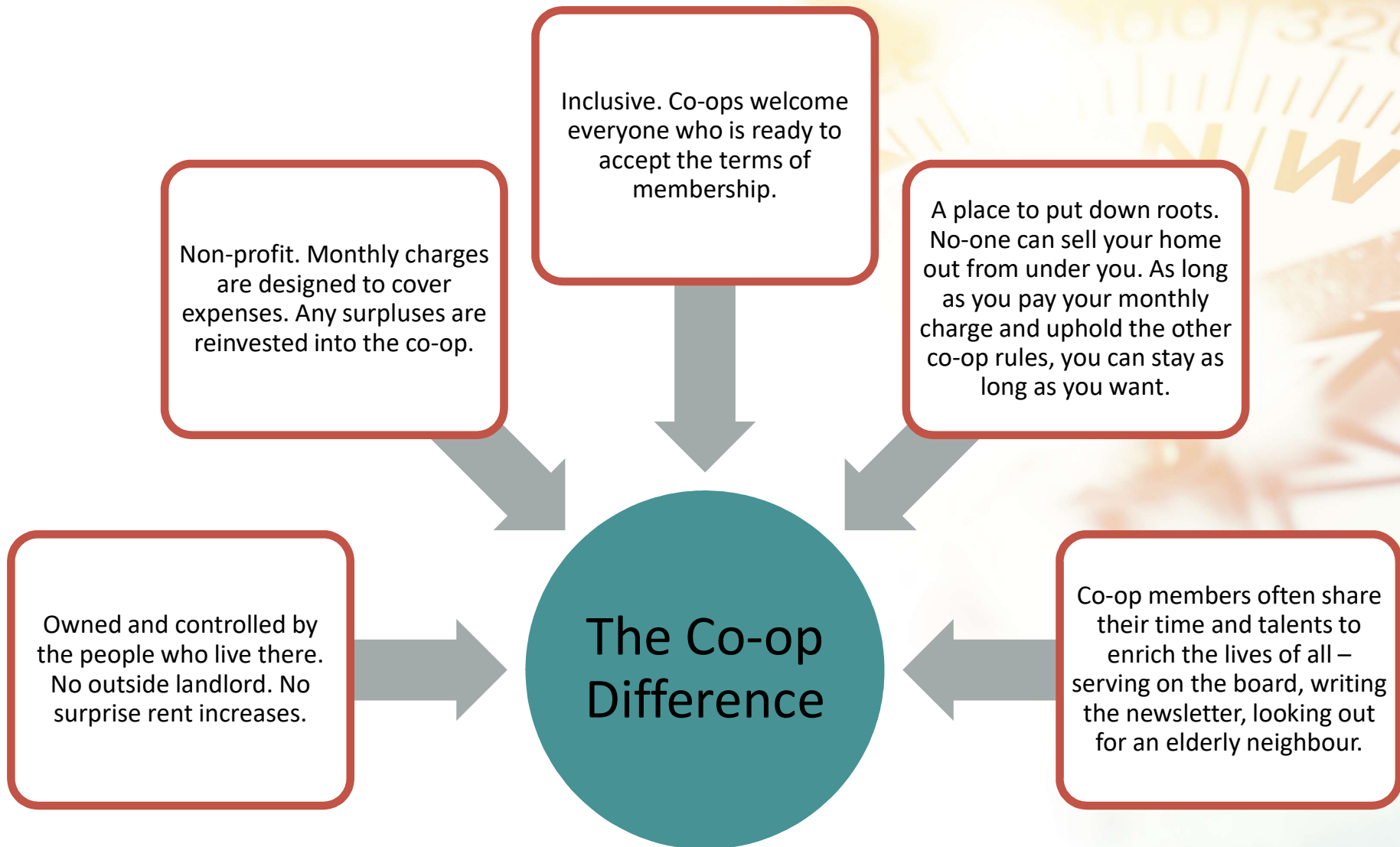
Diverse and
inclusive
communities



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What is Compass NS?

Compass NS

- was incorporated as a sector-led, non-profit housing co-operative under the Co-operative Associations Act in Nova Scotia in April 2016
- provides an alternative governance solution to help support capacity and sustainability.
- provides an opportunity for existing housing co-operatives to join a larger co-operative and benefit from the economies of scale and is a vehicle for expansion and new development.



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Compass NS - Strategic Plan

Vision:

To be the housing of choice for Nova Scotians who want strong governance and credible management in a thriving co-op community

Mission:

We sustain, build and grow inclusive housing cooperative communities.

Values:

Sustainability, Inclusion, Collaboration

Strategic Priorities

Community
Engagement

Services to Members

Growth

Joint Partnerships

Our vision is to be the housing of choice for Nova Scotians who want strong governance and credible management in a thriving co-op community.

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What are the advantages of Compass NS?

- Larger and stronger voice to government
- Larger pool of units for our members
- Ability to explore new possibilities including development opportunities
- More efficient services can be delivered through centralized administration
- Strong member engagement
- Economies of scale – increased protection of the assets



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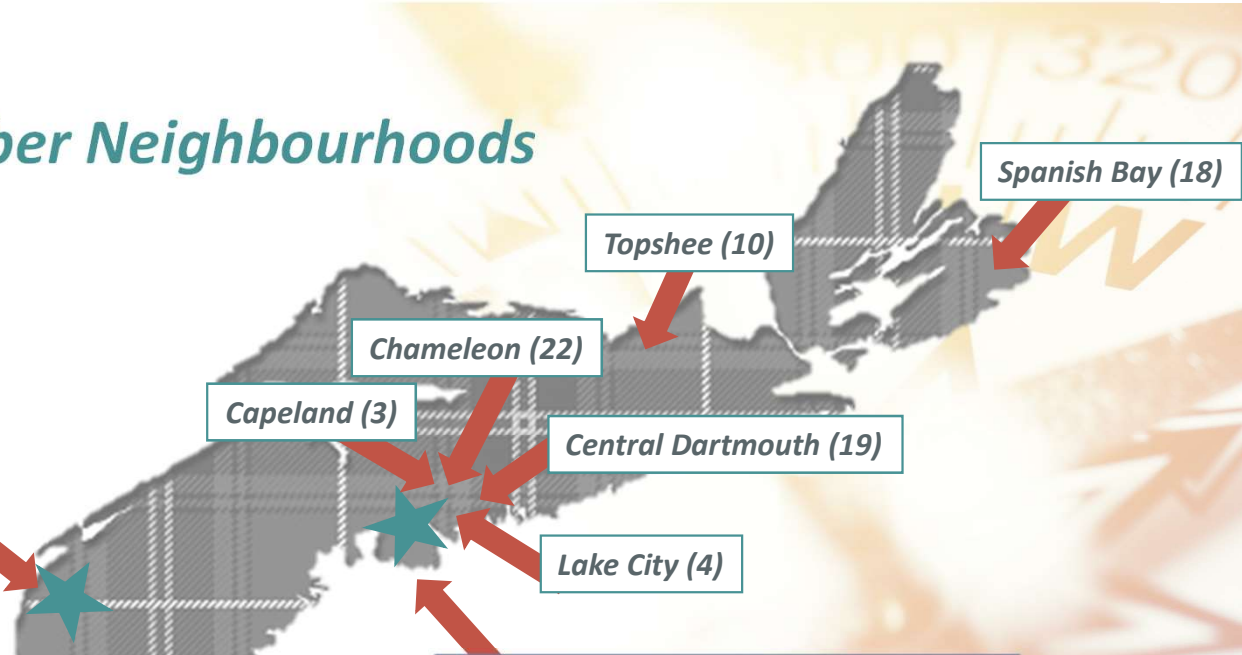
Compass NS – Our Member Neighbourhoods



Barton School, Digby, NS (8 rehab units)



Heritage Hall, Shelburne, NS (5 rehab units)



Maitland Street, Halifax NS (57 new units)

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Advantages of Co-operative Membership

Private renter

The landlord sets the rent based on profit goals

The landlord is in charge of all financial decisions and they decide how the income is spent and how much goes back into repairs and maintenance

The landlord decides the priorities for the rental property

A rental property can easily be sold and a new owner with different ideas and priorities can purchase

Co-op member

Members set the housing charges (rent) based on a break even budget

Members review and approve the annual budget and approve the audited financial statements and auditor

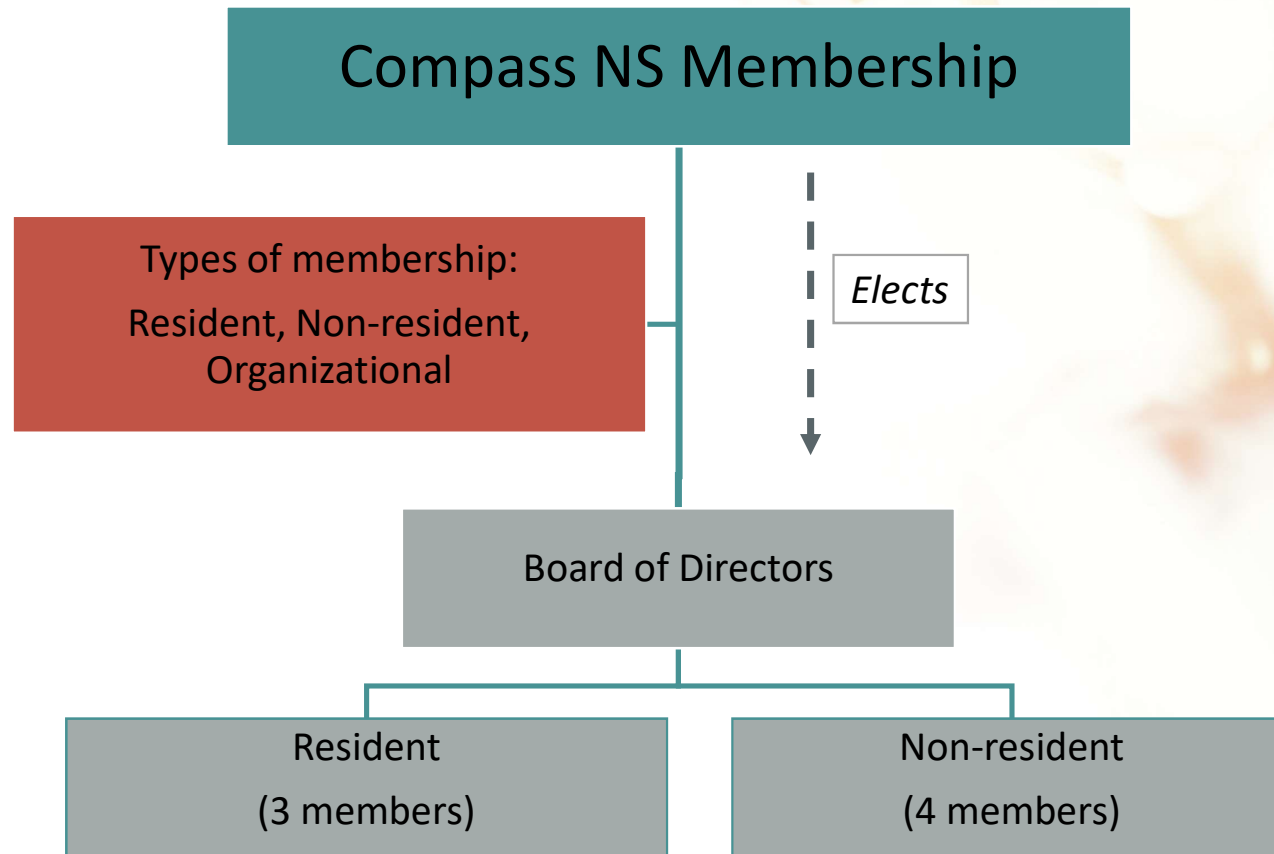
Co-op's are democratically run and each member has a vote. Members elect and are eligible to run for the board of directors, who in turn help to define Compass NS priorities

The sale and purchase of properties must be passed by a special resolution of the members

Members are able to take part in education and training



Compass NS – Organizational Structure



Our vision is to be the housing of choice for Nova Scotians who want strong governance and credible management in a thriving co-op community.

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Compass NS – Board of Directors

Karen Brodeur
President

- Founding board member
- CHF Canada's Atlantic Regional Manager
- Holds a Masters of Management Co-operatives and Credit Unions from Saint Mary's University

Angela Simpson
Secretary

- Founding board member
- Raised her family in co-operative housing
- Former CHF Canada board member

Keith MacDonald
Director

- Resident for over 9 years in Spanish Bay Neighborhood
- Former board member of Spanish Bay Co-operative prior to the co-op amalgamating into Compass NS

Nikki Jamieson
Director

- Resident for over 3 years in the Chameleon neighborhood
- Holds a Bachelor of Arts in Political Science and is completing a Masters

Tina Hiscock
Vice-President

- Has been living in co-operative housing in the North End of Halifax for over 10 years
- Current President of Needham Housing Co-operative

Kim Walker
Treasurer

- Chief Operating Office for Atlantic Central and League Savings and Mortgage
- Over 20 years co-operative system experience

Mark Peori
Director

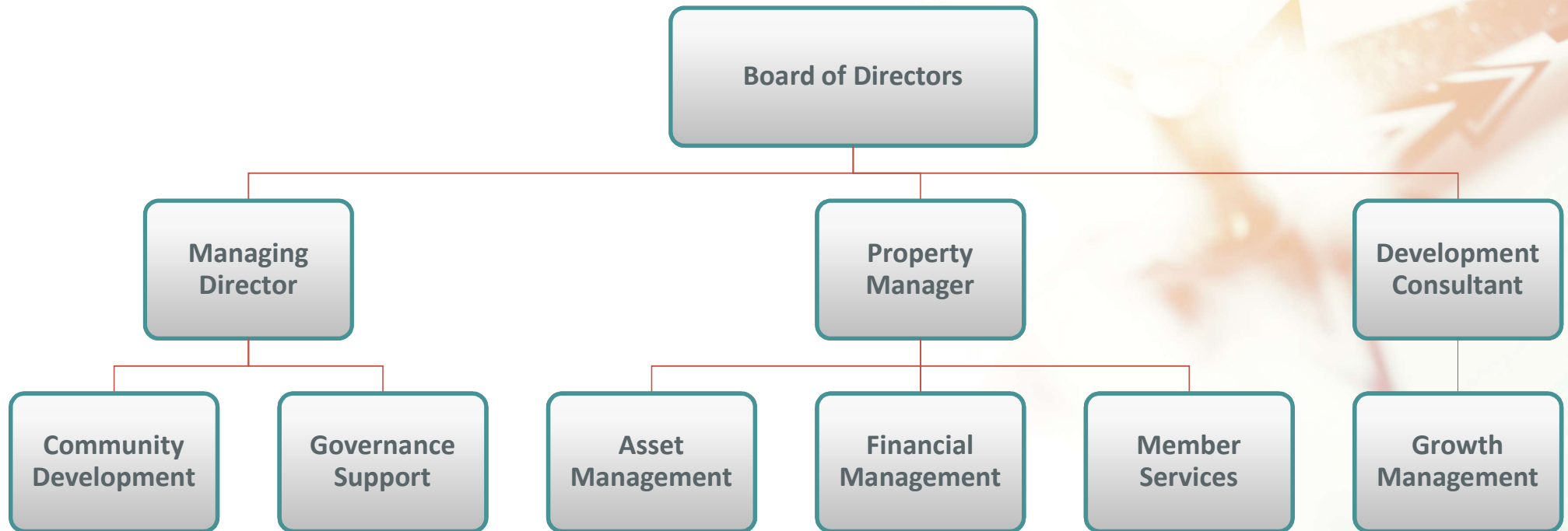
- Resident for over 6 years in the Central Dartmouth Neighborhood
- Active volunteer with Children's Wish Foundation, the IWK and Foster for Save a Life Canada Animal Rescue

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Compass NS – Operational Structure



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Compass NS - Partnerships



Community Housing Transformation Centre
Centre de transformation du logement communautaire



United Way
Halifax



Juniper House 



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*Want to learn more?
Visit our website Compassnscoop.com*



COMPASS NS

[Home](#) [About](#) [Apply](#) [Links](#) [Contact](#) [Board Members Login](#) [Members Login](#)

We sustain, build and grow inclusive

Housing Cooperative Communities

[Learn More](#)

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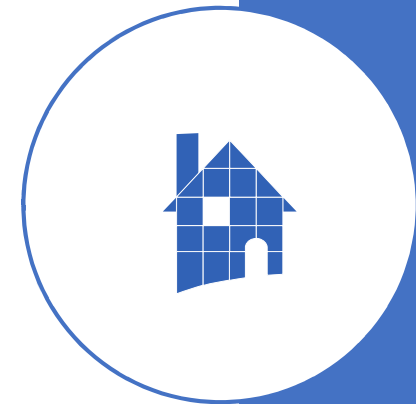


Community Housing Management Network



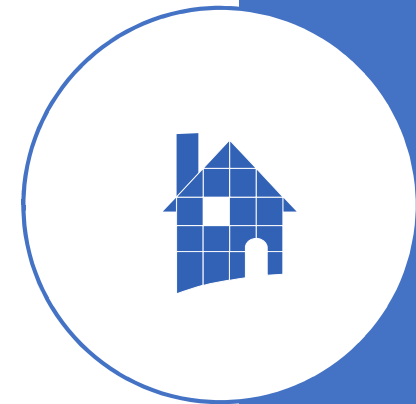
Where We Started

- Founded by the Co-operative Housing Federation of Canada in May of 2009.
- Established to help co-ops in difficulty and to fill gaps in local management services.



Our Mission Statement

Providing professional management services to support affordable housing for families and individuals



Where We Are Now

22 co-ops & non-profits

- Providing day-to-day management services to over 50 co-operatives and non-profit housing providers in Ontario and Nova Scotia.

812 units

- Experienced management team focusing its efforts on individualized service plans to meet the needs of individual housing co-operatives.

Over 1,700 occupants

8 municipalities

213 buildings



Our Services

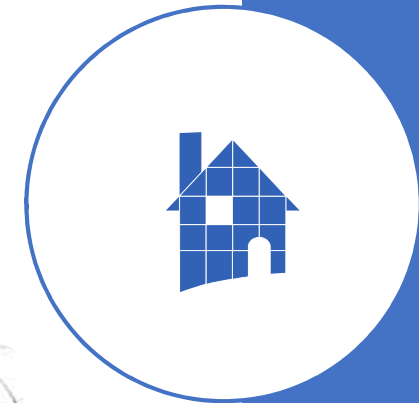
We provide 4 levels of services:

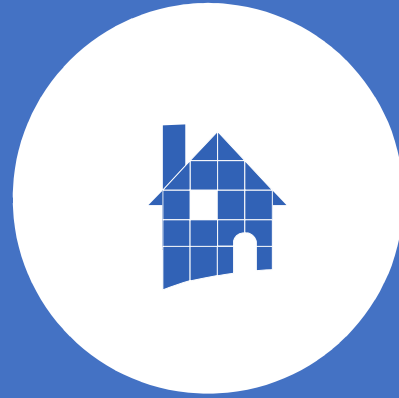
Bookkeeping

Financial
Management

Property
Management

Onsite
Services





How We Support Compass Nova Scotia



Core Management Services	Bookkeeping	Financial Management	Property Management	Onsite Service
<i>Financial Administration</i>	✓	✓	✓	✓
<i>Record keeping and administration</i>		✓	✓	✓
<i>Arrears management</i>		✓	✓	✓
<i>Marketing and member/tenant processing selection</i>		✓	✓	✓
<i>Governance Support</i>		✓	✓	✓
<i>Maintenance Management</i>			✓	✓
<i>Co-op office hours</i>				✓

Member Services



Provide communication between the board and its members



Address maintenance requests



Facilitate housing charge payments



Virtual meeting support



Conflict resolution



Member Services



Maintain member files



Market units



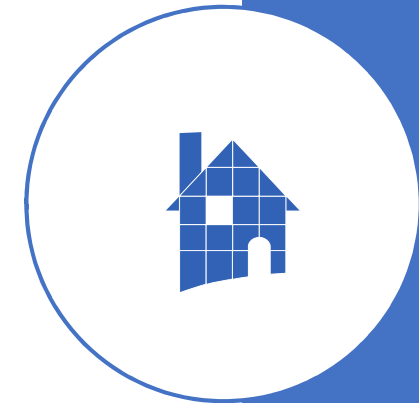
Maintain waiting list



Process tenant and membership application



Co-ordinate move in/out



Maitland Street Founding Members

Compass NS board has discussed amending the existing Unit Allocation policy for the initial applicant selection for the 57 units and are seeking input from the community.



The current Unit Allocation policy gives priority to anyone who self identifies as one of the following:

- Women and children fleeing domestic violence
- Single Parent
- Seniors
- Young adults
- Indigenous peoples
- People with disabilities
- People dealing with mental health and addiction issues
- Veterans
- LGBTQ2+
- Racialized groups
- Recent immigrants
- People experiencing homelessness



Financial Management

Produce monthly management report (including financials)

Administer Payables/Receivables

Banking

Prepare monthly annotated arrears report

Administer Arrears and Spending policies

Prepare and monitor annual budgets

Housing Charge mediation and Small claims



Financial

1. Financial Statements

Please find April Profit & Loss Budget Performance and Balance Sheet for approval.
The April 30, 2015 YTD deficit is **(\$2,848.33.)**

The deficit is mainly due to:

- Vacancy Loss over budget (\$584.34)
- Democratic Function under budget \$2,961.74
- Audit under budget \$ 468.22
- Maintenance over budget (\$2,860.99)
- Common/Vacant unit Power over budget (\$ 862.52)
- Heat - Oil over budget (\$5,823.70)
- Property Tax under budget \$4,306.26

The co-op has \$6,126.78 in the bank, and your obligations to fund your reserves are only \$36,044.85.

2. Cheque Register

List of April monthly disbursements attached.

3. A/P Summary

See attached report.

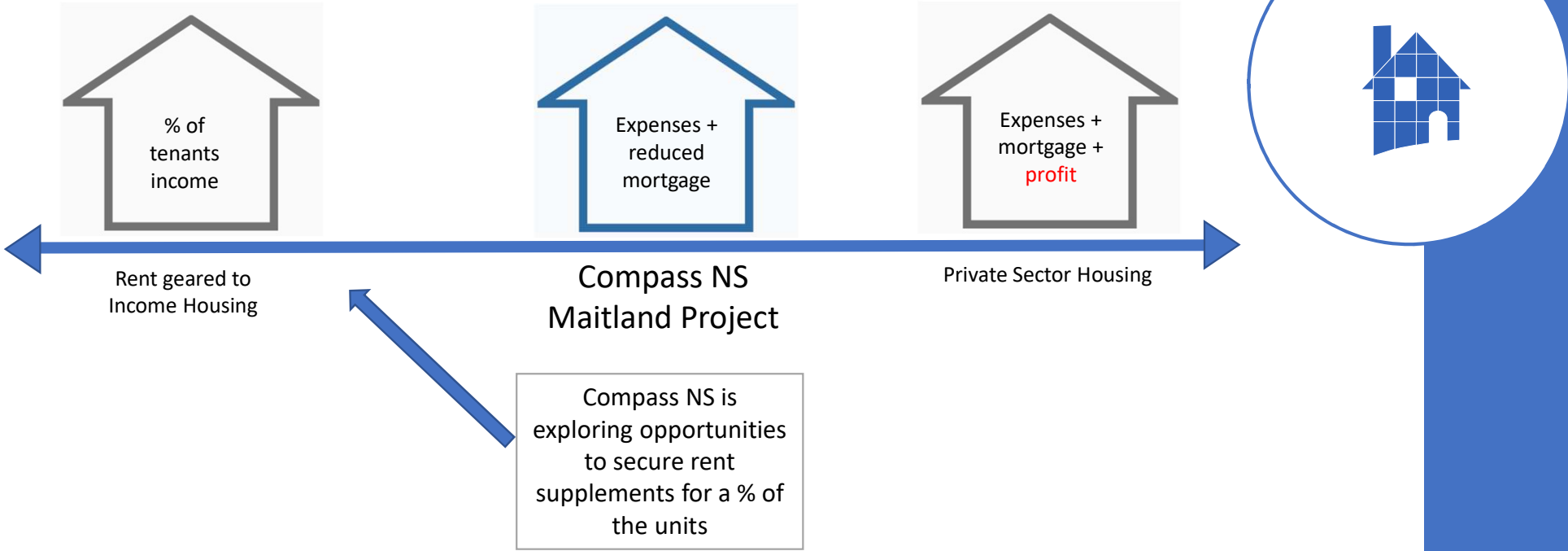
4. Arrears

Arrears report attached for discussion.

Maitland Street Affordability

Compass NS, as a co-operative, is able to provide housing at a certain level of affordability (75% of the median market).

Rent equals:



Asset Management

Administer
work order
procedure

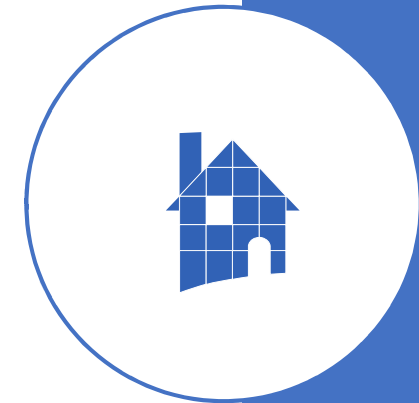
Preventative
maintenance
management

Project
management
(capital repairs)

Unit
inspections

Maintain trade
list

Asset
Management
Plan support



Governance Support

Report to the board monthly (management report)

Provide advice to the board

Support board in sound decision making

General and AGM meeting supports (Election Buddy)



Growth Management

Current Projects:

Consultant



Maitland Street,
Halifax 57 units new
build

Project Lead



Barton School, Digby
8 unit retrofit



Heritage Hall,
Shelburne 5 unit
retrofit



Contacts



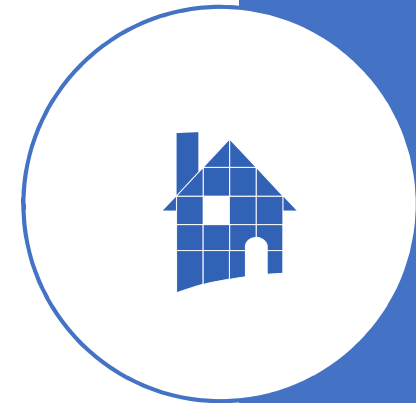
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NEW COMMONS DEVELOPMENT

Partners in building community

Non-profit Community Developer

New Commons Development

About Us

- **New Commons Development (NCD) is a non-profit real estate development company focused on building and preserving affordable housing**
- **NCD works across Canada with co-operatives, non-profits, faith-based groups and municipalities to create and renew Canada's social purpose real estate**
- **The team brings highly skilled real estate and affordable housing development expertise and capacity**





Partnership Approach

Partner Goals

- Serve community need
- Revitalize existing assets or develop new facilities
- Build capacity for development
- Work with values-aligned developer

Collaborative Project Delivery

- Development finance
 - NCD at-risk development capital
 - Project financing & funding plan
- Building program & operations
 - Business plan
- Project management:
 - Pre-development
 - Development
 - Construction
 - Lease-up

Community Outcomes

- Community-owned assets secured for the long term
- New or revitalized affordable housing & community space
- Strengthened partner balance sheet
- Increased local development capacity

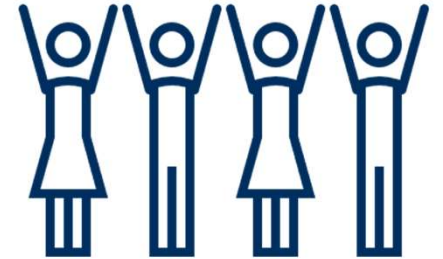
2095-2219 Maitland St Development



- New Commons Development partnered with Compass Nova Scotia Co-operative Homes Ltd. (Compass NS) to realize the development of affordable co-operative housing at 2095-2219 Maitland Street in Halifax.
- NCD's role is that of Development Manager for the project: responsible for assembling and overseeing the project team, completing feasibility assessment and business plan, supporting Compass NS in securing title to the property, obtaining necessary municipal permits, supporting Compass NS in finalizing funding applications and securing project financing, and managing the project through construction and occupancy.

Project Goals

- **Housing Goals:**
 - 57 new homes ranging from 1- to 3-bedrooms in size
 - Create a diverse, inclusive community of resident members and a mix of household types
- **Affordability Goals:**
 - 100% of homes will cost less than 75% of Median Market Rent for the area (based on CMHC data)
- **Inclusivity Goals:**
 - Barrier free building design and wheelchair accessible units
 - Indoor and outdoor community amenity spaces
 - Design spaces that are welcoming and nurture a sense of belonging
- **Sustainability Goals:**
 - Highly energy efficient, low emissions (targeting ~40% better than required under National Energy Code for Buildings)
 - Use of environmentally sustainable products where possible
 - Durable, long lasting housing infrastructure



Project Development Progress

- Secured CMHC Seed funding for the project
- Assembled project design team
- Project design and financial feasibility assessment completed
- Preliminary architectural design completed
- Satisfied all conditions of the federal government and secured title to the property
- Secured \$3 million funding commitment from Housing Nova Scotia
- Permitting process started with Halifax Regional Municipality
- Applied for and secured conditional funding commitment from CMHC's National Co-Investment Fund

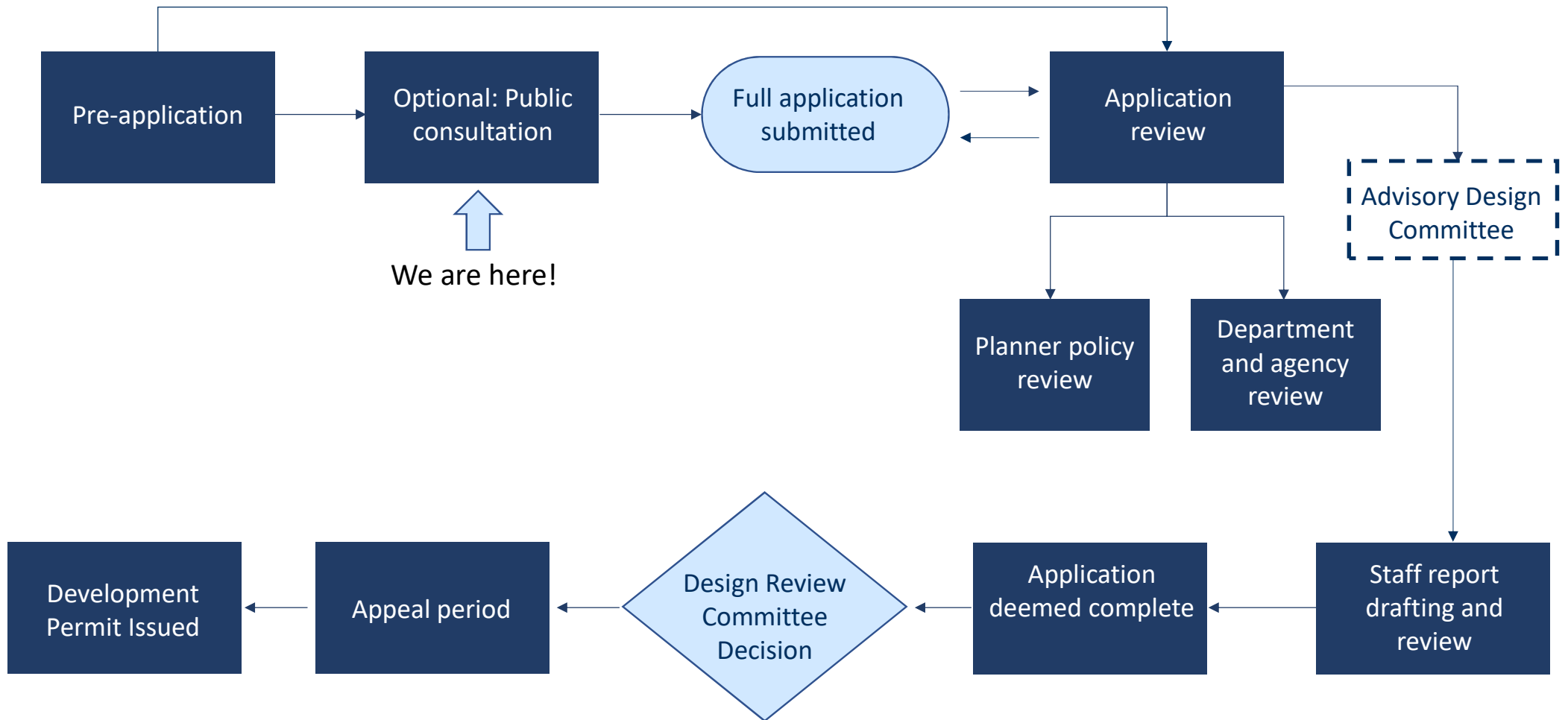


Project Critical Success Factors

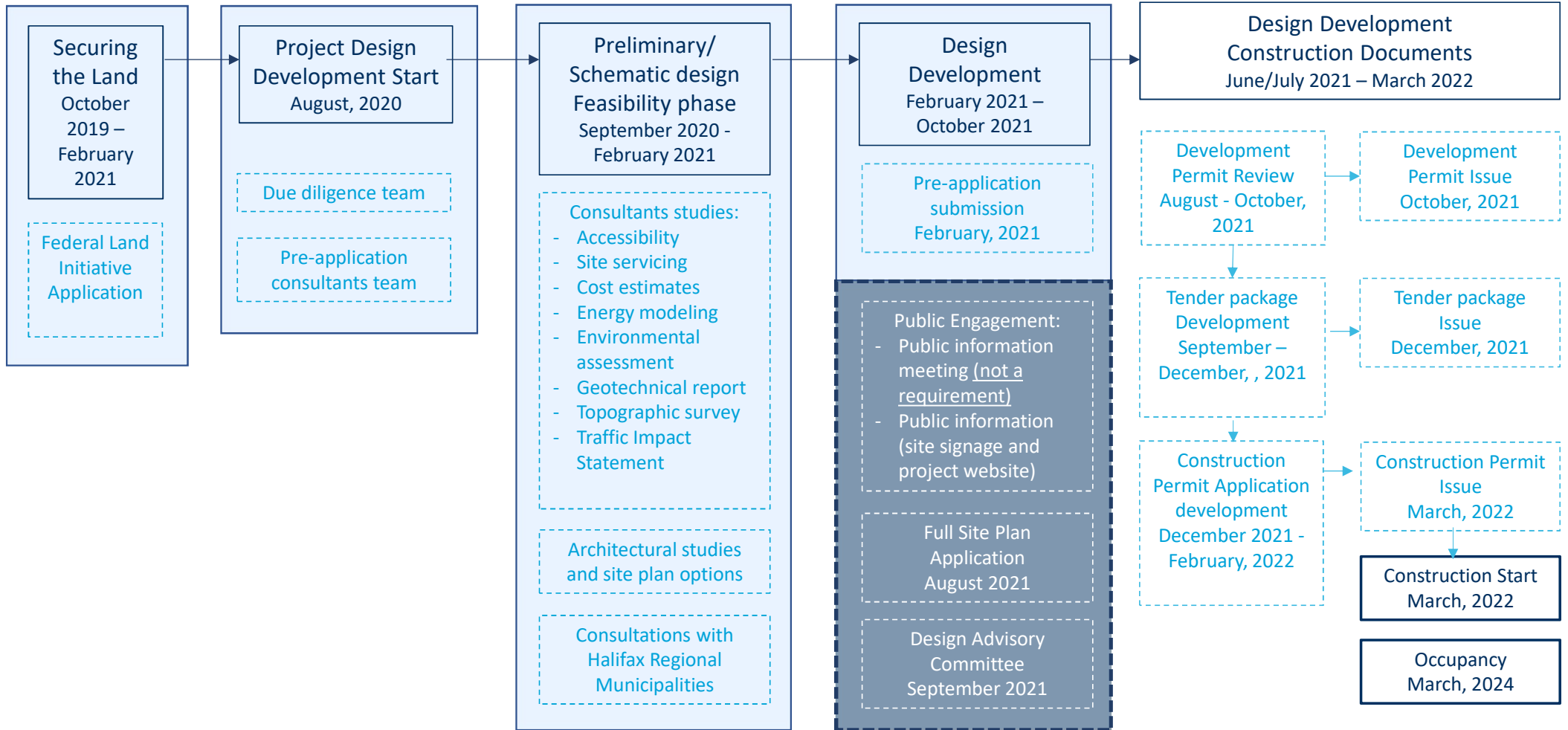
- Engage with local community and ensure support for the proposed housing cooperative
- Secure all necessary development and building permits from Halifax Regional Municipality
- Secure project financing from CMHC's National Co-Investment Fund
- Apply for and secure grant from HRM's Affordable Housing Grants program (fall 2021)



Site Plan Approval Application Process



Project schedule





Contact

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Aida Kudic

Development Manager
New Commons Development
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T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

**2095-2219 MAITLAND ST.
PROPOSED CO-OPERATIVE HOUSING DEVELOPMENT**

SPA 23456

PUBLIC INFORMATION MEETING



COMPASS NS CO-OPERATIVE HOMES

WHO WE ARE:

- T.A. Scott Architecture + Design is a local Dartmouth firm, founded by Troy Scott in 2013.
- T.A. Scott is in its 8th year of operation, with a detailed portfolio that continues to grow. We provide a diverse range of project services and expertise, including numerous multi-unit residential projects.
- We are well-versed in the CMHC requirements under the National Housing Strategy for improved Environmental and Accessible design.
- We are dedicated to providing positive solutions that support our local housing needs.



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DRAWING INSPIRATION

2095-2219 MAITLAND ST.
SPA 23456 | SITE PLAN APPROVAL DEVELOPMENT

03

COMPASS NS CO-OPERATIVE HOMES



TWO BUILDING DEVELOPMENT ON SIDE-BY-SIDE PROPERTIES

6 STOREY MULTI-UNIT RESIDENTIAL BUILDINGS

MULTIPLE INTERIOR AND EXTERIOR AMENITY SPACES FOR USERS

SITE PLAN PERSPECTIVE

COMPASS NS CO-OPERATIVE HOMES

UNIT COUNT CALCULATIONS:							
<u>CONTENTS OF BUILDING 1:</u>				<u>CONTENTS OF BUILDING 2:</u>			
	1BR	2BR	3BR		1BR	2BR	3BR
GL	1	2	0	GL	1	2	0
L2	0	2	3	L2	0	2	3
L3	3	1	2	L3	3	1	2
L4	2	1	2	L4	3	3	0
L5	1	2	1	L5	2	3	0
L6	1	2	1	L6	2	3	0
TOT.:	8	10	9	TOT.:	11	14	5
OVERALL BDG 1 UNIT COUNT: 27 UNITS				OVERALL BDG 2 UNIT COUNT: 30 UNITS			
TOTAL PROJECT UNIT COUNT	= 57	(% OF UNITS)	(ACCESSIBLE UNITS)				
TOTAL 1 BEDROOMS	= 19	33.3%	6				
TOTAL 2 BEDROOMS	= 24	42.1%	0				
TOTAL 3 BEDROOMS	= 14	24.6%	0				
OPTION 2 FOR FULL UNIVERSAL ACCESSIBILITY BY NHS FLI's 'TABLE C' TO BE MET.							
6 ACCESSIBLE UNITS (10.5% OF UNITS) ARE ADDITIONALLY BEING PROVIDED.							



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COMPASS NS CO-OPERATIVE HOMES

ACCESSIBILITY STANDARDS & REQUIREMENTS:

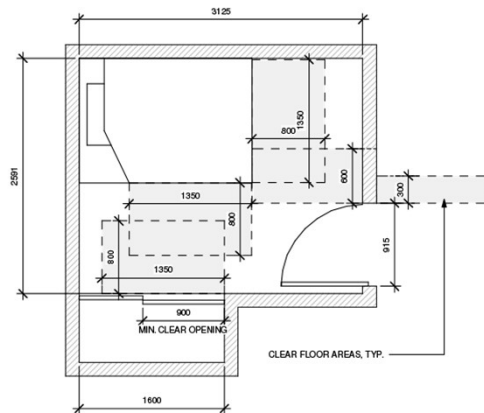
HOUSING NOVA SCOTIA (HNS) VISITABILITY REQUIREMENTS

CSA B651-18 – BARRIER FREE REQUIREMENTS

CANADA MORTGAGE AND HOUSING CORPORATION (CMHC)

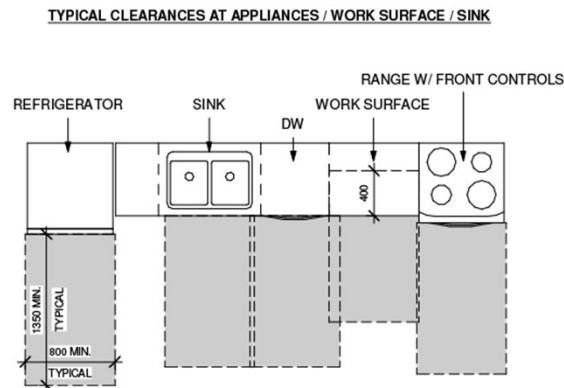
NATIONAL HOUSING STRATEGY (NHS) - FEDERAL LANDS INITIATIVE

CSA B651 – BF Bedroom Example

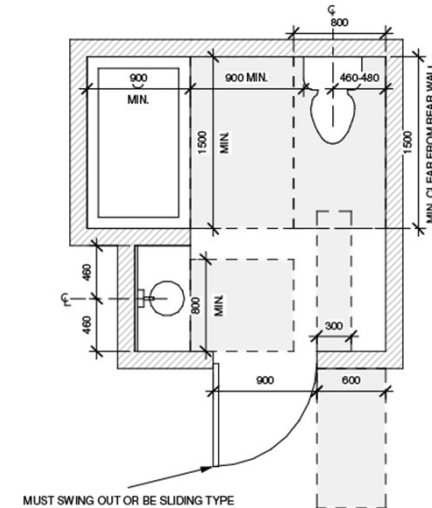


ACCESSIBILITY STANDARDS

CSA B651 – BF Kitchen Example



CSA B651 – BF Washroom Example



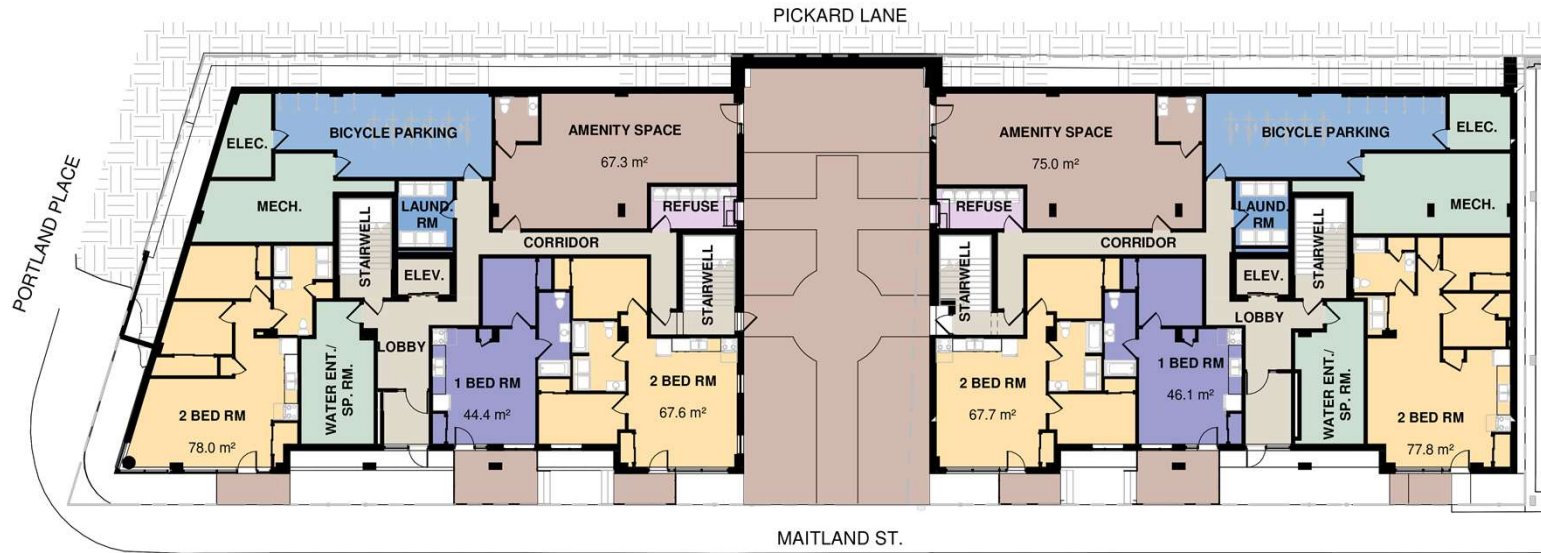


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SPA 23456 | SITE PLAN APPROVAL DEVELOPMENT

06

COMPASS NS CO-OPERATIVE HOMES



DETAILED SITE PLAN

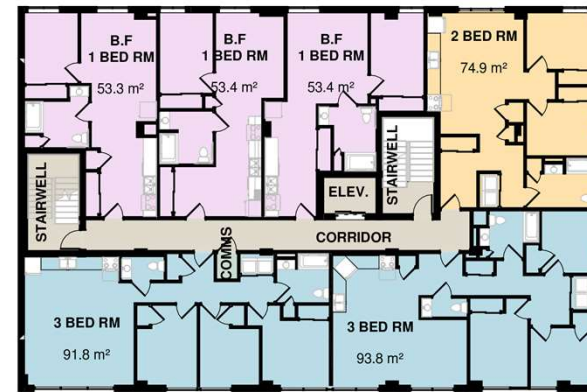
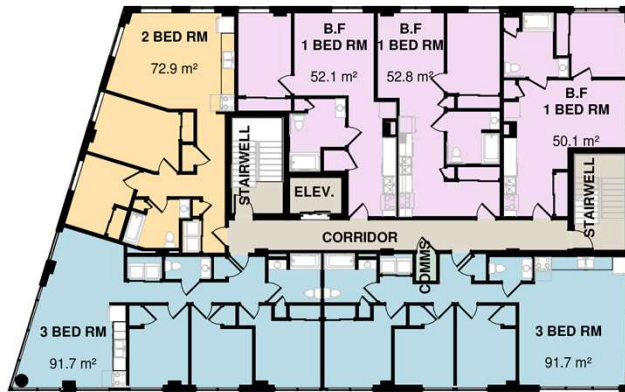
PROGRAM LEGEND:

	PUBLIC CIRCULATION & BUILDING OFFICE		REFUSE AREAS
	1 BEDROOM UNIT		SERVICE ROOMS
	1 BEDROOM UNIT BARRIER FREE		AMENITY SPACES
	1 BEDROOM UNIT NHS FLI ACCESSIBLE		ROOFTOP / NON-AMENITY BALCONIES
	2 BEDROOM UNIT		BIKE PARKING STALLS
	3 BEDROOM UNIT		ROOFTOP SOFTSCAPE



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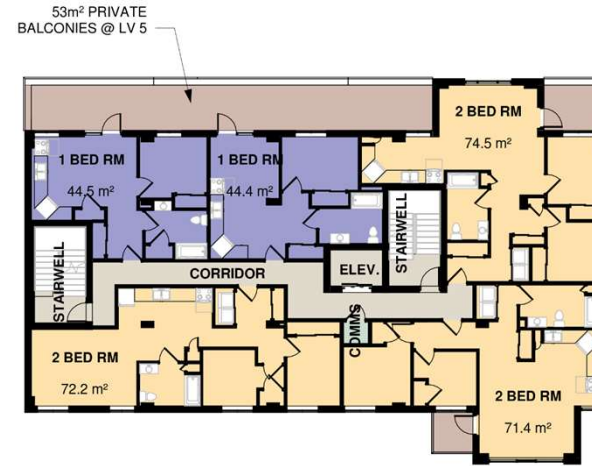
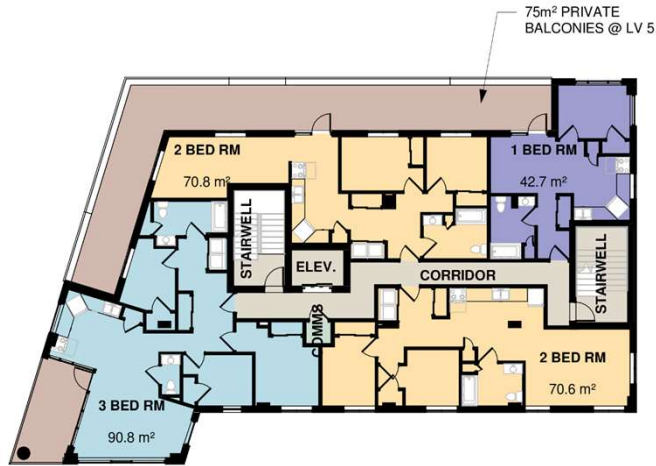
SAMPLE FLOOR PLAN - L3

PROGRAM LEGEND:			
	PUBLIC CIRCULATION & BUILDING OFFICE		REFUSE AREAS
	1 BEDROOM UNIT		SERVICE ROOMS
	1 BEDROOM UNIT BARRIER FREE		AMENITY SPACES
	1 BEDROOM UNIT NHS FLI ACCESSIBLE		ROOFTOP / NON-AMENITY BALCONIES
	2 BEDROOM UNIT		BIKE PARKING STALLS
	3 BEDROOM UNIT		ROOFTOP SOFTSCAPE



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COMPASS NS CO-OPERATIVE HOMES



SAMPLE FLOOR PLAN - L5

PROGRAM LEGEND:	
	PUBLIC CIRCULATION & BUILDING OFFICE
	1 BEDROOM UNIT
	1 BEDROOM UNIT BARRIER FREE
	1 BEDROOM UNIT NHS FLI ACCESSIBLE
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	REFUSE AREAS
	SERVICE ROOMS
	AMENITY SPACES
	ROOFTOP / NON-AMENITY BALCONIES
	BIKE PARKING STALLS
	ROOFTOP SOFTSCAPE



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SPA 23456 | SITE PLAN APPROVAL DEVELOPMENT

09

COMPASS NS CO-OPERATIVE HOMES



URBAN CONTEXT
BUILDING 1



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COMPASS NS CO-OPERATIVE HOMES



URBAN CONTEXT
BUILDING 2



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COMPASS NS CO-OPERATIVE HOMES



CONCLUSION

THANK YOU