

FECHIMM express Summer of 2010

Page 1

Louis-Philippe Duperré becomes president of the CQCH

Mr. Louis-Philippe Duperré, president of the board of directors at FECHIMM since 2007, has been elected president of the board of directors of the Confédération québécoise des coopératives d'habitation (CQCH) at its annual assembly held last May 16, 17 and 18. Mr. Duperré, considering it "best for the proper functioning of the Federation and the Confederation to pass the torch to another member of the board of directors" has resigned as president of FECHIMM as of May 24, but remains as a director. To ensure his succession, the board of directors has elected Claude Turcot, who previously served as vice president of FECHIMM.

A word from the new president

A renewed team and upcoming challenges

The last general assembly held by the Federation allowed the representatives of member cooperatives to be heard. Discussions have been going on to help our movement advance towards what we want it to become. It is certainly a healthy sign for an organization that relies, just as its members do, on democratic principles.

Page 2

The general assembly has chosen its theme for the next Orientation Symposium to be held next November 27. The question of "Empowerment or institutionalizing of the housing cooperative movement? will be the focus of discussions held during this preliminary exercise for the important Triennial Congress of the Confédération québécoise des coopératives d'habitation (CQCH) to be held in the fall of 2011,

The high turnout for the election of the new board of directors is also great news for FECHIMM. The interest of members to join the board certainly reflects a willingness to participate and contribute to the future of our Federation and make more efficient yet this collective instrument that has a membership of 440 cooperatives. To this end, FECHIMM will conduct a review of its internal organization in order to offer its members the most appropriate services.

The many projects that we undertake require a great variety of skills and a strong involvement of all directors present on the board. The Movement must forcefully defend the claims identified in particular by the resolutions passed at general assemblies

of FECHIMM and the CQCH. We must convince the SHQ, CMHC and the governments in Quebec and Ottawa of the relevance of our solutions, including the one concerning the issue of the end of the operating agreements.

As the new president of the board, I would like to thank my colleagues for their confidence in my capabilities. I intend to continue on the path laid by my predecessor in favouring teamwork and I reiterate the commitment to ensure that the Federation is and remains attentive to its members.

Finally, on behalf of the Board of Directors of FECHIMM, I wish you every success in the management of your collective enterprise. Until we next meet, I wish you a great summer and if you plan to take a vacation, I hope it is very pleasant and relaxing.

Claude Turcot
President

Changes on the board of directors at FECHIMM

Three new administrators have joined the board of directors at FECHIMM at the time of the elections at the 2010 AGA. Five positions were up for elections this year. Among the administrators at the end of their mandate, Sylvain Belisle and Denis Plante were elected once again while Richard Roy, Christiane Fleurant and Luc Brisebois are the three new administrators elected by the annual general assembly.

We would like to thank all the administrators who have contributed to the work accomplished by the board of directors during the last year, especially Mrs. Claudette de Carufel who was at the end of her second mandate in April.

Following the general assembly, the board of directors met and elected new directors. After Louis-Philippe Duperré's resignation as president of the board (see article on page 1), Claude Turcot, vice-president of FECHIMM, was chosen to be chairman of the board of directors. To replace him as vice-president, the board has chosen Richard Roy.

The new board of directors at FECHIMM

President (chairperson)

Claude Turcot (Coop Terrasse Soleil)

Vice-president

Richard Roy (Coop l'Entre-Six) – Elected

Secretary

Sylvain Belisle (Coop Cagelais) - Reelected

Treasurer

Lise Thibodeau (Coop à tout hasard)

Administrators

Louis-Philippe Duperré (Coop Mon Toit) Denis Plante (Coop Val Perché) – Reelected Line Bouliane (Coop Vent d’Est) Christiane Fleurant (Coop Darling) – Elected Luc Brisebois (Coop Samuel 1 ^{er}) – Elected

Page 3

FECHIMM is organizing an orientation symposium on « Empowerment or institutionalizing of the housing cooperative movement »

FECHIMM’s orientation symposium, to be held next November 27, will be on « Empowerment or institutionalizing of the housing cooperative movement». The programming of the day remains to be completed, but participants at the symposium will certainly be invited to consider and debate the appropriate role of the Federation and all instances of movement at the dawn of the triennial meeting of the CQCH. The relationship that our organizations have with government agencies (CMHC and SHQ) should be discussed.

The orientation symposium in November will help prepare the Triennial Meeting of the Confédération québécoise des coopératives d'habitation (CQCH) scheduled for the Fall of 2011. CQCH hopes for a high cooperative turnout for this event and FECHIMM will inform its members as and when the modalities for participation become clearer.

FECHIMM supports the A.P.E.L. in its organization of a symposium on the housing situation in the MRC of Deux-Montagnes and Mirabel

FECHIMM joins the Association de promotion et d’éducation en logement – APEL (Association for promotion and housing education – APEL) in order to organize a symposium on rental housing problems on the territory of the MRC of Deux-Montagnes et the south section of the MRC of Mirabel.

During the course of 2009, the APEL has conducted a research-action on the status of rental housing on its territory. The research has confirmed that the demand for rental housing in this sector of FECHIMM’s territory exceeds the supply and that low income people and families have far too limited access to affordable housing. There aren’t too many community and cooperative housing units.

This symposium aims to identify solutions that will address issues of access to rental housing and encourage the widest consultation possible to achieve them.

The NPO APEL is dedicated to defending the rights of tenants, to the promotion and the development of social housing in the area that comprises the MRC Deux-Montagnes and the southern part of the MRC Mirabel. APEL also distributes information and holds education activities for tenants and landlords. The organization also supports and assists community organizations whose users are affected by issues of housing.

Pages 4 and 5 – The event

FECHIMM's AGA : April 23 and 24, 2010

Slight increase in the participation

161 persons representing 97 cooperatives (22,3% of the members) took part in the 2010 annual general assembly of FECHIMM. Of that number, 126 were delegates of their cooperative while 35 were there as observers. The participation to the AGA has thus slightly increased compared to the 2009 assembly where 163 delegates and observers representing 91 cooperatives, (21,7% of the members) attended.

High level of satisfaction

In parallel to the criticisms, the level of satisfaction of the participants concerning the general organization of the 2010 AGA is still very high. Overall, more than 90% of participants were satisfied or very satisfied with the general assembly as a whole. The survey conducted at the end of the activity asked participants to evaluate the choice of venue, meals, welcoming participants and main activities in the program.

But they want some improvements!

FECHIMM's annual democratic activity allowed the attending members to express their expectations, and for some, their appreciation of the Federation.

Follow-up to the resolutions

Criticisms have particularly been expressed about the resolutions taken at the previous AGA. In the future, the follow-up to the AGA resolutions distributed to the delegates at the start of a meeting, could be a document to be included with the participant's kit.

FECHIMM's board of directors was also criticized for not having followed up or made a proposal regarding the report on the study of the *Regroupement des coopératives d'habitation par arrondissement dans la région métropolitaine de Montréal*, as requested by General Assembly held on April 21, 2007.

Presentation of the annual report : an activity worth reviewing

Though the way of presenting the various sections of the annual report in small groups had seduced the participants of the 2009 AGA, it was questioned by certain participants. It appears important to review this method in order to make sure the presentation of the activity report becomes more satisfactory for all. Considering that this method does not give an overall picture of the activity report, members expressed the wish to read the annual report before the start of the meeting.

More time for the members to speak

The period set aside for the delegates from the cooperatives to speak was also considered too short by many participants.

Many comments collected from the survey done at the end of the AGA concerning the discussion on the future of our cooperatives also mention that the discussion period is too short to really go deeper into the subjects and to allow the participants to feed the reflexion.

Listening to its members, FECHIMM intends to take into account the comments received for the preparation of future activities, including the Orientation symposium in November.

My co-op at a glance ! A portrait of the cooperatives' health

At the 2010 AGA, nearly 80 cooperatives participated in this activity, to establish, through an interactive electronic voting, a portrait of the health of their cooperative. The assembly was able to ascertain that the majority of participants have a very positive perception of the management of their cooperative.

The average score for participating co-ops

81 % general management

79 % management of the associative life

90 % financial management

90 % building management

On-line questionnaire

The questionnaire used for the activity will be available on our website as of **June 22, 2010** for boards of directors interested in drawing a portrait of their cooperative.

The animation for the activity

FECHIMM also offers this service at home for your boards of directors who want a more comprehensive view of the health of their cooperative. A report establishing a diagnosis

with recommendations that fit into a practical and realistic action plan will be handed over to cooperatives. Cooperatives interested in this service are invited to contact Nathalie Joseph at 514 843-6929 ext 246 or by email at njoseph@fechimm.coop.

Decisions made at the 2010 AGA

Many resolutions were adopted at FECHIMM's AGA last April 23 and 24, in order to adopt amendments to the regulations of the Development Fund and, in a more political perspective, to guide the Federation towards three important issues.

Amendments to the Regulations of the Development Fund

The general assembly has ratified the proposal made by the board of directors to modify the Regulations to the Development Fund of the Cooperative Investment Program (PIC). These modifications are meant to specify in the Regulations, the non-profit character of the Fund.

The proposed amendments provide clarification as to past procedures for the payment of interest on preferred shares of Class A, B, C and D and do not alter the conditions of preferred shares previously issued or alter the goals of the Fund .

Three resolutions of a political nature

Extension of the initiative to renovate and improve social housing

The General Assembly adopted a resolution asking FECHIMM and the different bodies of the cooperative housing movement to lead a concerted and not partisan political action to convince the federal government to renew for a minimum of two years, the successful program " Renovation and Retrofit of Existing Social Housing Initiative " from CMHC for housing cooperatives in Quebec and Canada. The participation of the Cooperative Housing Federation of Canada in this action will also be sought.

Rent subsidies for the Quebec Affordable Housing program (Logement abordable Québec)

The General Assembly adopted a resolution requesting that FECHIMM make representations with the SHQ so that the residents of the Logement Abordable Quebec program can get grants from the rent supplement program.

Support to cooperatives facing unfair rent increases

On the other hand, a resolution requesting that FECHIMM provide technical and political support to cooperatives that are required by the SHQ to demand unfair rent increases has been adopted by FECHIMM's AGA.

Page 6 The event

AGA of the CQCH : May 16-18, 2010

Renewal of the subsidy program to the cooperatives, rent subsidies and a fight against unfair rent increases: also priorities for the CQCH

With its strong delegation, FECHIMM was the voice of its members during the CQCH's AGA last May 16, 17 and 18, in Orford in the Eastern Townships. As a matter of fact, it was able to get the support both for the resolutions adopted at its own assembly on granting the rent supplement to cooperatives in the LAQ program and to fight "unfair rent increases that threaten the sustainability of cooperatives" and asks CQCH and its member federations to work on getting from SHQ a "sound management of the housing cooperatives residents' real capacity to pay".

The CQCH also endorsed the resolution in favor of extending the initiative to renovate and improve social housing. The participation of the Cooperative Housing Federation of Canada in this activity will also be sought.

The resolution adopted by the delegates of the CQCH also asked various bodies of the Movement to support the initiatives of housing cooperatives wishing to benefit from this support. It is also proposed that the CQCH meet with the people in charge of the program at CMHC, to find solutions to reduce the difficulties of implementing the program.

Subsidy reserves at the end of the operating agreements

FECHIMM's delegation also sent to members of the CQCH a draft resolution to protect the subsidy reserves at the end of the operating agreements. CQCH's general assembly has adopted a resolution calling on the Confederation and its member federations to prioritize the issue of the end of the operating agreements and rent subsidies, and to this end, mobilize the necessary resources (employees and members). The resolution also calls on the authorities of the Movement to inform the cooperatives concerned of the timetable for the various stages of the action and to keep them abreast of the development of these approaches.

It also demands that the CQCH and its regional federations put pressure on CMHC, particularly in the form of petitions and other means, so that cooperatives can keep, at the end of their operating agreements, the subsidy reserves they accumulated in order to continue using them until they are depleted.

An insurance coverage for members 70 years and older

Finally, the Fédération de Québec-Chaudière-Appalaches has also passed a resolution asking CQCH to "make representations with our insurance company in order to allow members of cooperatives who are more than 70 years old to be insured when participating in light work when their cooperative is doing chores, which is not the case now.

Important subjects dealt with at the AGA of the CQCH

A presentation of some interest was made on the basket of services that should offer any regional federation to its members. The presentation concluded a lengthy investigation into the practices and services offered by each of the six regional federations. A plan to standardize, but also the efficiency in service delivery will soon emerge from this investigation.

Another presentation focused on the tools for the end of the operating agreements. It is a multi component computer concept to evaluate the performance of a cooperative and its ability to move beyond the end of its agreement agreement, limiting its repercussions smoothly.

Page 7

Pub HQ – Efficient Co-ops

Efficient Co-ops

9 ways to keep your housing unit cool this summer, while saving energy

If, with our climate, the energy consumption is lower in the summer than in the winter, the fact remains that we can still save. The main key is the air conditioning. At the beginning of a summer that we want nice and hot, we are suggesting a few ways to keep your housing unit cool at the best cost.

1. Use natural ventilation or a ceiling fan to cool your house.
2. Select the warmest setting of the air conditioner thermostat that provides an acceptable level of comfort. A setting of 25° C is recommended.

3. Do not let the heat build up in a room all day and then set the air conditioner on high to cool quickly.
4. Put the conditioner on earlier in the day so that it gradually refreshes the room.
5. If the room is not occupied for more than four hours, set the thermostat to 28°C.
6. Set the fan to operate continuously if you need air circulation to maintain comfortable conditions inside.
7. Use the mode « fan only » (if your appliance has one) during the evening and early morning in order to let the fresh air from outside in the house.
8. As much as possible, close all the doors of the room where your conditioner is in order to keep the cool air inside.
9. Turn off the lights and the household appliances when you don't need them because these appliances produce a lot of heat.

For more information on the EFFICIENT CO-OPS program and other ways to reduce your energy consumption, visit the www.energie.coop and contact our team of consultants in energy efficiency.

Page 8

Restructuration of FECHIMM's « education » division

This spring, FECHIMM proceeded with a restructuration of its education services. The reorganization, which aims to increase the expertise of the Federation to enable it to meet its challenges, resulted in the creation of a position of Deputy Director of Services, head of the expertise center, and a position of a telephone counsellor-educator. It will allow FECHIMM to better respond to the education needs of its members, of its employees and of its administrators. Also, in light of the CQCH's project to standardize the basket of services offered in all the regional federations, this restructuring will allow FECHIMM to better play its leadership role in developing new services, including training programs.

G rard Allard joins the Federation

The position of deputy director of services and head of the expertise center was given to G rard Allard, a longtime collaborator at FECHIMM. Officially in office since June 6, Mr. Allard's major responsibilities are to coordinate the training activities of FECHIMM, to train expert educators and to supervise the telephone counseling service.

He will also help the management counselors in the assessment of the cooperatives' education needs and their own expertise in cooperative organization. His responsibilities will bring him to collaborate with various organizations, including CQCH for the development and updating of education programs.

As for the position of telephone counsellor-educatif, FECHIMM hired Aziz Maman. With a master's degree in building construction management and another one in tax law, Mr. Maman started on April 6.

Report from the political action committee

After a review of past activities, Denis Plante, initiator of the committee, stressed the urgency of promoting the cooperative housing movement and to move forward our claims concerning the establishment and renovation of housing, financial assistance to the households, a city land-bank and a policy of mandatory inclusion of 20% of community housing in residential real estate projects of importance.

He also expressed the intention of the committee to meet members of housing cooperatives on the island of Montreal and the elected members of the boroughs. The committee also used the AGA to distribute a leaflet presenting the committee and its goals. Under the heading "Urgent - looking for Coop of the future," the document asks cooperators to imagine the housing cooperative of the future and to get involved in its construction. His message seems to have been heard, since after the AGA, the committee was able to recruit four new members.