



Update

Dear CAIC Members

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Welcome to the first Update of 2003! Your new board of directors (**Monica Spearin** IBVM ~ **President**, **Shirley O'Rourke** SSJ ~ **Vice-President**, **Pat Halpin** fcJ ~ **Treasurer**, **Alex Kirsten** SJ and **Peter McKenna** SCJ~ **Directors**) started off the year by reviewing a new loan request from a current CAIC borrower. (see Our Projects pg. 3). Two new loan requests were on the agenda for February.

The board, Beth & I spent some time brainstorming about how we can connect better with you, our members and with potential borrowers. This will be an ongoing process, so you can look forward to hearing more as the year unfolds. Any ideas? Drop us a line. Thanks to the members who have sent in updated contact information.

Welcome— I would like to take this opportunity to welcome CAIC's newest member ~ the **Canadian Friends Service Committee (Quakers)**. CFSC has

invested in the Social Mortgage and Community Venture Funds.

In Memoriam— It was with great sadness that the board, advisory committee & staff heard of **Fr. Dennis Foy's** (CSB) passing.

Fr. Foy served on CAIC's board for three years. Board members remember Fr. Dennis for his wit, commitment to social justice and his ability to cut to the heart of the matter when considering loan application requests. His contribution will be sorely missed. *May he rest in peace.*

AGM 2002— This year we had a record number of members attending our AGM. Thank you! Members were given the opportunity to hear about the impact their investment has had on the social fabric of Canadian society. **Eric Martin**, Co-op Manager of the Margaret Laurence Housing Cooperative shared extremely moving stories about the tenants of this co-op.

The board also introduced **Jon Harstone**, a tireless advocate of affordable housing to the membership and presented him with a "Certificate of Recognition". Jon has been incredibly supportive of CAIC and has proved to be an invaluable resource. *Bravo Jon!*

Fair Trade— It seems that "Fair Trade" is in the news these days. More and more consumers are concerned about the ethical treatment of producers (commonly from third world countries). CAIC was introduced to "fair trade" a number of years ago and currently has two "fair trade" organizations in our loan portfolio. (See pages 2 & 4).



Pictured above is a "fair trade partner" of La Siembra Co-op Inc.



Investing in Fair Trade: A Risk Worth Repeating

by Jeff de Jong, co-op member, La Siembra Cooperative Inc.

Three guys working out of a home basement attempting to launch a product line based on values and timing sounds like a risky venture; but its exactly the kind of business CAIC assisted just one year ago.

With CAIC support, La Siembra Co-operative has moved out of the basement to become one of Canada's most successful fair trade businesses. In 2002, La Siembra Co-op: launched North America's first certified fair trade brand of cocoa products, *Cocoa Camino*; experienced triple digit growth; and won the 2002 Socially Responsible Business Award.

When La Siembra Co-op

incorporated as a worker co-operative four years ago, the vision was to establish a co-operative model of business based on fair trade principles (equity, transparency and respect) that would mutually benefit producers, consumers and its worker members. It quickly became apparent that, in order to contribute to the building of an ethical consumer movement, La Siembra would need a substantial amount of financing to transition from a niche novelty to a national brand name.

CAIC's contribution to La Siembra Co-op's financial drive in January 2002 was critical to the busi-

ness' 2002 launch of seven certified fair trade cocoa, sugar and chocolate products under the brand name of *Cocoa Camino*. In just its fourth year of business, La Siembra Co-op is anticipating a small year-end profit and planning the launch of a number of exciting new initiatives.

While the true success of CAIC's investment will only be realized over time, thousands of farmers and consumers have already seen the benefits of co-operation and fair trade - a worthwhile risk indeed!

CAIC advanced a loan to La Siembra (Ottawa, ON) in June 2002.



DO YOU KNOW OF A PROJECT THAT CAIC CAN HELP?

Finding a mortgage for a new shelter shouldn't be difficult. Arranging bridge financing for a community centre shouldn't be out of reach. Money should be available to finance a viable worker co-operative.

But sadly, many community-based organizations are unable to grow—or meet the needs of their community—because they can't get conventional financing. Banks won't consider them because of their non-profit or charitable status or the precariousness of their revenue streams.

CAIC IS HERE TO HELP COMMUNITY ORGANIZATIONS.

As an investor we know you want to put your money to work for positive social change. That's why CAIC's \$7 million fund was created—to lend to community-based projects in the form of loans, mortgages and equity investments.

The people who CAIC lends money to run day care centres, women's shelters, worker co-ops or homeless missions. The same people your communities, congregations and organizations come into contact with everyday!

Help them get their financial questions answered by someone who cares about their work.

Tell them to contact: Valerie Lemieux, Outreach Coordinator and/or Beth Coates, Financial Manager.

Our Projects ~ Western, Central, Eastern Regions

New loans

Romero House ~ Toronto, Ontario approached CAIC for bridge financing in November 2002 to enable them to begin renovations and expansion of their Bloor Street property while waiting for a SCPI grant from the city of Toronto. Romero House has been providing refugee settlement in Toronto for over ten years. The scope of their services has increased over this period to now include housing. CAIC approved the loan request and has received the signed loan offer. Funds will be advanced when all loan conditions are met.

St. John's Bakery Project—Saint John the Compassionate Mission ~ Toronto, Ontario is another current CAIC borrower. They approached CAIC for a small loan to enable them to make leasehold improvements to a new space for a bakery/café. The café would be staffed by workfare recipients and managed by volunteers. CAIC agreed to provide the loan as the building (on Broadview Avenue, Toronto) that CAIC currently holds the mortgage for provided more than enough security. However, since then St. John the Compassionate Mission has decided they no longer wish to proceed

with the café project. After further consideration their board determined that a café, set in a high end (MAC) computer store would not be an appropriate fit for the workfare participants who would staff the café. They will continue to focus on making and selling bread wholesale and may have another storefront at a later date.

Elizabeth Fry Society ~ Barrie, Ontario is a current CAIC borrower. In the terms of the original loan offer there was an option for additional funds at CAIC's discretion. With the near completion of their 27 bed women's shelter, Elizabeth Fry found themselves needing additional funds to cover costs. An appraisal of the newly renovated building indicated that there was sufficient value in the property to support an additional loan, therefore the board agreed to add this new loan to their existing mortgage. After a number of conditions were met, funds were advanced in early February.

Loan Renewals

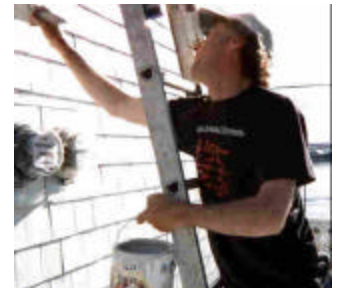
Bread of Life Centre—Port Alberni, B.C. This loan was renewed in October 2002. The Bread of Life Centre provides meals, skills development and a thrift shop and has a broad base of community support.

Loan Updates

Yellowknife Gymnastics Club—Yellowknife, N.W.T. This loan has not proceeded as all of their financing requirements were met by another lender. However, Elaine Keenan-Bengts, President of the club, said CAIC's support had provided encouragement that led to their success.

Margaret Laurence Housing Cooperative ~ Toronto, Ontario As reported in our last "Update", CAIC has agreed to provide a second mortgage to this project that is converting unused elevator shafts & stairwells into 16 affordable housing units. Due to the complexity of this project and the number of legal requirements, funds have still not been advanced, but should be shortly. However, I am happy to report that Beth and myself attended the opening of the 16 units late last month. The units (500 sq. ft.) although not large appeared airy and bright and ready for new co-op tenants.

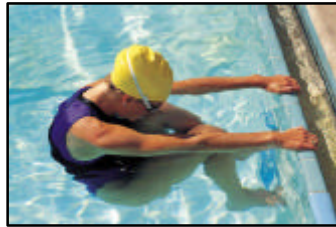
CAIC loans are on the Web! You can check out **SAPED** (Shuswap Association for the Promotion of Eco Development) www.saped.org; the **YWCA Halifax** at www.ywcahalifax.com and **Drouillard Place** at www.mnsi.net~drplace/ Happy surfing!



**WE'RE ON THE
WEB!
www.caic.ca**

Tales of a Socially Conscious Lender

Halifax YWCA, N.S.



Health & Wellness



At risk youth

Christie Ossington Neighbourhood Centre, Toronto, ON



Saint John Community Loan Fund, N.B.



Micro Lending



Fair Trade

SAPED (Shuswap Association for the Promotion of Eco Development), B.C.



Centre for Spanish Speaking People

Toronto, ON



Refugee Services



These are just some of the projects that CAIC has financed over the past year! They were highlighted during a Power Point presentation by Beth Coates, Financial Manager & Valerie Lemieux, Outreach Coordinator/Secretary to the Board of CAIC at the 2002 AGM. We are considering making this presentation available on CD to our members. Please contact our office if interested.

We also ask that you consider inviting Beth and/or Valerie to make a presentation to your community. Do you have a Chapter meeting coming up, an Executive Council meeting or some other event where your community could learn more about the impact your investment has had on the social fabric of Canada?

We look forward to hearing from you in 2003!