



## **NORTHERN ALBERTA CO-OPERATIVE HOUSING ASSOCIATION**

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### **Welcome**

The Northern Alberta Co-operative Housing Association (NACHA) is a federation of Housing Co-operatives in the Edmonton area. We are pleased to provide you with a list of our co-op members who have vacancies or are accepting applications.

#### **How To Apply to Co-ops**

Please select the co-op of interest from the housing co-op listing at [www.nacha.ca](http://www.nacha.ca) and apply to each co-op individually.

#### **Important Notes**

NACHA is not involved in our housing co-op members' application and selection process.

Co-op Application fees range between \$20-30.

Edmonton area co-ops may have very long waiting lists. Wait times can range from 3 months to 5 years for a vacancy.

Not all co-ops have subsidies available.

Before applying, it is a good idea to obtain a copy of your credit report to ensure there are no mistakes or old information that will affect your application.



## **ARTSPACE**

Phone: 780-426-3472

### **Vacancy**

Please call for details



## **ASSINIBOIA**

secretary.achc@gmail.com

### **Vacancy**

Two 1 Single Rooms  
Shared Accommodation  
Available Immediately



## **CAMERON AVENUE**

[www.cameronaveco-op.com](http://www.cameronaveco-op.com)

### **Vacancy**

1 Bedroom + Den  
Available Immediately



## **CEDAR ROOTS**

Simco Management  
Phone: (780) 455-4111

### **Vacancy**

Please call for details



## **CONSORT**

Phone: (780) 487-9626

### **Vacancy**

2 bedroom Townhouse  
Available: Immediately



## **DAVIDSON CREEK**

Phone: 780-464-1013 ext 1

### **Vacancy**

4 Bedroom Townhouse  
Available January 1, 2020



## **HERITAGE HILLS**

Phone: (780) 459-9110  
[hhecmembership@outlook.com](mailto:hhecmembership@outlook.com)

### **Vacancy**

3 Bedroom Townhouse  
Available Immediately



## **HOMESTEAD**

Phone: (780) 482-2613

### **Vacancy**

Please call for details



## **INN ROADS**

Phone: (780) 246-1701

**Vacancy**

1 Bedroom & Kitchen/Dining area  
Shared Accomodations



## **KALAKA**

Phone: (780) 482-2613

**Vacancy**

3 Bedroom Townhouse (One floor)  
Please call for availability



## **RUBEN DARIO**

Phone: 780-457-9499

**Vacancy**

Please call for details



## **ST. ISIDORE**

Phone: 780-624-2850

**Vacancy**

Please call for details



## **SYNERGEN**

Phone: (780) 482-2613

### **Vacancy**

2 Bedroom Townhouse &  
3 Bedroom Townhouse  
Please call for details

## **Co-op Values**

Co-ops are based on the values of self-help, self-responsibility, democracy, equality, equity and solidarity. In the tradition of their founders, co-operative members believe in the ethical values of honesty, openness, social responsibility and caring for others.

## **Low Income vs. Co-operative Housing**

Co-operative housing is often confused with low-income housing. While some housing co-operatives members receive a subsidy due to their income, co-operative housing costs stay below market value because each community works together and their combined effort as a collective group helps to reduce the co-op's costs. For example, they might shovel their snow, mow their grass, inspect their own units and property, and work together during the spring and fall clean ups.

Every member in the housing co-operative contributes to the community in some way rather than hiring contractors for everything that needs to be done.

Housing co-operative members work together on the Board of Directors and committees, fostering friendships and building camaraderie (which rarely happens in low-income housing or a typical rental market).

# Living in a Co-op

Co-ops build strong, healthy communities. They create opportunities for people of all ages, incomes and backgrounds to live together in a safe and positive environment.

Co-operative living is a powerful way for individuals and families to have a say in their housing and to enjoy the safety and security of a strong community.

## How Co-ops Work

Co-op members are not landlords or tenants. As co-operative owners, members work together to govern their association and manage their homes to foster strong communities.

Members elect a board of directors from among themselves to govern the co-op's operations. Most co-ops also contract with managers to handle the daily operations and maintenance of their homes.

The board is elected by and accountable to the co-op's members. Directors are volunteers who have a legal obligation to act honestly, in good faith, and in the best interests of the co-op.

## The Advantages of Co-op Living

Co-ops offer their members many advantages that are often unavailable in other forms of housing:

As a co-op member, you have security of tenure. That means you can live in your home for as long as you wish if you follow the rules of the co-op and pay your housing charges on time.

As a co-op member, you have a say in the decisions that affect your home. You and your neighbours own your homes together, which means you have a say in how they are managed. Co-op housing is not public housing. Co-ops are self-governed, mixed-income communities, home to people of all ages and backgrounds. This diversity is one of the co-op movement's greatest strengths.

Co-ops are communities in the truest sense of the word. While it's common to hear people in other forms of housing say they don't know or never speak to their neighbours, co-op members live and work together to create homes in active communities.

# Co-operative Identity Statement

## Definition

A co-operative is an autonomous association of persons united voluntarily to meet their common economic, social, and cultural needs and aspirations through a jointly-owned and democratically-controlled enterprise.

## Values

Co-operatives are based on the values of self-help, self-responsibility, democracy, equality, equity and solidarity. In the tradition of their founders, co-operative members believe in the ethical values of honesty, openness, social responsibility and caring for others.

Canadian housing co-operatives hold certain aims in common:

- to meet their members' needs
- to be good citizens in the wider community
- to create and conserve housing for future generations.

## Co-operative Principles

1. Voluntary and Open Membership
2. Democratic Member Control
3. Members' Economic Participation
4. Autonomy and Independence
5. Education, Training and Information
6. Co-operation among Co-operatives
7. Concern for Community

## What is a Housing Co-op?

- Housing co-operatives provide affordable, modest housing controlled by the members;
- Members run an incorporated business while they build a community;
- Co-op housing is an alternative for people who wish to neither own nor rent;
- It is for people who wish to cooperate with other members of the community to discuss, develop and manage their housing needs;
- A housing co-op is an incorporated, not-for-profit organization run by people who have come together to provide their own housing, at cost, through joint membership;
- Participation determines a co-op's success;
- Membership carries democratic responsibility;
- Members are expected to participate on a committee, to remain informed of co-op news and events, and to attend general meetings;
- Each member has one vote on all decisions made at the general membership level and within their chosen committee(s);
- Since a co-op is a not-for-profit organization, monthly housing charges rise only with the cost of materials and services;
- Subsidies may be available through federal and provincial programs to low income members who cannot afford market rates; and
- The new federal government is reportedly working toward restoring subsidies for low income housing co-op members.