

FECHIMM express
English translation
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A Word from the president

The autumn of ideas

This year, the fall season will be full of exchanges and consideration for our Federation. Our orientation symposium on November 27 will be a great opportunity to question in depth the bodies that govern and guide our movement according to established standards. We must have the courage to make choices that will rally our values and the reality we deal with.

The theme of the symposium prepared by the members « Autonomy or institutionalization of the Housing cooperative Movement» will certainly open the door to discussions and important questions concerning the future of our Federation and all instances of our Movement. In accordance with the framework established, all participants will have the chance to speak.

In preparation for the symposium, you will find in the participant's manual included with this newsletter, a document to start the discussion. Other reference materials will also be available on our website. Until the symposium, you're invited to take part in the global exchange of ideas by submitting proposals for documents to be published on the www.fechimm.coop.

Issues on the territory of the Laurentians

In addition to being involved in the preparation of the orientation symposium, FECHIMM is also active on other fronts. Our Federation has collaborated with APEL, an association promoting education and housing, in the organization of a symposium for the development of social and community housing in the territory of the MRC de Deux-Montagnes and the southern part of Mirabel. FECHIMM hopes to help improve the supply of affordable housing and the development of new housing cooperatives in this section of our territory.

The Federation is also concerned by issues related to housing and health. We will also be attending a day of reflection and action on the issue of housing for people with a mental health problem in the Laurentian region, to be held Oct. 27 in St. Adele.

The follow-ups to the resolutions adopted at our Annual General Assembly of last April and at the last general assembly of the CQCH is keeping the board of directors very busy. If the defense of our interests is sometimes difficult, we remain committed to our points of view.

We've already undertaken quite a busy Fall. We are confident that our efforts will lead to positive results. We hope to see you in great numbers at our orientation symposium at the end of November

Support in the recruiting and the selection of cooperatives' new members **Soon on the www.fechimm.coop website, free access to our list of member cooperatives**

FECHIMM will release as of October 30, 2010 a detailed list of member cooperatives at www.fechimm.coop. Initially, the list will include the basic information already released by the Federation in the list available for sale at \$7.

Cooperatives will be encouraged to bring their personal record up to date by filling out the questionnaire online at www.fechimm.coop. They may add email addresses and telephone numbers, information on the type of housing, information on accessible housing and other information deemed relevant by the officers of the coop.

Therefore, they may choose the information they wish to disclose, keeping in mind however, that the more information is given, the more it will be appreciated by housing seekers.

Because indeed, with this project, the Federation hopes to facilitate the meeting between the many housing seekers who frequently visit www.fechimm.coop and the housing cooperatives looking for new members. It answers a need expressed by a resolution adopted at the 2007 AGA.

This change is also part of a wider strategy to increase the use of information technology and of the [fechimm.coop](http://www.fechimm.coop) website to the needs of member cooperatives. Cooperatives that participate in the updating of the list will be eligible to win one of two mini laptops at the FECHIMM's 2011 AGA.

Continuation of information and awareness workshops for the general public

The Federation will continue to hold information activities for the general public about life in a cooperative. It also will award participation certificates to all participants in these workshops. The list of these participants will also continue to be distributed to member cooperatives with the quarterly FECHIMM Express.

By holding information activities to the general public, by creating and distributing to the cooperatives the list of participants who were made aware of the realities of life in a cooperative and by making this list free and available on its website, FECHIMM believes it is helping the cooperatives to better recruit and select their new members. We look forward to receiving your suggestions to eventually improve the impact of these initiatives.

Inauguration of the Coopérative Rousselot

Last June 18th, FECHIMM representatives took part in the inauguration of the Rousselot housing cooperative and of the NPO l'Habitat 1460 in the Villeray district. The project realized through the AccèsLogis program required an investment of over 37,2 M. The complex offers 158 affordable new homes to families, singles or seniors with slight loss of autonomy. Cooperative Rousselot has 86 homes that meet the Novoclimat standard.

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A new group purchasing plan at FECHIMM

Éco Passport

FECHIMM has just signed a partnership agreement with the company Eco Passport, the first savings card issuer to offer savings in a network of environmentally and socially responsible businesses. The agreement will enable the member-tenants of housing cooperatives members of FECHIMM to get a discount of over 50% on the annual subscription to the card. This subscription usually available at the regular price of \$25 will be offered at \$11.50.

Already accepted in nearly 200 stores, mainly located in the greater Montreal area, Eco Passport gives access to discounts ranging from 5% to 25% depending on the trade agreement with the participant. A complete list of participating merchants, including a description of services and discounts offered by them shall be published in www.passeporteco.ca.

The conclusion of this partnership agreement is part of the policy for a green and fair FECHIMM which was adopted in 2009.

Follow-up to the resolutions adopted at the 2010 AGA Signs of openness and disappointments

The steps taken by the Federation and the CQCH to defend the major issues that were the subject of resolutions at the AGA of our two organizations last Spring, have given mixed results.

We are forced to observe a rigid blocking of the federal government on the extension of the initiative to renovate and improve social housing. Nevertheless, in mid-October, a message from Finance Minister Jim Flaherty suggested that the economic recovery faltered already. We intend to build on that statement to return to the attack.

For its part, the Société d'habitation du Québec expressed concern facing our requests that residents of the Quebec Affordable Housing program (LAQ) are able to get grants from the rent supplement program. The Société d'habitation du Québec wishes to obtain more information on the situation as experienced by member-residents of this type of cooperative. FECHIMM will shortly communicate with the cooperatives of the LAQ program to better document the issue.

Support to cooperatives facing unfair rent increases

A resolution requesting FECHIMM to provide technical and political support to cooperatives from which the Société d'habitation du Québec (SHQ) requires unreasonable rent increases was adopted by the FECHIMM AGA. FECHIMM has obtained the support of the CQCH's AGA and discussions on the subject are underway with the SHQ. We are confident we can get from the SHQ a more respectful administration of the housing cooperatives residents' real capacity to pay, especially with the clear statement justifying increases and our being open to a gradual process of these «justified» increases over many years.

Notwithstanding these steps taken by the Movement, it is obvious that FECHIMM, like all other regional federations and the CQCH, recommends to the cooperatives to abide by the requirements in their operating agreements signed with the SHQ and to try to generate the income required to ensure the sound management and perennity of their collective enterprise. These are the best ways to prevent situations that require remedial sharp rises in rent.

Subsidy reserves at the end of the operating agreements

The CQCH's General Assembly has adopted a resolution calling on the Confederation and its member federations to prioritize the issue of the end of operating agreements and rent subsidies, and for this purpose, to mobilize the necessary resources (employees and members).

The resolution requires that the Movement inform the cooperatives concerned of the time-limit for the steps they intend to undertake and keep them abreast of developments in these efforts. It also demands that the CQCH and its regional federations lobby with CMHC, mainly with petitions and other means, so that cooperatives can keep at the end of the agreement, the subsidy reserves they have accumulated and use them until they are depleted.

2010 Orientation Symposium

The Fédération des coopératives d'habitation intermunicipale du Montréal métropolitain is inviting all of its members to an orientation symposium, Saturday, November 27 at the Large Library, at the heart of the Quartier Latin. With the theme « Autonomy or institutionalization of the Housing Cooperative Movement », the symposium invites all the members of our Federation to think about, discuss and debate the guidelines most likely to enable us to build a model of equitable and sustainable housing.

A first step in a broader approach

The 2010 orientation symposium is a consultation activity to prepare for the Triennial Orientation Congress of the Confédération québécoise des coopératives d'habitation (CQCH) to be held in the Fall of 2011. No resolution will be adopted at the Symposium, but the Board of Directors and the members of the Federation may, however, follow-up on the positions expressed at the symposium by proposing resolutions to be approved at the FECHIMM's 2011 AGA.

Contribute to the global exchange of ideas!

In preparation for the 2010 Orientation symposium, and in order for all member cooperatives to express their views on issues they hold dear, FECHIMM invites all members to submit reflection documents through www.fechimm.coop. To do this, please visit the events section of our site and send us your proposed document by filling out the questionnaire put out for this purpose.

Please note that only the texts submitted by their author can be published directly on our site. For all other documents, you must give us the source and hyperlink to the document.

Sign up online for a chance to win a mini laptop!

Participation in the 2010 Orientation symposium is free but you must register. To do this, simply fill out the form online. In addition to contributing to the efforts of our Federation to reduce paper use, you get a chance to win a ASUS brand mini laptop, offered in collaboration with Insertech Angus.

Two representatives per cooperative

As space is limited and to encourage the participation of as many cooperatives, FECHIMM will ensure the participation of two representatives per cooperative. Priority will be given to registrations supported by a resolution of the board of directors of the cooperative. The registration of additional representatives of the cooperative will not be confirmed before November 22, 2010.

Registration by phone

You can also register to the 2010 orientation symposium by phone, by calling Mrs. Natalie Joseph at 514.843.6929, extension 246.

In case of non-attendance

You have until November 24, noon, to cancel your registration without being charged any fees by calling Mrs. Natalie Joseph. If you fail to cancel your registration, a \$40 fee will be charged.

A creative approach that gives voice to the members

To make sure that all cooperators who participate in the 2010 orientation Symposium have the opportunity to be heard and participate fully in the global exchange of ideas, the Federation has opted for a dynamic animation that will leave a maximum speaking time to the attending participants and which will let them guide the discussions themselves to issues of particular concern.

Program for the day

- 8 h 30 Welcoming the participants
- 9 h Opening of the symposium and presentation of the day's program
- Presentation of the general background and current situation of co-ops.
- Small group discussions on major issues of housing cooperatives.
- Presentation of priority issues identified by participants and deepening reflective thinking in small groups
- 12 h Lunch served on the spot
- 13 h 15 Presentation of reflections on the issues by the various working groups
- Exchanges and large group feedback on the presentations of reflections on the issues
- In small groups, development of statements addressed to various instances of the movement, according to the day's work
- 16 h 05 Last reactions-analysis on the declarations
- 16 h 30 End of the symposium

Efficient co-ops

Efficient co-ops Winter tricks and tips

Since the Efficient Co-ops program began in 2006, housing cooperatives in Quebec who participated in the program saved the equivalent of the annual consumption of 521 typical singlefamily units. At the approach of Winter and the return of big energy bills, please remember a few tips and tricks to save money and ensure the comfort of your own.

- Maintain the temperature of your dwelling at around 20oC (68o F).
- Lower the heating by 3 oC overnight and when you are absent for more than 3 hours. Reducing your heating by 1oC can make you save 2 % on your heating bill.
- Close the door to any unoccupied room or room that can be kept cooler. Do not reduce the temperature of these rooms lower than 15 oC (59 o F).
- Have your gas or oil appliances inspected once a year.
- Bleed the air from your hot water heaters.
- Check the airtightness of your doors and windows and if necessary replace the weatherstripping.
- Clear furnaces and other heat vents.
- Vacuum your heaters to remove dust and allow them to be more effective.

If you have any moisture problems:

- Avoid drying clothes indoors in winter. The more damp a dwelling is, the more difficult it is to heat it in winter.
- Check the humidity level with a hygrometer, it should indicate less than 50% in summer and less than 30% in winter.

- Use the range hood fan or the bathroom fan to remove surplus moisture in the house. Otherwise, partially open for one minute, a window to the front and rear to restore moisture.
- Ventilate the bathroom during and after a shower or bath. With a humidity level of 60% and more, mold may grow in your home.
- Visit <http://www.energie.coop> for more information on how to save energy.

Aid in obtaining discounts

We help the cooperatives to obtain discounts when they want to replace their windows with EnergyStar models (RE21) and to improve the insulation of their walls or roof. If you heat with gas, we can help you get more discounts for the replacement of your heating equipment, the reconditioning of your windows and the installation of heat recovery from your shower water. Contact us now, because the program is effective until December 31, 2010.

FECHIMM salutes its new members

Two new cooperatives have joined FECHIMM in the 2010 third quarter. They are *Coopérative Au cœur du paradis (35 units) in the Mercier district* and the *Coopérative du Côteau Vert (95 units)* right next to the Rosemont metro station.

Their addition brings to 443 the number of cooperatives members of FECHIMM and more than 10,000 households living in these cooperatives. Both projects were carried out by the GRT Bâtir son quartier.

« Crisis and work: investigation on livelihood strategies »

The GIREPS (Groupe interuniversitaire et interdisciplinaire de recherche sur l'emploi, la pauvreté et la protection sociale) is looking for participants for a survey to better understand the strategies used by individuals to support their families in spite of sometimes unfavorable working conditions.

Participants wanted

The group wants to conduct interviews with workers, heads of family, between the ages of 25 and 65, living in Montreal, with at least one dependent child, with regular employment, but whose family income makes it difficult to meet their needs and those of their families.

A financial compensation of \$40 will be given to each participant in the research and the confidentiality of any information collected will be maintained at all times.

For more information or to take part in this project, call Anne Lardeux, PhD student, Department of anthropology of the Université de Montréal at anne.lardeux@gmail.com or at 514-677-3875.

Education Workshops

Access for the disabled

To take part in a workshop, people with disabilities are requested to register two weeks before the date of the workshop by specifying their needs. The Federation will then deliver the training in an accessible place.

Training certificate

Participants in FECHIMM workshops will now receive a certificate of participation after the workshops.

Schedule of upcoming workshops in the Fall

Administration of member selection
Wednesday, October 27, 2010
19 h - 22 h

Finances 1: Financial management
Wednesday, November 3, 2010
19 h - 22 h

Intercultural relations within our cooperatives
Friday, November 5, 2010
19 h - 22 h

Finances 2: Preparing the budget
Wednesday, November 10, 2010
19 h - 22 h

Secretarial 1: Introducing the administration of the secretariat
Friday, November 12, 2010
19 h - 22 h

Finances 3: Preparing for the audit
Monday, November 15, 2010
19 h - 22 h

Life in a co-op: working as a team
Tuesday, November 16, 2010
19 h - 22 h

Secretarial 2: Taking notes and writing the minutes and letters
Friday, November 19, 2010
19 h - 22 h

Finances 4: Understanding the financial statements
Monday, November 22, 2010
19 h - 22 h

Conflict resolution
Wednesday, November 24, 2010
19 h - 22 h

Secretarial 3: Filing and archiving
Tuesday, November 30, 2010
19 h - 22 h

[Check our website for new dates on the Fall Calendar](#)

Telephone Counseling service

Did you know that ...

Only the board of directors of a cooperative, and not its general assembly can suspend or expel a member. Two sections of the Cooperatives Act specify the reasons (Article 57) for suspension and expulsion along with the procedure (Art. 58).

For more information on this subject, please consult the Cooperatives Act. For any question concerning the management of your coop, do not hesitate to take advantage of the telephone counseling service provided by your Federation. Contact our telephone counselor, Aziz Mom, at 514-843-6929, extension 227 or by email at amaman@fechimm.coop).