

## **FECHIMM express Spring 2009 English Translation**

### **Action creates power at the 2009 AGA**

Members of FECHIMM are invited to the Federation's annual general assembly, on April 17 and 18 at the Collège de Maisonneuve. To help the cooperatives face the challenges awaiting them, the 2009 AGA will offer many education and information workshops.

### **The 2008 activity report**

On opening night, we will present the 2008 annual report. We must say that the last year was a year of growth and surpluses for FECHIMM who ended the fiscal year on December 31 st with the revenues exceeding the expenses by an amount of \$129,753. The Federation 's revenues were \$3,113,200 and its expenses were \$2,983,447.

This year, the participants are invited to get acquainted with the 2008 activity report by joining any theme presentation that will be offered on opening night, on April 17 th. All the theme groups will then be called upon to share with the assembly, the information they received.

### **Understanding assembly procedures**

To stimulate the participation at the 2009 AGA, especially the younger participants, initiation workshops to assembly procedures will be offered before the assembly officially starts on April 17 th and 18 th. To take part in these workshops, the delegates are invited to show up early and sign up at the registration table.

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### **Workshops that go straight to the point ! How to claim government subsidies**

Participants will be able to identify the available subsidies and get the most recent information on subsidies announced in the last federal budget for renovation work or for improving the energy efficiency of their buildings. The eligibility criteria, how to get help and the conditions required by the organizations in charge of the various programs for financing projects will also be addressed.

### **Intercultural relations among our cooperatives**

In this workshop, the participants are invited to familiarize themselves with concepts adapted to similarities and cultural differences, an extremely common phenomenon in our cooperatives. The workshop will help find ways to live together harmoniously in a pluralistic context.

### **The membership contract as explained**

This workshop deals with the elements that should be in this contract in order to value life in a cooperative and to encourage the members to take part in the management of their collective enterprise.

### **Preventative maintenance and building inspection**

This workshop, given by the Federation 's new building technician, shows you how to proceed to make sure your buildings are in good condition and helps you understand the building inspection procedure. At its 2009 AGA, FECHIMM will also launch its new building inspection service.

### **Political positioning of FECHIMM**

The time has come to revive FECHIMM 's political action committee to work out a winning strategic action that the Board of directors will adopt. In this workshop, we will consult and inform the cooperatives of FECHIMM 's political priorities, we will request their participation

on the political action committee and start even now identifying the most qualified methods, resources and platforms to promote our political priorities.

**The ball is in your court**

The members of FECHIMM will be able to speak at the AGA on a variety of subjects. Following a resolution of the 2008 AGA, cooperatives will be invited to share with the assembly information on various interesting subjects. Cooperatives who took part in the networking activity in 2008 will also be invited to share with the assembly the ins and outs of the project.

On the other hand, the CQCH will reveal the results of a study conducted in collaboration with FECHIMM on the best ways and incentives needed to regroup services between housing cooperatives in the same boroughs.

We have also scheduled some time to treat the proposals from the assembly. Cooperatives who wish to submit a proposal to the 2009 AGA, are invited to hand in their proposal at the registration table, on Saturday, April 18, between 11:45 a.m. and 1:00 p.m.

**Elections of administrators, commissioners and delegates**

The delegates will be called upon to elect their representatives for the positions of **administrators, commissioners at the credit committee and FECHIMM delegates for the CQCH**. The candidates for the five administrator positions will be able to attend an initiation workshop on the role of the Board of directors, to be held Wednesday, April 15, by calling FECHIMM at 514-843-6929, extension 243.

Three delegates from cooperatives who own privileged shares in FECHIMM ' s investment program can also be elected to the Credit committee. Finally, the AGA will elect the FECHIMM ' s delegates to CQCH ' s annual meeting which will be held in May. The 8 delegates elected at the AGA added to the 9 members of the Board of directors will make up FECHIMM ' s delegation.

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**A new FECHIMM Express**

As you have certainly noticed, FECHIMM Express is getting a face lift. More visual and more spaced out, our quarterly news bulletin goes from 4 to 8 pages and provides a new presentation better adapted to today's reading habits. Its content is also improved. Besides a better news selection and an increased space for counseling our members, the news bulletin intends to echo the cooperatives' initiatives that give life to the Federation. In order to do this, coops who wish to share their experience with other members are invited to get in touch with the Federation's communications agent at 514-843-6929, extension 238 or by e-mail at [diffusion@fechimm.coop](mailto:diffusion@fechimm.coop)

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**3000 new community housing units for 2009-2010**

The provincial government agreed to invest 200 millions \$ in the building of 3000 new community housing units through the AccèsLogis program for 2009-2010. The measure announced in the last provincial budget is approved by the Coalition for community housing of which the Housing Cooperative Movement is a member.

Even though this measure is limited to one year, the Coalition is confident it will manage to convince the government of the importance of a multiannual plan for the development of this sector. Noticing a wide consensus for such a plan, the coalition will demand that the government responds positively to this request.

When in his electoral campaign, Jean Charest, the Prime Minister, committed to encourage

the extension of the Québec AccèsLogis program for five years at the rate of at least 3000 new housing units per year, for a total of 15 000 new housing units.

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### **104 new cooperative housing units for Laval families**

The Société d'habitation du Québec has given the green light to the intergenerational housing cooperative project in Laval. Overall, the project will allow the construction of 104 housing units on two locations . The Meunier street location will have 44 housing units, the other 60 units will be built on land in the Auteuil district, across Prud'homme street.

Carried out within the context of the AccèsLogis program – Phase 1 of the Société d'habitation du Québec (SHQ), the project can also count on financial support from the city of Laval, the Rénovation Québec program (PRQ) and from the Novoclimat energy savings program.

The project, a first in Laval for many years, is the result of interventions made jointly by the GRT Réseau 2000+, FECHIMM and the members of the Coopérative de solidarité intergénérationnelle lavalloise which regroups tenants and community organizations such as Entraide Pont-Viau and Laval-des-Rapides and Espaces 50+ Laval.

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### **Survey : the coops are popular, but the young people don't really know the cooperative housing concept**

The results of a survey done on what the population knows about cooperatives and mutuals reveal that cooperatives are the institutions that received the best confidence index with Quebec residents. With a rate of 7,23 %, coops surpass small and medium businesses, the social economy enterprises, the banks, the crown corporations, the big companies, governments and unions.

Among the best known, housing cooperatives come in third (11,2 %) behind the Mouvement Desjardins (36,3 %) and the food coops (23,2 %). The knowledge of housing cooperatives by the 15-34 age group is much lower. They are known only by 3% of the participants.

The complete results of the survey, presented at 2009 cooperative forum held in Québec last March 10 th and 11 th, are available on the website of the Conseil Québécois de la Coopération et de la mutualité at [www.coopquebec.coop](http://www.coopquebec.coop).

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### **Invitation to PSBL-P cooperatives**

An education workshop for cooperatives with the PSBL-P program in the Montreal and South Shore regions will be held on Saturday, June 6 th in Montreal. Many activities are on the menu such as the presentation of various tools created especially to help cooperators manage their collective enterprise soundly. An education workshop on preventative maintenance of the buildings, along with games and activities related to the role and responsibilities of the administrators are also on the menu.

Personalized invitations will be sent to all PSBL-P cooperatives at the beginning of May, but we suggest that the officers of these cooperatives put this activity in their agenda right away. The education session is organized by the Confédération québécoise des coopératives d'habitation (CQCH), in cooperation with FECHIMM, FECHAQC and the Société d'habitation du Québec (SHQ).

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### **Efficient coops Signing an agreement to continue with the program**

On April 3<sup>rd</sup>, Hydro Québec and the Housing Cooperative Movement have signed the agreement renewing the program supporting the implementation of EFFICIENT COOPS energy efficiency measures in housing cooperatives in the province of Quebec. The Quebec housing cooperatives, whether or not they are members of a federation, have up to one extra year to claim the free measures prescribed in the program.

The new version of the program has also been improved. EFFICIENT COOPS now proposes to the cooperatives to set up with them an action plan identifying intervention priorities for their buildings. The offer of a turnkey service to improve the lighting in common and exterior spaces is another novelty of the program.

EFFICIENT COOPS always lets the cooperatives and their residents make important savings on their gas and electricity bills. Among the available measures, the most popular one is the free replacement of your old thermostats with more efficient electronic models.

FECHIMM ' s team of energy efficiency counsellors can also help the cooperatives who plan on carrying out major repairs. At this level, the cooperatives can claim financial assistance to replace windows, patio-doors and gas equipments. Insulating the roof and walls of your buildings along with adding heat recovery units to mechanical ventilation systems are other interventions for which cooperatives can receive financial assistance.

Since last September, as the representative of the Housing Cooperative Movement for the EFFICIENT COOPS program, FECHIMM has been working on renewing the agreement with the energy distributors. In addition to negotiating with Hydro-Québec and Gaz Métro, the EFFICIENT COOPS team has also taken part in the consultations conducted by the Agence de l'efficacité énergétique du Québec and represented the cooperatives at the Régie de l'énergie.

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FECHIMM welcomes its new members  
Five new cooperatives (110 housing units) have joined the Federation since the beginning of 2009. These five coops are : coopératives **L'embellie, Les ambassadeurs, Jérôme Leroyer de la Dauversière , Les Toiles de St-Henri and Milton** . Their membership brings the number of members at the Federation to 423 representing close to 9500 households in the metropolitan Montreal.

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### **Managing collective enterprise Notice to cooperatives with emphyteutic leases**

The Fédération des coopératives d'habitation intermunicipale du Montréal métropolitain is worried about the difficulties the housing cooperatives with a emphyteutic lease could face when renewing their mortgage.  
According to our information, these cooperatives might have to heavily reduce the amortization period of any new loan, their loan having to be fully reimbursed ten years before the end of their lease. These traps could restrain the renovation projects cooperatives want to make on their buildings if the end of the lease is near.

At the present time, FECHIMM is looking for solutions to help cooperatives deal with this situation. In order to set up an action plan, FECHIMM would like to get the best possible picture of the situation. In order to do this, in the next few weeks, the Federation will get in touch with cooperatives affected by this problem to inform them on the matter and invite them

to share on the subject. If you have any questions on that matter, please call Isabelle Lalouette at 514-843-6929, extension 243, or write to her by email at [ilalouette@fechimm.coop](mailto:ilalouette@fechimm.coop).