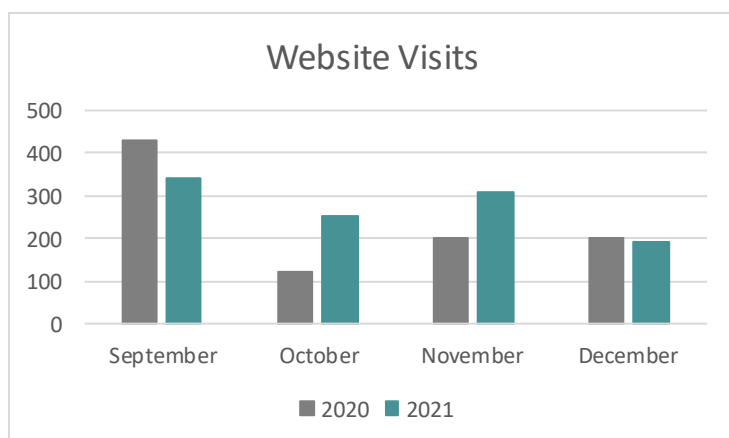




Compass NS Vacancies	September 0	October 0	November 0	December 0
Compass NS Current Waitlist (new applications)	September (8) 73	October (10) 83	November (3) 88	December (15) 103



Compass NS Current Neighborhoods	Units
Capeland Neighborhood Spryfield, NS	3
Chameleon Neighborhood Sackville, NS	22
Central Dartmouth Neighborhood Central Dartmouth, NS	19
Lake City Neighbourhood Dartmouth, NS	4
Topshee Neighborhood Antigonish, NS	10
Spanish Bay Neighborhood Cape Breton, NS	18
Current Developments	
Heritage Hall Shelburne, NS	5
Barton School Digby, NS	8
Maitland Street Halifax, NS	57

Updates

Compass NS video

The Compass NS promotional video is complete and can be found on the Compass NS website. The video provides an overview of Compass NS outlining how it was created, its operational/organizational structure, current neighbourhoods, and new development projects. Click [here](#) to view the full version of the video:



Holiday gift

All co-op residents received a holiday gift from the board of directors. Each package contained a card, earbuds, mask and chocolates. The members received a card with the membership login password to the website and non-members received membership information.



Funding for the earbuds were sponsored through the Transformation Centers Community Based Tenant Initiative Fund.

Resource development

A tutorial on how to access the membership portal was provided at both of the membership engagement meetings. A recording of the tutorial has been produced and can be used as part of the orientation process of new co-op members or members that have not accessed the portal. The private login portal is a private tab on the website that allows members to easily access resources such as Bylaws, Minutes, FAQ, upcoming meeting information and current project information.

The membership portal visits increased by 71% this quarter with a total of 80 visits.

We sustain, build and grow inclusive housing co-operative communities.

Diversity & inclusion

Compass NS board members have been working on creating documents to support diversity and inclusion. An anti-racism and anti-bias membership statement was circulated to all co-op occupants in September. The statement outlines Compass NS supporting actions and welcomes members to share thoughts or ideas on how to continue to support anti-racism and anti-bias values.

All members were encouraged to attend CHF Canada recorded workshop: *Inclusive co-ops: advocating positive system change*

In response to the diversity and inclusion membership statement a meeting etiquette document that provides guidelines to follow, was created. This document is to be reviewed and read prior to each membership meeting.

In October, the board decided to include the Inclusion Statement in all Compass Nova Scotia tender packages going forward.

Grant funding update

Maitland Street Grant Funding update

Canadian Mortgage and Housing Corporation (CMHC) has approved Maitland Street to receive a Co-Investment grant funding. Compass NS's partners stated that the approval received from CMHC is the fastest turn around they have ever seen.

Halifax Regional Municipality – Affordable Housing Grant Program application has been submitted and is pending review.

Barton School and Heritage Hall development project recently received one funding application approval and is currently waiting for approval on another application:

Grant	Information	Status
Investing in Canada Infrastructure Program (ICIP)	Potential to have 40% of the eligible capital costs for the projects funded through this program.	The program has 2 levels of approval and the application is awaiting advancement from the provincial level to the federal level.
Housing NS – Affordable Housing Program (AHP)	An application was submitted to receive a capital contribution of up to \$50,000 per unit.	A conditional funding approval was received from Housing NS for \$650,000 funding through the Affordable Housing Program.

An application that was submitted to the CMHC's – Housing Supply Challenge Grant for pre-development costs. CMHC received 167 submissions from applicants across the country, the Barton School and Heritage Hall project was not one of the chosen submissions to move to the next stage in the program.

Contract Evaluations

Compass NS board members were sent contract evaluations to complete for the Managing Director and Property Management contracts. The evaluation results will be reviewed at the January board meeting and during the annual strategic planning session scheduled at the end of February.

A plan will be established to follow up on any recommendations or directives that are derived from the evaluation process and the timing that the next evaluation is to be complete.

Board of directors

The Compass NS board discussed its succession planning and roles at the past several board meetings leading up to the AGM. At the September board meeting, a job shadowing opportunity for the President role was presented, as well as duties and responsibilities for all director positions.

Annual General Meeting

The AGM was held virtually on December 8, 2021. Karen Brodeur, 2020/21 Compass NS President, provided a short presentation reviewing the highlights of the past year in order of its annual strategic priorities.

The 2020/21 audited financial statements were accepted and the auditor was appointed for the 2021/22 fiscal year.

The Compass NS board of directors consists of seven (7) directors, four (4) non-resident directors and three (3) resident directors.

One Resident Director position was available for election at the AGM. Nomination packages were distributed to the membership leading up to the Annual Meeting. Due to the voting requirements (secret ballot), no nominations were accepted from the floor. Mark Peori was acclaimed to the position for a 3-year term.

Mark Peori is a long-term Central Dartmouth neighborhood resident. Mark has been serving on the board since April 2021 as he was appointed by the board to fill a vacant position until this year's AGM.

The board held a short meeting after the AGM to determine the executive positions, they are as follows:

Board of Directors 2021-2022:

Angela Simpson, Vice-President
Karen Brodeur, Director
Keith MacDonald, President
Kim Walker, Treasurer
Mark Peori, Director
Nikki Jamieson, Director
Tina Hiscock, Secretary

All board members sign an ethical conduct agreement yearly.

Education

All members of the co-op were invited to attend CHF Canada's Fall Virtual Education Event. Compass NS board members and staff took part in the virtual learning event.

Compass NS board members have been attending information sessions that were developed based on board member feedback at the beginning or end of the board meetings.

At the September board meeting a representative from Housing NS was invited to host an information session. The representative provided details on Housing NS's services and gave the board an opportunity to ask questions.

Tenant Based Initiative project

Engagement sessions were facilitated by an external consultant. Two surveys were sent to members and non-members for the co-op and two information sessions were held to review the survey trends and gather additional information from the co-op residents. The information gathered from the co-op members and occupants is being reviewed and a report will be produced from the consultant with recommendations on the findings. The board will review the reports then strategies will be created based on the information and recommendations. The rollout of the membership engagement strategy is scheduled for early March.

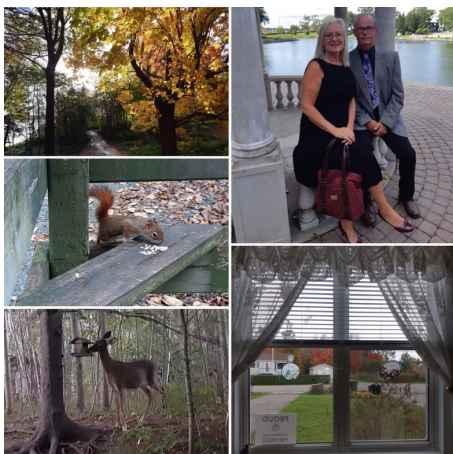
Click [here](#) to learn more about the program. Members can login to the membership portal to review the survey finding and watch session recordings.

Membership Re-Instatement Policy

In response to the membership engagement process a membership re-instatement policy has been created and approved by the board. The policy outlines the process for members that have had membership removed and are interested in reapplying for membership.

Co-op Week

Compass NS board members encouraged co-op members to participate in co-op week by entering a photo contest, learning about other co-op organizations, and raising awareness by displaying signs in their windows.



The photo contest was created in response to a trending theme in the membership engagement process that members are interested in learning more about the Compass NS neighborhoods

Community Engagement

Compass NS has been collaborating with the [United Way Halifax](#) and [902 ManUp](#) to ensure that the community is being engaged during the Maitland Street development project. Up to date project information as well a newly development documents responding to all questions asked during the town hall event can be found on the webpage. Click [here](#) for further information

Compass NS is exploring further community consultation for the following areas of the development; *how the founding members will be chosen for units, the name for the building and the use of common space.*

Compass NS has been collaborating with 902 Man Up and two local artists. The art piece has been created with the below description:

Progression is a consciously created expression of a lived experience in a unique area of Halifax. The vibrant and rich colour playfully captures the liveliness of children having fun and staying cool from the mist of a playground sprinkler. Directly above them are the names of iconic street signs depicting locations of a wider sense of community. There is a movement of both children and adults walking through an array of sunshine brightening their path along the Maitland Street sign on a journey to a new home and happiness. However, for some it is also a homecoming with memories kindled by the historic buildings in the background. Overall the piece showcases the consideration and unique approach to respect and blend the values of the past with an investment in the future.

Development update

Maitland Street development project

The Site Plan Application has been submitted to Halifax Regional Municipality to obtain the necessary permits to start construction. The construction manager has been tendered and hired. Requests for proposals are to be sent out mid January with an estimated construction start in May 2022.

Along with the Compass NS inclusion statement a statement citing the historical significance of the development site was provided to New Commons Development to be included in the tender. The statement was created after consultation with 902 ManUp, New Commons and Bird Construction as a way to encourage local labour from Black and Indigenous Nova Scotian community residing in or wanted to return to the North End community wherever possible during the execution of the work of this project.

Barton School

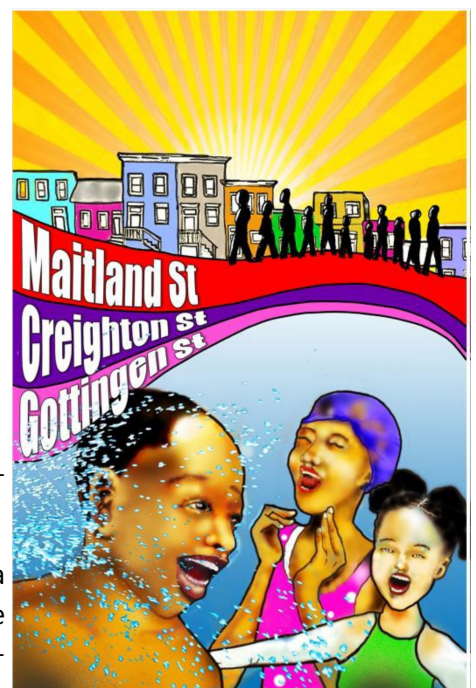
In September Jamie Evers, the Community Housing Management Networks Regional Manager attended the town of Digby's public hearing and provided a presentation on the development progress as Compass NS's Development Consultant. In October, the Municipality voted in favor to gift the Barton School property (currently valued at \$150,000) to Compass NS for \$1.

Barton School & Heritage Hall project

These development sites have been grouped together and will be completed together as one large project for funding purposes. Most of the predevelopment work has been complete and the project is waiting on funding approvals for capital work prior to proceeding with the next development phase.

Growth through amalgamation

Compass NS is in the early stages of considering an amalgamation of two existing co-op's in Nova Scotia. CHF Canada presented the board with an amalgamation proposal presentation and proforma budgets. The board decided to proceed with the amalgamation proposal based on the recommendations and plans to hold an information session with the members on the proposal once it has been accepted by Housing Nova Scotia. More details to follow.



Artists: Leticia Fraser & Mark Maestro