



FÉDÉRATION DES COOPÉRATIVES
D'HABITATION INTERMUNICIPALE
DU MONTRÉAL MÉTROPOLITAIN



TO TAKE PART IN THE CAMPAIGN

Elections will be held in Quebec on October 1st. The election campaign will be the ideal opportunity to obtain concrete commitments from political parties wanting to be elected.

FECHIMM is inviting you to play an active role in this campaign by putting forward the priorities set by the general assembly of members in order to raise the voice of housing co-operatives.

How to participate?

- Talk with the candidates who will be knocking on your door
- Send them your questions by email or through social networks
- Take part in the electoral debates in your neighborhood
- Invite the candidates from your constituency to an activity in your co-op (corn roast, yard sale, etc.)

TO BECOME MORE ACTIVELY INVOLVED

If you would like to play a more active role in the campaign and would like to take part in FECHIMM's political action committee rallies, contact us at 514 843-6929, ext. 223.

ELECTIONS
QUÉBEC 2018



HOUSING CO-OPERATIVES DEMANDS

- 1. Improving and enhancing the AccèsLogis program**
- 2. Reserving institutional buildings for the development of new housing co-operatives**
- 3. A subsidy program enabling co-operatives to renovate their buildings and keep them in good condition**
- 4. Safeguarding the total amount invested by co-operatives in the Fonds québécois d'habitation communautaire (FQHC)**
- 5. Amending the Act respecting municipal taxation allowing municipalities to allocate a differentiated tax rate to co-operatives**
- 6. Fighting all forms of violence against women**

DEFENDING THE RIGHT TO HOUSING

Improving and enhancing the AccèsLogis program

FECHIMM identifies four main measures to improve the only co-operative housing development program:

- Increasing the number of units completed annually based on tenants' needs Indexing of maximum implementation costs, capped since 2009, in order to reflect the reality of the metropolitan real estate market, including the need to decontaminate land
- Changing the method of rent setting for non-subsidized housing so that it remains accessible to modest income households
- Reinstating complementary programs in the area of renovations, innovation, and community services.



What do you intend to do to promote the development of housing co-operatives ?

Reserving institutional buildings for the development of new housing co-operatives

To address the housing crisis, in a context where land available for construction is scarce and unaffordable, FECHIMM calls on the government to reserve institutional buildings for the development of new housing co-operatives, among others hospitals that are closing their doors.



Do you agree with the idea of reserving institutional buildings for the development of new housing co-operatives?

The housing crisis is still ongoing in the Montreal metropolitan area. Three categories of households are particularly affected:

- low and modest income households
- families with 2 children and more (3 and more bedroom units)
- people with disabilities

Households spending more than 30% of their income on housing

- **Montreal: 36,5%**
- **Laval: 35,6%**
- **Saint-Eustache: 38%**

Households spending more than 50% of their income on housing

- **Montreal: 17,7%**
- **Laval: 15%**
- **Saint-Eustache: 16,4%**

DEFENDING HOUSING CO-OPERATIVES

A real subsidy program to renovate co-operatives

According to the survey conducted by FECHIMM, renovation needs for co-operatives in its territory will cost \$ 400 million over the next ten years. Even if they are more recent, co-operatives developed under the AccèsLogis and Affordable Housing Québec (LAQ) programs still require significant investments. It is important that the government does not allow to deteriorate today the collective heritage it has helped to build. That is why it is necessary that renovation subsidies be made available for co-operatives.

Q Do you commit to creating a renovation subsidy program for housing co-operatives?

A differentiated tax status for housing co-operatives

Although they do not participate in the speculative market and manage social housing for low-income households, housing co-operatives are taxed on the same basis as the private sector. The movement considers this situation unfair.

FECHIMM is therefore campaigning for a minor amendment to the Act respecting municipal taxation in order to assign a differentiated tax status for rental housing co-operatives, including solidarity co-operatives. This optional measure would allow municipalities to allocate a lower tax rate than the one set for the private sector.

Q Do you agree with assigning a differentiated tax status to housing co-operatives?

Safeguarding the Fonds québécois d'habitation communautaire

Since the creation of the AccèsLogis program in 1997 and the LAQ program in 2004, co-operatives and NPOs that have benefited from those programs have paid \$ 200 million to the Fonds québécois d'habitation communautaire (FQHC). The Fund, which was intended to support both the development and maintenance of co-operatives and non-profit housing, has for all intents and purposes never been used in the last 20 years. Even worse, despite opposition from social housing organizations, the government transferred the assets of the Fund to the Société d'habitation du Québec.

FECHIMM is therefore demanding that Quebec restore the autonomy of the FQHC by setting up a structure controlled mainly by the contributing organizations. It also asks the government to pay its share as stipulated in the agreement that governed its creation and to make it available to contributing co-operatives with significant renovation needs.

Q Do you agree with restoring the autonomy of the FQHC and making it available to contributing co-operatives that must carry out renovations?

FOR A MORE JUST SOCIETY

Fighting all forms of violence against women

FECHIMM calls for commitments from parties to fight all forms of violence against women, specifically violence experienced in their home (harassment, intimidation, sexual violence, domestic violence, etc.). The Federation is also calling for amendments to the Cooperatives Act to assure it is more fair to survivors and guarantee they can remain in their home.

Q **What measures are you proposing to fight violence, specifically violence experienced by women in their homes?**

**For more information, go to our special section
fechimm.coop/en/Quebec2018**