



Canadian
Federation of
Apartment
Associations

Fédération
canadienne des
associations
de propriétaires
immobiliers



May 2011

National Outlook

Inside this issue:	
Housing issues are top priority for MP Brad Butt	2
CFAA 2011 Employee Compensation Survey	2
Les questions de logement sont la priorité du député Brad Butt	3
CFAA 2011 Canadian Rental Housing Conference Schedule	5
Federal Election Results by Region	6
Excess encouragement of home ownership	7
Spring HOPE Landlord and Tenant Food Drive – a success across Ontario	7
BCAOMA and Member Landlords Win Awards	8

2011 Federal Election Results

On May 2, the Conservative Party gained a majority government. What does that mean for landlords?

For corporate landlords, that means the income tax reduction from 16.5% to 15% will take effect as scheduled on January 1, 2012. For all landlords the probability of federal tax increases is reduced. That applies to income taxes, taxes on capital gains and the HST (or GST in the Prairies).

The election result also means that federal carbon taxes are less likely and a cap and trade system for energy will not come into effect unless the United States brings in such a system (which looks very unlikely).

During the election campaign, the Conservatives promised to extend the eco-Energy Retrofit program for Homes (and Low Rise Rentals) for one year. That program provides financial incentives for energy saving upgrades, such as high-efficiency furnaces, insulation etc. Landlords who want to do such work should be ready to apply quickly, because the funding promised for the program was \$400M, and in the past the funding has been taken up quickly, resulting in early end dates. See the article below for more details.

(Continued on page 2)

CFAA 2011 Rental Housing Conference – for education and fun!

CFAA's 2011 Canadian Rental Housing Conference in Toronto is the "must attend" event of the year for the rental housing industry. Landlords and property managers alike will want to attend the conference from June 15 to June 17, at the Westin Prince Hotel in Toronto. There is something for everyone in the rental housing industry.

The Facilities Management Conference on June 16 features both landlords and expert speakers, including leading engineers to address retrofits of various types. Other topics of interest include cost containment through green technologies, energy saving incentives, waste diversion, the new building accessibility and human rights rules, as well as workforce issues (including CFAA's Compensation Survey). There will also be a presentation by pest

(Continued on page 4)

Act Fast to Take Advantage of eco-Energy Incentive Program

The Conservatives have promised a one-year extension of the eco-Energy Incentive Program for Homes (and Low-Rise Rental property). Eligible buildings may have as many as 24 or 30 units since the criteria include having less than four stories and a foot print of less than 600 square meters, which is 6,458 square feet.

Two years ago, CFAA lobbied the government to improve that program for rental properties. We succeeded in increasing the incentives significantly for many items of work

(Continued on page 7)

CFAA Allied Members:

Gold

Canadian Apartment Magazine

MetCap Living Management

My Ideal Home Network

Rogers Communications

Yardi Systems

Silver

TD Canada Trust

First National Financial LP

Visa

Bronze

H&S Building Supplies

Onestop Media Group

Places4Students.com

Rent Check Corp

2011 Election Results, cont'd

(Continued from page 1)

In housing policy, the Conservatives have extended the federal programs which provide funding for homelessness initiatives, the Residential Rehabilitation Assistance Program (RRAP) and the Affordable Housing initiative. The cost of those three programs together is about \$ 400

million per year. It is unlikely that additional money will be allocated to housing programs for the term of this government.

See the article on page 6 for the election results by Region and commentary on how the parties fared across Canada.

Housing issues are top priority for newly elected MP Brad Butt

By Krista Johnston, CFAA Staff Writer

Brad Butt, the former President and CEO of the Greater Toronto Apartment Association (GTAA) for the last 12 years, is the new Conservative MP for the riding of Mississauga-Streetsville, near Toronto. Throughout his adult life Brad has been a champion for numerous social causes and has built a professional career advocating for the rental housing community. Brad says he will continue to ensure housing issues remain top-of-mind on the federal government's agenda.

With 44 per cent of the vote, Brad beat out Liberal opponent Bonnie Crombie (with 37 per cent). Brad credits his win to his years of public service, which he feels, resonated with voters. "It was a great win for the community and the country because now we have some stability, which I think we so much needed," Brad said during a recent telephone interview. "In terms of my riding, we had a very strong grassroots, on-the-ground campaign. We knocked on thousands of doors and let people know what I was all about and the work I have done in the community of Mississauga for 30 years and they responded."

This was only the second time in almost two decades that Brad's riding did not elect a Liberal MP. Brad says he is looking forward to proving to his constituents that they made the right choice this year.

Although he is not yet certain what position he will be appointed to, Brad said he is concerned with the same issues

as the majority of Canadians – pensions, health care, sustainability and affordable housing. "I hope that my expertise in housing will be used to the benefit of the government," he said. "Everybody needs a place to live and housing is a very important issue, locally and across the country. I will certainly always have housing in my mind."

The proud father of two says one of his greatest professional achievements was building the GTAA from the ground up as a response to the City of Toronto's amalgamation. Brad says it is a great reward to see that the association's reputation is now second to none at Toronto City Hall.

"We're called upon on a very regular basis to provide meaningful input on issues at the City and I think that's the crowning achievement of what I've been able to do for 12 years representing this industry," he said. "This association is recognized by the Mayor, all members of council and the staff as a solid, credible organization with which to do business."

John Dickie, President of CFAA, is delighted with Brad's election. John says, "Now we have a Member of Parliament who has very strong rental housing background. That is going to lend credibility to what rental housing providers have been advocating. Someone like Brad can point out the practical realities of the issues landlords face. Hopefully that will influence decision making in Ottawa."

CFAA 2011 Employee Compensation Survey

The Canadian Federation of Apartment Associations (CFAA) has engaged Steven Osiel of Pal Benefits Inc to perform a professional survey of employee compensation and benefits in the rental housing industry in most major cities across Canada. This follows the survey performed by Steven for CFAA in 2009, which was very well received.

The survey will help human resources managers and property managers to manage compensation costs and employee turnover by reporting the market salary and wage rates for property managers, superintendents, leasing agents, cleaners, maintenance technicians and other rental housing employees.

The survey will report the median salary and compensation cost, and wherever possible, the salary costs at the 10th, 25th, 75th and 90th percentile. Where the data permits, the consultant will stratify the results by company size and building size and age, and by building type (i.e. high-end, mid-range and affordable).

Where the data permits, the survey will also include positions which are used in larger operations such as Regional Manager, Maintenance Manager, Assistant Property Manager, Property Administrator, Marketing

(Continued on page 3)

CFAA 2011 Employee Compensation Survey, cont'd

(Continued from page 2)

Manager, Legal Administrator, Property Accountant, Doorman/Concierge and Security Guard.

Compensation and benefits information will be confidential to the survey consultant ONLY. Your local association executive will not have access to it, and CFAA will not have access to it.

The 2011 survey should cover Halifax, Saint John (NB), Quebec City, Montreal, Ottawa, the Greater Toronto area, Waterloo Region, Hamilton/Burlington, London, Winnipeg, Saskatoon, Regina, Calgary, Edmonton, Vancouver and Victoria. The survey prices will vary according to the size of the centre. As well, there will be a National Report which covers all those centres.

Survey participants will have access to the survey reports at **substantially lower prices** than landlords who do not participate.

To participate, please contact Steven Osiel, Vice-President, Pal Benefits Inc., toll free at 1-866-969-8588 or at 416-969-8588 or at sosiel@palbenefits.com.

The CFAA Compensation survey has been endorsed by apartment associations across Canada and by Canada's national landlords. Please participate in the CFAA Compensation survey so that as property owners and managers we can all operate our businesses in a more cost-effective manner with less staff turnover and higher tenant satisfaction levels.

Les questions de logement sont la priorité du député Brad Butt

de Krista Johnston (FCAPI)

Brad Butt, président et chef de la direction de la Greater Toronto Apartment Association (GTAA) depuis douze ans, est le nouveau député conservateur de la circonscription de Mississauga-Streetsville, près de Toronto. Depuis sa jeunesse, Brad a soutenu de nombreuses causes sociales et bâti sa carrière professionnelle en se portant défenseur de la communauté du logement locatif. Brad affirme qu'il fera en sorte que les questions de logement demeurent prioritaires dans l'agenda du gouvernement fédéral.

Recueillant 44 % des votes, il a défait son opposant libéral Bonnie Crombie, qui a obtenu 37 % des suffrages. Brad attribue sa victoire aux années qu'il a consacrées au service de la collectivité et il croit que cela a influencé les électeurs. « Ce fut une grande victoire pour la collectivité et le pays, puisque nous avons maintenant une certaine stabilité, ce dont nous avons grandement besoin il me semble, a récemment souligné Brad au cours d'un entretien téléphonique. Dans ma circonscription, nous avons mené une campagne très populiste sur le terrain. Nous avons cogné à des milliers de portes pour me faire connaître et parler de mon travail au sein de la collectivité de Mississauga depuis 30 ans et les gens ont répondu à l'appel. »

Il ne s'agissait que de la deuxième fois en près de vingt ans que les électeurs de la circonscription n'étaient pas un député libéral. Brad confie qu'il est impatient de démontrer aux électeurs qu'ils ont fait le bon choix cette année.

Bien qu'il ne sache pas quelles fonctions il occupera, Brad souligne qu'il est préoccupé par les mêmes questions que la majorité des Canadiens — les prestations de retraite, les soins de la santé, la durabilité et le logement abordable.

« J'espère que mon expérience dans le domaine du logement pourra profiter au gouvernement, a mentionné Brad. Tout un chacun a besoin d'un toit et le logement est un enjeu très

important, tant à l'échelle locale que nationale. J'aurai toujours le logement en tête. »

Selon ce fier papa de deux enfants, l'une de ses plus grandes réalisations est la création de la GTAA ex nihilo à la suite des fusions pour constituer la Ville de Toronto actuelle. Brad s'estime récompensé lorsqu'il constate que l'association a acquis une réputation enviable à l'Hôtel de Ville de Toronto : « On fait appel à nous régulièrement afin que nous puissions partager nos idées éclairées sur différents enjeux à l'Hôtel de Ville. Pour moi, c'est l'heureux couronnement de mes efforts comme représentant de cette industrie depuis une douzaine d'années. Cette association est reconnue par le maire, tous les membres du conseil et le personnel comme une organisation solide et crédible avec laquelle ils peuvent faire affaire. »

Le président de la Fédération, John Dickie, est ravi de l'élection de Brad : « Nous pouvons maintenant compter sur un député qui possède une vaste expérience dans le domaine du logement locatif. Cela renforcera la crédibilité des revendications des fournisseurs de logements locatifs. Une personne comme Brad peut faire valoir les réalités concrètes des enjeux auxquels font face les propriétaires immobiliers. Espérons que cela influencera la prise de décisions à Ottawa. »



Brad Butt et Stephen Harper

CFAA 2011 Rental Housing Conference, cont'd

(Continued from page 1)

control experts. Most sessions will include comments by rental housing providers on what the technical information means for landlords.

June 17 is the Investment & Tenant Relations Conference. The speakers include Benjamin Tal, Senior Economist for CIBC, who will discuss the current economic situation. There will also be panels about Risks to Industry Profitability, Innovations in Today's Markets, and Tenant Satisfaction and Retention. As well, several internet marketing specialists and landlords will discuss the use of social networking, search engine optimization and web design to promote rental properties. June 17 also includes a regulatory update from across Canada.

Both days feature an investor/executive stream and a property management stream as well as numerous networking opportunities. Everyone in attendance can choose whichever topic they like at each time slot.

See page 5 for the full conference schedule, which lists all the topics to be covered and the confirmed speakers. For the latest in speakers, check the CFAA website at www.cfaa-fcapi.org.

Two special networking and social events have also been planned. The Building Innovations Tour on June 15 will visit four Toronto area properties that exhibit the latest in building innovations, while representing different rental styles. The tour will be conducted by Bonnie Hoy, and will visit:

- Hyde Park in Leaside -- an award winning luxury garden home community.
- Roehampton by Minto -- the first Gold LEED residential rental building in Canada. A 16-storey sustainable building, designed and built to embrace healthy living, promote energy savings and protect the environment.
- vivere by Vertica -- a brand new 10 storey building with 141 suites, offering condo-style rentals with all of the comforts residents desire.
- The Gates of Bayview by Sterling-Karamar -- an older but luxurious apartment complex in North York with suites larger than many houses, and amenities galore.

The Dinner Boat Cruise aboard the Yankee Lady III on June 16 is another chance to network with colleagues, while enjoying dinner, music and glorious views of the Toronto waterfront. A bus will leave the Westin Prince at 4:45 pm. For those who want to drive to the dock, boarding begins from Queens Quay West at 5:30 pm. The ship will set sail at 6 pm.

CFAA invites you to join your colleagues from June 15 to June 17 at our Rental Housing Conference. A variety of registration packages are available. Or create your own package by purchasing day registrations and social event registrations individually. Register by June 2nd to ensure your place! To register, go to www.cfaa-fcapi.org.



CFAA 2011 CANADIAN RENTAL HOUSING CONFERENCE, Westin Prince Toronto, June 15-17**Conference Speakers***

Peter Altobelli, *Yardi Systems*
 Steve Ballantyne, *Neighbourhood Buzz*
 Paul Belanger, *Belanger Engineering*
 Ugo Bizzarri, *Timbercreek Asset Mgmt*
 Al Bolduc, *Minto*
 Vince Brescia, *FRPO*
 Richard Brown, *My Ideal Home*
 Doug Brunson, *Minto*
 Avrom Charach, *Kay Four Properties*
 Adrian Chung, *JD Power*
 Kevin Day, *Halsall Engineering*
 John Dickie, *CFAA*
 Bob Doumani, *Aird & Berlis*
 Robert Fleet, *First National Financial LP*
 Sharon Fleming, *City of Toronto*
 Marg Gordon, *BCAOMA*
 Kevin Green, *Greenwin*
 Steven Gross, *Bentall Kennedy*
 Darren Henry, *Gottarent.com*
 David Horwood, *Effort Trust*
 Bonnie Hoy, *Bonnie Hoy & Associates*
 Al Kemp, *ROMS BC*
 Mark Kenney, *CAP-REIT*
 Mark Kesseler, *Greenwin*
 Jason Leonard, *Landlord Web Solutions*
 Kristin Ley, *Cohen Highley LLP*
 Daniel Lublin, *Whitten & Lublin LLP*
 Trish MacPherson, *CAP-REIT*
 James Mann, *Mann Engineering*
 Dan McCabe, *Magical Pest Control*
 Ivan Murgic, *Greenrock Property Mgmt*
 Dale Noseworthy, *Killam*
 Steven Osiel, *PAL Benefits*
 Arun Pathak, *SMAR Holdings*
 Steve Peltier, *Steve's Pest Management*
 Ron Penner, *Globe General Agencies*
 Kim Pressnail, *University of Toronto*
 Jeff Quipp, *Search Engine People*
 Tim Reeve-Newson, *WSG*
 BJ Santavy, *Skyline REIT*
 Hans Schreff, *London Hydro*
 Ryan Shaw, *Union Gas*
 Larry Smith, *Haney Property Mgmt*
 Alfred Spencer, *Accessibility Directorate*
 Scott Stacey, *NBAOA*
 Benjamin Tal, *CIBC*
 Marianne Touchie, *University of Toronto*
 Scott Ullrich, *Gateway Property Mgmt*
 Bill Zigomanis, *Boardwalk REIT*

Investor/Executive Stream**Property Management Stream****Wednesday June 15****Building Bus Tour** – see the latest in Toronto building innovations**Thursday June 16—Facilities Management Conference****Value in mechanical retrofits** – what pays and what doesn't?**Bedbugs** – how they live and new ways to kill them**Building envelope retrofits** – strategies to reduce costs and increase revenues**The workforce** – obligations to employees & CFAA's employee compensation survey**Deferred maintenance** – when does it come back to haunt you?**Waste diversion** with an emphasis on high-rise buildings**Cost containment** and operating efficiencies through new green technologies**Building accessibility & human rights** – latest developments**Dinner Boat Cruise** around the Toronto Waterfront**Friday June 17—Investment & Tenant Relations Conference****Cross Canada reports** – what may come to your city next**Tenant satisfaction and retention** – measurement, analysis and suggestions**Economic update** including lending conditions**Social media** – the benefits, risks and costs involved**Industry profitability** – what are the biggest risks and how to mitigate them**Attracting good tenants: Part 1** – internet & other advertizing options**Innovations** – new ideas and trends in today's markets and management**Attracting good tenants: Part 2** – website design & search engine optimization

Conference registration includes sessions, breakfast, lunch and refreshment breaks. Days may be booked individually. Boat cruise and building tour may be added. Packages available. Visit www.cfaa-fcapi.org or contact admin@cfaa-fcapi.org or (613) 235-0101 x227 for registration.

Register by June 6, 2011 at www.cfaa-fcapi.org

Registration Packages (more options online)	Platinum Package: Full Conference, Cruise & Bus Tour	Bronze Package: Full 2 day Conference	One day at the CFAA Conference
Rates	\$595 + HST	\$495 + HST	\$295 + HST

Visit www.cfaa-fcapi.org for details & registration!

*Confirmed speakers to date. Speakers and schedule as of May 24, 2011. Subject to change without notice.

Election Results by Region

The Conservatives gained their majority from the West (74 seats out of 95) and Ontario (73 seats out of 106) with help from Atlantic Canada (14 out of 32 seats). The governing party's representation in Quebec is the lowest of any since the conscription crisis of World War 1. See table 1 - MPs elected across Canada.

Table 1—MPs elected across Canada

REGION	Conservative	NDP	Liberal	Other	Total
Atlantic	14	6	12	-	32
Quebec	5	59	7	4	75
Ontario	73	22	11	-	106
MB, SK & AB	51	3	2	-	56
BC & North	23	13	2	1	39
Canada	166	103	34	5	308

The standings reported above are subject possible minor variations due to recounts.

Conversely, the NDP's big break-through was in Quebec where they won 59 seats, or 58 more than they held going into the election. In English Canada, the NDP seat count went up from 37 to 44, while its share of the popular vote in English Canada went from 17.5% to 26.3%. In the past, Quebec has changed its voting pattern more than Ontario and the West. Therefore, the NDP may not be the permanent replacement for the Bloc Quebecois.

Table 2—Popular vote across Canada

REGION	Conservative	NDP	Liberal	Other
Atlantic	38%	30%	29%	3%
Quebec	17%	43%	14%	26%
Ontario	44%	26%	25%	5%
MB, SK & AB	62%	22%	11%	6%
BC & North	55%	26%	12%	7%
Canada	40%	31%	19%	10%

The Liberal party is still very competitive with the NDP in Ontario (25% vs 26% of the popular vote), and in Atlantic Canada (29% vs 30%) In seats outside Quebec, the Liberals have 27 versus 44 for the NDP.

How the various party splits will play out in the future cannot be predicted. However, Conservative supporters can take heart from the fact that BC, Alberta and Ontario are due to gain 30 more seats in the House of Commons than they have now (18 in Ontario, 7 in BC and 5 in AB). If those seats divide the same way the current seats divided in those provinces, the Conservative majority would be 187 out of 338 seats as opposed to the 166 out of 308 seats, which they have now. That would be a 36 seat majority as opposed to the current 24 seat majority.

Excess encouragement of home ownership

In February 2011, the U.S Treasury Department and the Department of Housing and Urban Development released a white paper on reforming the U.S. approach to housing finance.

Included in the report is this paragraph:

The Administration believes that we must continue to help ensure Americans have access to quality housing they can afford. This does not mean, however, that our goal is for all Americans to become homeowners. Instead, we should make sure opportunities are available to all Americans who have the credit history, financial capacity and desire to own a home have the opportunity to take that step. At the same time, we should ensure that there are a range of affordable options for the millions of Americans who rent, whether they do so by choice or financial necessity. (p. 18)

A recent study found that the U.S. has far too much of its national wealth invested in housing. According to Edwin S. Mills of Princeton University, if a lower, optimal amount of wealth were invested in housing, leaving more to be invested in machinery, equipment, business premises, education and transportation networks, then the U.S. Gross National Product would be 10% higher: “Dividing Up the Investment Pie: Have We Overinvested in Housing?”, *Housing Policy Debate* (Fannie Mae Foundation, 1996), pp. 37-80.

To CFAA’s knowledge, such a study has not been performed for Canada. However, with a homeownership rate higher than the American rate, and similar unfair tax advantages for homeowners in Canada, we can be sure that a similar situation exists in Canada.

Imagine if every Canadian could be 10% better off. To make that achievement possible, the government should review the income tax rules that apply to owner-occupied homes and rental homes, with a view to bringing them into line, and removing the distortion that makes us all less well off than we could be.

Spring HOPE Landlord and Tenant Food Drive – a success across Ontario

Now in its 11th year, the Spring HOPE Landlord and Tenant Food Drive has become a fixture across Ontario. The 2011 Spring HOPE Food Drive took place on April 5. In total across Ontario, over 500,000 pounds of food was collected to benefit 25 Food Banks.

Speaking for the Greater Toronto Apartment Association (GTAA), President and CEO Brad Butt said, “The apartment industry and our residents were thrilled we could help.”

The Food Drive is organized by the city based apartment associations in Toronto, Ottawa and London, and by the Federation of Rental-housing Providers of Ontario (FRPO) in other places across Ontario.

Property managers provide the communications network, the organization and many of the volunteers, and the volunteers collect food donations from the tenants in rental buildings. The most important goal is to collect non-perishable food for the Food Banks in the various cities.

However, the Food Drive is also very effective as a community building tool as the building managers and superintendents work with tenant volunteers on this worthy cause.

Bonnie Hoy is a Champion of the Spring HOPE Food Drive, working especially with the GTAA and its President Brad Butt (now MP for Mississauga-Streetsville). CFAA Chair, and now LPMA President, BJ Santavy promoted the Food Drive for the London Property Management Association. Lynzi Michal did the main organization work for FRPO and landlords outside Toronto, Ottawa and London.

CFAA and EOLO Event Manager Erin Wallace organized the landlord side of the Food Drive in Ottawa, where the Eastern Ontario Landlord Organization was honoured this April for its generous contributions to the Ottawa Food Bank and its mission to fight community hunger. Ottawa landlords and tenants collected over 140,000 pounds of food, which was a new record for the Spring HOPE Food Drive in Ottawa.

Act Fast to Take Advantage of eco-Energy Incentive Program, cont’d

(Continued from page 1)

for many building situations. One notable change was that there had been a maximum incentive for \$5,000 per building, but CFAA successfully lobbied for that to be changed to \$5,000 per unit.

One year ago, the funding ran out before the time limit for

the program. As well, the necessary preliminary audits can be hard to organize for multi-family buildings. Therefore, **if you are contemplating heating or insulation upgrades for low rise buildings, you should act quickly to organize the energy audit and to make your application to access the incentives.**

BCAOMA and Member Landlords Win Awards

In February 2011, the Mental Health Commission of Canada honoured the BC Apartment Owners and Managers Association (BCAOMA) and four BC landlords for their work in housing the mental health clients in the At Home Research Demonstration Project.

The At Home/Chez Soi research demonstration project is investigating mental health and homelessness in five Canadian cities: Moncton, Montreal, Toronto, Winnipeg and Vancouver. The project will provide evidence about what services and systems can best help people who are living with a mental illness on the streets. About 2,285 people will participate in this unique project. More than half will receive a place to live and services that will assist them in their transition. Participants pay a portion of their rent and choose housing from a number of different locations within their city, including apartments and group homes. The research project, which is funded by the federal government and organized by the Mental Health Commission of Canada, will end in 2013 and will collectively develop a body of evidence to help Canada become a world leader in providing services to homeless people living with a mental illness. This unique project is the largest of its kind and will provide extensive research data which does not presently exist in Canada.

Award Winners:

Marg Gordon – Chief Executive Officer of the B.C. Apartment Owners and Managers Association. Marg was involved with social housing early in her career and has been advocate of this project within the private rental housing community. Besides her encouragement at every turn, Marg assisted the Commission to market At Home to the private market via the BCAOMA newsletter.

Karen Yates – Property Portfolio Manager with Glassman Properties. Karen was an early advocate for the At Home project within her company and one of the first to offer apartments to participants. Over the past year, At Home stock with Glassman has grown from 3 to 20 units in 6 buildings around Vancouver.



Pictured here from left to right: Karen Yates, Mark MacDonald, Fred Vertone, Marg Gordon

Mark MacDonald is with the Motivation Power & Achievement Society which hosted the reception at which the awards were bestowed.

Fred Vertone – Fred is a private rental apartment building owner with multiple buildings in the Vancouver area. Fred came to At Home through the advertising in the BCAOMA newsletter. The participation in Vertone buildings has grown from 3 to 14 units in 5 buildings around Vancouver over the past year.

Murray Fraeme – Murray is also a private rental apartment owner who became involved with At Home through our BCAOMA advertising. Murray's openness to doing things differently stems from his early experiences working in the Downtown Eastside. In the last year, At Home stock in his building has risen to 10 units.

BC Housing Health Services – BC Housing was an early, enthusiastic partner with At Home. They have provided the project with 20 bachelor and one-bedroom units throughout the city. These units will be sustainable rentals after the project ends.

Congratulations to all who not only built the bridges to make this project successful but also crossed the bridge.

CFAA Thanks its 2011 Allied Members!

Gold Allied Members:

www.metcap.com



www.myidealhome.com



www.yardi.com



www.canadianapartmentmagazine.ca



www.rogers.com/cma

Silver Allied Members:

TD Commercial Banking

First National Financial LP

Visa

Bronze Allied Members:

H&S Buildings Supplies

Places4Students.com

Onestop Media Group

Rent Check Credit Bureau