

News bulletin of the Fédération des coopératives d'habitation intermunicipale du Montréal métropolitain

## A WORD FROM THE PRESIDENT

### IT IS THE TIME FOR BUILDING SITES

IN THE SUMMER AND DURING THE HOLIDAYS, WE WILL ALL NEED A BIT OF A BREAK, BUT OUR COOPERATIVES NEED TO FACE HUGE CHALLENGES.

For cooperatives financed with a federal program, the recent notice for the procedure to follow to obtain federal subsidies given within Canada's economic action plan for renovation and improvement works represents a big opportunity for them. However, the very short delay in which our members must act compels them to work twice as hard to be ready for the June 26<sup>th</sup> deadline.

The municipal electoral campaigns on the Metropolitan Montreal community territory are also an important occasion for the Federation to point out its vision on housing development and also to be heard.

In Montréal, the news of Louise Harel, former minister in charge of housing for the Quebec government, running as a mayoral candidate alongside Gérald Tremblay and Richard Bergeron allows us to hope that the housing sector will be one of their debates.

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### TIME FOR BUILDING SITES

It's why we must prepare our strategy for the campaign that should start at the end of the Summer. The mandate given to FECHIMM's political action committee at the 2009 AGA is of good omen. Already in action, this committee received the mandate to research and elaborate on the political speech of the Movement and of FECHIMM. It will also identify the main issues and determine the actions that must be taken to point them out.

On the other hand, the high increase in the participation recorded at our last general assembly is also a very encouraging sign that our Movement is strong and alive. We can only hope that the education symposium of next October 31st on the operating agreements, will arouse the same interest in our cooperatives.

The Federation, who has just recently opened an office in Laval, has put a lot of efforts to better represent its members wherever they may be on its territory. The partnership of GRT Réseau

2000+ with FECHIMM proves this and we can glimpse a promising future for the development of community housing units, particularly new cooperatives, on the Laval and the Laurentian territory where housing is much needed.

The building work on the Coopérative de solidarité intergénérationnelle lavalloise project is the first achievement of this new alliance between the GRT and our Federation, but certainly not the last. And finally, speaking for my colleagues on the Board of directors at FECHIMM, we hope that you have very nice holidays and we repeat our commitment to the success of our cooperatives.  
Louis-Philippe Duperré, president

### **Education workshop on operating agreements**

FECHIMM is organizing an education symposium on operating agreements on Saturday, October 31st, 2009, at the Hôtel Double Tree Grand Plaza Montréal, at 505 Sherbrooke Street East (Sherbrooke metro station). At this symposium, cooperators will be able to improve their knowledge on the various housing cooperative programs and find out all there is to know about the particularities of the operating agreement that contracts your cooperative to Canada Mortgage and Housing Corporation (CMHC) or the Société d'habitation du Québec (SHQ).

What is the end of the agreements?  
What is rent-geared to income subsidy?  
What is the ILM program?  
What is the average market rent?

Your participation in this training session includes the snacks and a meal, all at the cost of \$40 per person. Please note that the education credits sent to you when you renewed your membership with the Federation, worth \$40 each, can be used to pay the fees for this workshop. Places being restricted, the cooperatives are invited to reserve as soon as possible by consulting the section «Events» on the website [www.fechimm.coop](http://www.fechimm.coop).

### **Canada Rooftops and FECHIMM**

At FECHIMM's 2009 AGA, Canada Rooftops thanked FECHIMM for its contribution to the development of cooperative housing in the Third-World countries. Pointing out the importance of the financial help given by FECHIMM to various projects, Mrs. Amanda Shaughnessy, representing Canada Rooftops, has also handed the Federation a painting done by an african artist.

The fundraising performed at FECHIMM's 25th anniversary and the Board of directors' decision to declare a 15 month moratorium on the reimbursement of the loan made to the National Co-operative Housing Union of Kenya were also pointed out. This last gesture allowed a village to get back on its feet after violent riots following the January 2008 elections.

### **We received a visit from African delegates**

A delegation of three african housing cooperative organizations came to Quebec, from the 7th to the 12th of May. Accompanied by the president and some employees of the Federation, the visitors attended a discussion at the Communauté Milton Parc and visited the Coopérative Lézarts and the Coop Village Cloverdale, one of the biggest housing cooperatives in Canada and one of the most multiethnic.

# WHAT IS HAPPENING IN THE COOPERATIVE HOUSING MOVEMENT

## CURRENT EVENTS

### First shovel for the Coop de solidarité lavalloise

The work for the construction of the Coopérative de solidarité intergénérationnelle lavalloise have officially started on Monday, April 20th, with the traditional first shovel by the chairwoman of the cooperative, Mrs. Claire Lachance. The ceremony unfolded in the presence of Quebec elected officers, among others Alain Paquet and Vincent Auclair, representing the two districts where the first buildings of the cooperative will be built. Representatives from the City of Laval, from the GRT Réseau 2000+, from FECHIMM and from the CRÉ de Laval also took part in the event.

## Subsidies for your coop

Housing cooperatives financed with a federal program can now claim a subsidy that could go as high as \$28 000 \$ per housing unit to renovate or improve their units and buildings. Work on improving the energy efficiency of the buildings can also be subsidized by Canada's economic action plan. An envelope of 150 million dollars over a two year period is provided to finance this work.

### How important it is to act promptly

Cooperatives who wish to use this program have until June 26th to submit their project to the Canada Mortgage and Housing Corporation (CMHC). Work will start three months after being accepted by CMHC and must end on March 31, 2010 at the latest.

### For more information

Your cooperative will receive all the information necessary to fill out its application by visiting the following website: [www.schl.ca](http://www.schl.ca). The necessary documents specify the admissible work, the selection criteria and how the money will be paid out.

### Help from FECHIMM

The services team at FECHIMM can help you fill out the subsidy application. The process will be faster if you have a recent inspection report. You can call our telephone information agent who will be able to answer your questions or point you in the right direction. In order to do this, call 514-843-6929, extension 227.

## FECHIMM settles in Laval

FECHIMM is now established in Laval to better serve its members in the North territory sector. FECHIMM shares the new offices of the GRT Réseau 2000+ at 538, Ampère Street (suite 11). The fact that its new office is right next to the Concorde metro station, FECHIMM is renewing its commitment in favor of sustainable development by encouraging public transportation. The telephone number to reach the GRT and FECHIMM in Laval is 450-629-8830.

### The Federation is on its summer schedule

From Monday, June 15th to Friday, August 28th, FECHIMM will be on the Summer schedule. Our hours will be from 8:30 a.m. to 12:00 and from 1 :00 p.m. to 5:00 p.m. Monday to Thursday and from 9:00 a.m. to 12:00 on Friday. We will be back to our regular schedule on Monday, August 31<sup>st</sup> 2009.

## HUGE PARTICIPATION AT THE AGA

FECHIMM'S 2009 AGA, CENTERED ON EDUCATION WORKSHOPS, INTERESTED A LOT OF PARTICIPANTS. THE AGA ATTRACTED MORE THAN 163 DELEGATES AND OBSERVERS

FROM 90 DIFFERENT HOUSING COOPERATIVES. IT IS A 56% INCREASE COMPARED TO 2008 AGA WHERE 103 DELEGATES AND OBSERVERS SHOWED UP.

#### THE 2008 ANNUAL REPORT

The 2009 AGA started with the presentation of the 2008 activity report. The new presentation adopted this year allowed the members to be more aware of what the Federation has done during the year by joining one of the five theme presentations. The participants were then called upon to share the information they gathered with the rest of the assembly.

A copy of the report was handed to the delegates of the cooperatives present at the AGA. The other cooperatives will find a copy annexed to this issue of the FECHIMM Express. An electronic version of the report is also available at [www.fechimm.coop](http://www.fechimm.coop).

#### THE COOPERATIVES SPEAK

Adopted as a statutory matter at the 2008 AGA, a period was set aside to allow the members of the assembly to share information or comments. Various subjects were addressed by the delegates. The difficulty to renew the members' participation and its consequences were pointed out. Various initiatives undertaken by the coops were also presented.

##### For a fair rebate

The delegate from the Coopérative Le Petit Train de Viauville, Benvido Woollams, used his right to speak to plead in favor of a better attribution of the members' rebate between the subsidized members/tenants and those who do not receive a subsidy.

He disapproves of the actual specifications of the SHQ limiting to 10 % of the rent really paid, the rebate granted a tenant getting a rent supplement subsidy, saying it is not enough to encourage participation.

FECHIMM's executive director, Mr. André Noël, informed the assembly that discussions on the matter are already in progress with the SHQ and that it could lead to a modification of the specifications as soon as this Fall.

#### ADOPTED PROPOSALS

##### The average market rent VS the budgetary standards

According to the budgetary standards of Achat Rénovation and AccèsLogis, the rent in housing cooperatives should be between 75% and 95% of the average market rent at the metropolitan scale. In the sectors where the average rents are particularly low, implementing this norm would mean that cooperative housing would be less competitive.

The Coopérative Le Virage de Laval has submitted a proposal that FECHIMM do what is necessary for the SHQ to agree to lower its budgetary standards in establishing the rent, in sectors where the market rents are particularly low, according to 65 % of the average market rent. The proposal was adopted unanimously.

##### Political action committee

At the coming of the municipal elections next November, and in the actual context, the delegates at the 2009 AGA deemed it necessary to reassert how important the cooperative model is in housing and also the role of the political action committee.

After having discussed the Federation's political position, a resolution specifying the role of the committee was submitted and adopted by the general assembly. The many element proposal wants the Board of directors to provide resources in order to allow the political action committee to do some research and the necessary reflection to elaborate the political speech of the Movement and of FECHIMM.

The assembly has entrusted the committee with the mandate to identify the main issues and to determine the actions to take in order to point them out. The assembly has also asked the Board of directors to delegate at least one officer to be responsible for FECHIMM's political position. It was also decided to put on the agenda of the Fall symposium, the presentation of a progress report and a discussion on the political position of FECHIMM.

The leadership of the committee was entrusted to Denis Plante from the Coopérative Val Perché and administrator at FECHIMM. Jocelin Pelletier of the Coop Laliberté, Richard D. Lavoie of the Coop Château Maribert, Christine Fleurant of the Coop Darling and Liette Vidal of the Coop Le Plateau are the other members of the political action committee. If you are interested in joining the committee, please call Isabelle Lalouette at 514-843-6929, extension 243, or by email at [ilalouette@fechimm.coop](mailto:ilalouette@fechimm.coop).

## NEW BOARD OF DIRECTORS

The Board of directors of the Federation was renewed at the 2009 AGA. The six vacancies on the board did not need an election. The six candidates were elected by acclamation. Louis-Philippe Duperré of Coop La Voie Lactée was reelected as were Claude Turcot of coop Terrasse Soleil and Clévis Cabrera of Coop Mercier. Three new women joined the team in place: Johanne Lefrançois of Coop Lachapelle de Cartierville, Maryse Dandurand of Coop Des Nations and Line Bouliane of Coop Vent d'Est.

Right after the AGA, the board of directors met to choose its executive officers. Louis-Philippe Duperré was reelected as president, Claude Turcot as vice-president and Sylvain Belisle as secretary. When Serge Moquin left, the job of treasurer became vacant and Johanne Lefrançois was then elected as treasurer.

## OUR DELEGATES AT THE CQCH

FECHIMM took part last May 22 to May 24, in the annual general assembly of the Confédération québécoise des coopératives d'habitation which was held in Beaupré in the Québec region. FECHIMM was represented by its board members and the nine other delegates elected at its 2009 AGA. The Federation wishes to thank the delegates for their excellent work.

### FECHIMM delegates:

Lise Thibodeau, Coop À Tout Hasard  
Albert Pearson, Coop Mon Toit  
Daniel Dion, Coop Olympiah  
Natasha Goulet, Coop Le Prolétaire  
Craig Goral, Coop Havre de Paix  
Christiane Fleurant, Coop Darling  
Monique Brière, Coop Ville-Marie  
Christian Chabert, Coop Castelnau-Casgrain

## DRAWS FOR COMPUTERS

At the end of the 2009 AGA, FECHIMM drew many attendance prizes among which were 4 laptops, in collaboration with Insertech Angus. The cooperatives L'Envol and Feuille de Printemps left with the computers given within the context of the 2009 Advantages promotion. The two winners of My email for a computer contest are Collin Mayrand of Coop Ginette de Lagrave and Khabet Samir of Coop Palais Darlington.

## FECHIMM salutes Serge Moquin

After being involved in the Federation for more than ten years, its treasurer Serge Moquin decided to leave his job as an administrator. He is awarded a special gift for his cheerful contribution to the board of directors all along these years.

## COOP IN THE LIMELIGHT

### COOP LES TOURELLES TAKES ADVANTAGE OF SOLAR ENERGY

WHEN YOU THINK ENERGY EFFICIENCY IN HOUSING COOPERATIVES, FIRST OF ALL YOU THINK ABOUT EFFICIENT COOPS, THE PROGRAM INTENDED TO ASSIST YOU IN IMPLEMENTING ENERGY EFFICIENCY MEASURES. THE COOPÉRATIVE LES TOURELLES OF THE MILTON PARC COMMUNITY DID NOT WAIT FOR THE CREATION OF A PROGRAM TO ACT. SINCE THE FALL OF 2005, THE COOPERATIVE HAS INTEGRATED SOLAR ENERGY TO ITS HOT WATER AND GAS HEATING SYSTEM.

#### COOP IN THE LIMELIGHT

The cooperative from the Milton Park Community has installed 8 rebuilt solar panels on the roof of its building. The coop bought these rebuilt panels for \$350 each instead of \$1000. It has also bought a rebuilt double tank for \$15,000 instead of \$40,000, thus saving \$25,000. « The system leads to direct and indirect savings », says Richard Phaneuf, instigator of the project. It allows you to reduce your gas consumption, an approximate saving of about \$6 per day in the summer. The system also favours the durability of the water-heater which is then less sollicitated, because the water it contains is already preheated. The principle of the system is very simple. The water heated by the sun heats the city water already in the water tank. So, instead of bringing the city water from 10oC to 50oC, the gas is used only to bring the water from 40oC to 50oC. However, Richard Phaneuf notes that his cooperative does not have an ideal location to take the most advantage of its solar panels. The tower in front of the cooperative hides the sun for awhile in the afternoons.

According to Richard Phaneuf, with such a system, you would get a better return in a building of about 40 housing units heated with water and having a better exposure to the sun all day long. Regrouping the four gas meters of the cooperative under one meter only proved to be more economical than using solar energy », says Richard Phaneuf. He explains that after many requests to Gaz Métro, his coop, which has four adjacent buildings, has managed to carry out this very advantageous grouping. Installing one gas line between the four buildings connecting them to the same meter cost \$8,000, but has since then allowed the cooperative to reduce its gas bill by about \$6,000 per year.

### Coop Les Tourelles in a blink of an eye

The coop Les Tourelles get its name from its building, the «Gonee» its bay-windows reminding you of small towers.

Founding year : 1980

Location : Plateau Mont-Royal

Number of units : 26

Program : Article 95

Member of FECHIMM since 2006

# FECHIMM salutes its new members

Four cooperatives who have between them 79 housing units, have joined FECHIMM in the second trimester of 2009. Those coops are : Les Beaux Jours de Verdun, Le Village 5161 Wakley, La Bonne Aventure de Verdun and L'Entrepont. It brings to 428 the number of members at FECHIMM. Today, the Federation represents close to 9600 households in the Metropolitan Montreal.

## A building inspection service

Whether your cooperative needs renovation work, a new construction or a simple regular inspection of its buildings, FECHIMM is now able to offer the services of a building technologist who can help decide what you need. He will also help you establish a multi-year maintenance plan.

## Price

You have two options. You can be billed at an hourly rate of \$75 or for a package deal at a specific amount. This package deal is \$1,200, and covers opening the file, the traveling time of the technologist and the inspection of 10 housing units. Additional fees of \$75 per housing unit will be billed for any additional unit over 10. This package deal includes the inspection of the buildings and the housing units along with a detailed report.

According to your needs, we will help you determine which option is best adapted to your situation. For more information, please call Mahmoud Karamostefa at 514-843-6929, extension 254, or by email at [mkaramostefa@fechimm.coop](mailto:mkaramostefa@fechimm.coop).

## EFFICIENT COOPS – Be turned on!

Did you know that...

The lights of a household represents 5 to 10 % of the total energy it uses?

Your cooperative can receive cash rebates from Hydro-Québec in order to help save on the lighting costs?

It is simple! Call FECHIMM's partner to receive a key in hand service and improve your lighting system :

Free quotations with no commitment including the rebates from Hydro-Québec and the installation by an electrician (if need be).

Don't wait to get in touch with J.D Paré électrique inc. at 1-800-567-9340.

Examples of costs and rebates from Hydro-Québec

Goods*	Cost	Refund
Fluorescents – Ballast kit- category 2 and T-8 fluorescent lamps	\$21,95	\$20
Compact Fluorescents – Screw type Compact fluorescent lamp (FP of 0,9)	\$8	\$8
Exit Indicators – DEL exit indicator conversion kit	\$38	\$30
High pressure Sodium – Light with high pressure sodium lamps	\$67	\$100

\* Other products subject to a rebate are also available

\*\* Can be changed without notice

## LUCRATIVE PURCHASING GROUPS

New partnership with Cooptel

FECHIMM has just come to a partnership agreement with Cooptel, the only telecommunication cooperative in Quebec. The tenants-members of the cooperatives members of FECHIMM can now take advantage of reduced prices on telephone services and Internet from Cooptel, where service is available. Various package deals are offered. We invite you to consult and distribute to the members of your coop, the copies of the Cooptel leaflet included in this issue of the FECHIMM express. You can also find more information on Cooptel's offer at [www.fechimm.coop/achats.html](http://www.fechimm.coop/achats.html).

## THE CALENDAR WORKSHOPS ARE TAKING A BREAK THIS SUMMER, BUT OUR TEAM STAYS AT YOUR DISPOSAL.

The last calendar workshop will be on Saturday, June 20th and we expect starting again in August. If you are interested or in need of, please register to the various workshops already scheduled and take advantage of the expertise of our teachers who have been involved in the cooperative environment for many years and are always happy to see you. If you don't have the time or the delay is too short, don't worry, we will see you after the holidays!

At home workshops

We can also go to your coop to give any workshop. The at home workshops can be in your cooperative, in a community center or anywhere you choose. You can train all the members of your board of directors or a committee all at the same time and in one shot! If this method suits you better, get in touch with Fritz Jean-Paul at 514-843-6929, extension 228, or by email at [fjeanpaul@fechimm.coop](mailto:fjeanpaul@fechimm.coop) for more information.

New assistance service

You want to revive the cooperative flame inside your collective enterprise? You want to know everything and understand how it works? You want your Board and committee members to manage the cooperative with the highest level of efficiency? A training workshop planned according to the specific needs of your coop can be worked out. These plans include the training sessions, meetings with the board of directors and meetings with the committees which should help you improve your knowledge and start again on the right foot.

**DO NOT FORGET YOUR EDUCATION CREDITS WORTH \$40 EACH. YOU CAN USE THEM FOR ANY TYPE OF WORKSHOPS!**

For more information, visit us at [www.fechimm.coop/formation.html](http://www.fechimm.coop/formation.html).