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Reception

<https://flhlmq.com/fr>

Quebec Federation of Low-Rent Tenants

Let's open our doors to a future without fears



United we stand, divided we fall

We promote and defend the interests of tenants to work to improve their quality of life.

Who are we?



Services and training

Our services help guide you through your training

JRC

A residents' advisory committee is a body of social housing to participate in the management of their building. [Get informed](#)

Associations

A tenants' association is the grouping of tenants of one or more HLMs. This association is set up by tenants and for tenants.

[Get informed](#)

OMH Board of Directors

The SHQ Act provides that the board of directors (BOD) of a housing authority is composed of a fixed number of directors that can be between five and fifteen people.

[Get informed](#)

News:

[Send an email to support Alexis!](#)

[The OMH refuses funds from the SHQ to help a young person with Down syndrome at the end of life.](#)

["I live in a social housing project and that's a chance I have"](#)

[Chantal Daneau's testimony in favor of new HLMs.](#)

Petition for quality social housing

The FLHLMQ hopes to collect 10,000 signatures.

The contempt has lasted long enough!

The Lake Abitibi Housing Authority must change its attitude.

Groundbreaking ceremony for Unitâinés in Rimouski

Offices should not depend on others to fulfil their mission.

Community safety in a Montreal low-cost housing project

Tenants are not alone!



Thanks to the FLHLMQ, I learned my rights as a tenant. Their support has really improved communication with our HLM office, and we have secured important repairs to our homes."

Paul, tenant in Quebec City:

"Being a member of a tenants' association has strengthened our community. We have managed to obtain better management of our building thanks to the help of the FLHLMQ."

Fatima, tenant in Laval:

"The FLHLMQ helped us understand the rent review process. Their support has made a big difference in our daily lives."



Contact us

info@flhlmq.com

1-800-566-9662

2520, av. Lionel-Groulx, Local 202

Montreal, Quebec

H3J 1J8

Donate (\$) or become a member

https://flhlmq.com/sites/flhlmq.com/files/images-dans-les-textes/Formulaire%20d%27adh%C3%A9sion_1.pdf

Nearly 300 tenant associations and resident advisory committees (RACs) renew your membership in the FLHLMQ every year. It is thanks to you that the federation can speak with a strong voice to the governments of Quebec and Ottawa so that they take care of our housing.

FLHLMQ Membership Form

Together, we are stronger! Join the movement!

Type and number of dwellings represented by your association

Number of housing units for seniors:

Number of family accommodations:

Number of housing units for disabled people:



City: Postal Code:

Phone: Email:

2nd contact:

Title (President, Secretary, etc.):

Address:

City: Postal Code:

Phone: Email:

Topicality

Send an email to support Alexis!

September 17, 2024

The OMH refuses funds from the SHQ to help a young person with Down syndrome at the end of life.

"I live in a social housing project and that's a chance I have"

September 16, 2024

Chantal Daneau's testimony in favor of new HLMs.

Petition for quality social housing

September 11, 2024

The FLHLMQ hopes to collect 10,000 signatures.

The contempt has lasted long enough!

September 11, 2024

The Lake Abitibi Housing Authority must change its attitude.

Groundbreaking ceremony for Unitâînés in Rimouski

September 10, 2024

Offices should not depend on others to fulfil their mission.

Community safety in a Montreal low-cost housing project

September 5, 2024

Tenants are not alone!

September 15 demonstration in Quebec City

September 4, 2024

We march behind the banner "I want a HLM"!

Record demand for low-cost housing in Saguenay

September 3, 2024

The list explodes from 200-300 to 454 people waiting.

Solange takes out her garbage cans!

September 3, 2024

Humorous poster on waste management.

A new fast track for developers

August 30, 2024

Housing offices must be one of them.

Flooding in Lanaudière

August 27, 2024

The SHQ takes care of its tenants.

Prefabricated social housing?

August 27, 2024

A golden opportunity for the services.

A strategy that limits the number of social housing units to 4%

August 22, 2024

These are pathetic targets for low-income households.

A radical plan for construction in England

August 21, 2024

Ten times better than Quebec!

Let's protest in Quebec City on September 14 and 15

August 20, 2024

The FLHLMQ will be present to demand low-cost housing.

News

Get involved with the CCR

A Residents' Advisory Committee is a body that allows low-income tenants to participate in the management of their building and to make recommendations to the OMH management on all matters that affect them. A CCR is composed only of tenants designated by the associations. All offices are obliged to have one and must support it.

A JRC is a plus!

The participation of tenants in the management and community life of the offices is a PLUS that has not wavered over the years. On the contrary, the experience acquired in many offices shows all the richness of it. This participation is a fundamental element in meeting the challenges facing life in social housing, today and in the future. Whether it is to maintain the quality of housing, the harmony of the living environment or the resources to be developed to promote home care or social reintegration, the collaboration of tenants is essential.

Since April 2002, the SHQ Act has required each of Quebec's housing authorities to set up a CCR. Beyond the law, experience shows that the JRC is a valuable tool in the management of an office. More than half of the housing authorities have set up one.

In the case of large agencies, the Act also provides for the establishment of area committees to discuss more specifically direct services to residents and their complaints.

The SHQ mandated the FLHLMQ to provide the necessary support for the establishment of the RCCs. Do not hesitate to call on his services to found or support your CCR.

For more information on how the JRC works:

How to set up your Residents' Advisory Committee (RAC)?, 2016 edition, pdf version, 8 p.

Resident Advisory Committees, PDF version, 64 pages

NEWS 1: Petition for quality social housing

<https://flhlmq.com/fr/article/petition-pour-des-hlm-de-qualite>

The FLHLMQ will take advantage of the demonstration and the camps organized by FRAPRU to demand social housing, on September 14 and 15, to publicly launch its petition for quality HLMs. The following week, all our associations and the CCRs in Quebec will be invited to go door-to-door to collect at least 10,000 signatures and to ask their MNA to table them on their behalf in the National Assembly.

The wording of the petition is simple to understand and explain:

WHEREAS the mission of the Société d'habitation du Québec is to provide citizens with low-rent housing;

WHEREAS the 73,000 low-rent housing units (HLMs) across Quebec are not sufficient to meet the needs of the 34,000 households on waiting lists;

If you feel like it, the FLHLMQ invites you to send an email to the mayor of the municipality of Baie-Saint-Paul and the deputy mayor who is also president of the OMH.

You could help us by sending a simple message like:

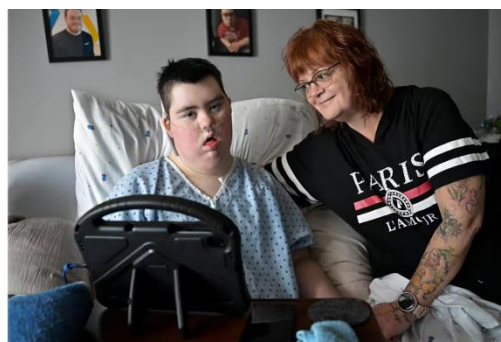
For humanitarian reasons, I would like you to accept the offer of the Société d'habitation du Québec to grant an exceptional budget of \$50,000 for the installation of a lift outside Ms. Simard's apartment.

Send your email to the following two addresses:

maire@baiesaintpaul.com

district5@baiesaintpaul.com

The FLHLMQ thanks you for supporting this solidarity action!



Nadia Simard démontre le manque d'humanité des gestionnaires du HLM où elle vit avec son fils Alexis, atteint de trisomie 21 et du syndrome de Moya Moya. PHOTO D'OLIVIER GILLES/LEDEVELOPPEUR

NEWS 3: "I live in a social housing project and that's how lucky I am"

<https://flhlmq.com/fr/article/je-vis-dans-un-hlm-et-ca-cest-une-chance-que-jai>

Submitted by Rédaction on Mon, 09/16/2024 - 16:28

The FLHLMQ was present at the large demonstration of 1,300 people in favour of social housing that took place on September 15 in front of the National Assembly in Quebec City.

A member of our board of directors, Chantal Daneau, even made the front page of the newspaper Le Soleil and a Radio-Canada report by stating: "I live in a low-income housing project and that's a chance I have. There are about 34,000 households that would like to have the same chance as me."

During this rally organized by FRAPRU, 450 people signed the petition FOR QUALITY HLM that all associations and CCRs will receive by mail during the week of September 16.

To read the article in the newspaper Le Soleil:

<https://www.lesoleil.com/actualites/actualites-locales/la-capitale/2024/09/15/la-chance-dhabiter-dans-un-hlm-5L4SZKQNHZADTEKTRYCSCWKI5M/>

leSoleil



Chantal Daneau se console chaussettes d'hiver dans un HLM. Plusieurs familles d'abord avec la chance, dit-elle. (Philippe Chénier/Le Soleil)

«Je vis dans un HLM et ça, c'est une chance que j'ai. Il y a environ 34 000 ménages qui aimeraient avoir la même chance que moi», lance Chantal Daneau.

NEWS 4: "The contempt has lasted long enough!"

<https://flhmq.com/fr/article/le-mepris-assez-dure>

The contempt has lasted long enough!

Submitted by Rédaction on Wed, 09/11/2024 - 11:41

Radio Canada has just published an article on the scandalous situation experienced at the Lake Abitibi housing office: laxity in the rental of housing, contempt for tenants who ask questions, threats against CCR members, etc.

The FLHMQ is wholeheartedly with the tenants who are right to complain and we hope for a strong intervention on the part of the SHQ to restore transparency and respect for the rules of participation in this office. Above all, and this is not mentioned in the report, all the tenants who are members of the CCR received a formal notice from the OH in order to intimidate them. Never seen before!

How was it discovered that social housing was empty in Abitibi-Ouest?

HLM tenants have acted as whistleblowers in this case. Journalist Jean-Marc Belzile explains how he managed to confirm their information.

<https://ici.radio-canada.ca/info/videos/1-10172505/comment-a-t-on-decouvert-que-logements-sociaux-etaient-vides-en-abitibi-ouest>

Low-cost housing that has been unoccupied for years in the midst of a housing crisis

By Jean-Marc Belzile Radio Canada Abitibi-Témiscamingue

In the midst of a housing crisis, several low-rent housing units managed by the Office d'habitation du lac Abitibi are unoccupied in Abitibi-Ouest. A situation that has been going on for years and no solution has been found.

In the small municipality of La Reine, which has a population of just over 300, 11 low-rent housing units are available, but only five are occupied. Several of these homes have been empty for several years.

Mayor Fanny Dupras-Rossier says she has tried a few times to get explanations, but without success. We ask questions, but it's difficult to get clear answers," she explains.

In Palmarolle, 4 of the 10 low-cost housing units are not occupied. For a long time. In Palmarolle, we can read in the municipality's 2015-2017 action plan that this was already a problem. The municipality was calling for changes by proposing to raise awareness among HLM administrators so that they lower the age of eligibility to 55.

Households living in low-cost housing pay 25% of their income for housing. To be eligible for low-income housing in Abitibi-Ouest, a single person cannot earn more than \$25,000 and the household income must not exceed \$37,000 for a family of 4 or 5 people. Some HLMs also require a minimum age, as is the case in Palmarolle.

These vacant units are expensive since it is the municipality that pays part of the costs. The deficit is paid 90% by the Société d'habitation du Québec (SHQ), and 10% by the municipalities. Municipalities that, in most cases, do not have a lot of money.

The Office d'habitation (OH) du lac Abitibi manages the low-rent housing projects of La Sarre, Palmarolle, La Reine, Normétal and Dupuy. According to officials, 15 out of 104 homes are vacant. After verification, Radio-Canada was able to find that this figure is underestimated.

There are more than twenty homes that are unoccupied, some of them near downtown La Sarre.

The executive director of the OH, Mylène Joseph, specifies that these units are vacant since there is no demand in these municipalities.

Asked if the criteria could be changed, she said that all scenarios are being considered.

This situation is unfortunate, but not exceptional when it comes to buildings at a good distance from services. We continue to work with the NEB to find solutions and allow these units to be rented as soon as possible. Flexibilities are also possible and also make it possible to promote rentals, explains the Société d'habitation du Québec (SHQ) in an email.

The Fédération des locataires des HLM du Québec believes that the criteria should have been changed.

In other offices, as we have seen, there is a possibility by decree to increase the ceiling of eligible income when we are unable to rent the units. This has been done in several regions, including recently in the Gaspé Peninsula. Steps must be taken to ensure that these units do not remain empty while we are in the midst of a housing crisis, explains coordinator Patricia Viannay, who also says she receives calls from disgruntled citizens of Abitibi-Ouest.

I know that I receive calls from tenants who say they are eligible, but who can't apply. They don't understand why they weren't on the waiting list when there are vacant units.

A quote from Patricia Viannay, coordinator at the Fédération des locataires des HLM du Québec

Difficult to get answers

The executive director of the Office d'habitation du lac Abitibi, Mylène Joseph, believes that the relationship with the various villages is good, specifying that each municipality has a representative on the board of directors (BOD) of the Office.

On June 13, 2023, the same Board of Directors nevertheless adopted a resolution to remind municipalities that they have no decision-making power.

Be it resolved to send a letter to municipalities/cities explaining that despite their 10% contribution, decisions regarding low-cost housing are the responsibility of OHLA only, the minutes read.

The Residents' Advisory Committee (RAC), created in 2019 to represent low-income residents on the OH Board of Directors, is also of the opinion that information is difficult to obtain. President Jacques Mailhous says he made the decision to get involved to understand what can explain these uninhabited dwellings.

When we hear people tell us or call us to tell us: "We would like to have rent, but we are not able to reach the DG". It sets me on fire, I have a hard time accepting that," he explains.

The committee has been trying since March 2023 to get answers from the executive director of the Abitibi Lake Housing Office, Mylène Joseph, but communication is very difficult.

In March 2023, the CCR first requested the minutes and agendas of the Board of Directors meetings of the Office municipal d'habitation. The executive director then replied that they had to go through the Access to Information Act.

"We cannot send you the documents without following this process," she wrote on April 27, 2023.

In a telephone interview with Radio-Canada on September 9, she reiterated this position.

The CCR's request is legitimate and does not have to go through access to information.

It is written directly in the Act. What is written in black and white is that the CCR has the right to have access to the minutes, to also meet with the board of directors once a year, explains Patricia Viannay, coordinator of the Fédération des locataires des HLM du Québec.

It was finally after months of efforts by CCR members and the intervention of the Fédération des locataires d'habitations à loyer modique du Québec that they received the minutes in December 2023. However, to date, the committee has still not been able to consult, as required by law, the annual report and budget of the Abitibi Lake Housing Authority.

Refusal to fund the JRC

The social housing management guide also provides that the Housing Authority must fund the CCR at a rate of \$30 per unit per year to allow activities to be organized for the benefit of tenants, but the Abitibi Lake Housing Authority refuses to provide this money to the committee.

There is no way to have our association money to operate. It is the tenants who pay out of their own pockets for an activity and then they wait to be reimbursed, but it can take a long time, explains the secretary of the committee, Blaise Boisvert.

When asked about this, the executive director of the OH, Mylène Joseph, did not want to answer, saying that it is a question related to internal management.

In theory, there is no reason why the Office should manage the money itself. In fact, the Office just receives the money from the SHQ to give it to the associations, says Patricia Viannay.

No tenant on the board of directors

The current conflict between the members of the Residents' Committee and the Executive Director of the Housing Authority means that residents are no longer represented on the Board of Directors, but there has also been no dialogue between the two parties for more than a year.

The SHQ Act provides that two or three tenants sit on the board of directors of a housing authority, but in the case of Lake Abitibi, no tenants are present.

Jacques Mailhous and Blaise Boisvert specify that the elected members of their organization were never invited to participate.

Mylène Joseph says she refuses the CCR's appointments because, according to her, their elections were not compliant. They prevented people from voting, even though they had the right to vote, she explains.

For their part, Blaise Boisvert and Jacques Mailhoux assure that everything was done according to the rules. They also specify that they asked the Housing Office for the complete list of tenants, as provided for by law, but that the director refused to give them this information.

We tried with the Société d'habitation du Québec to sit them together, but it hasn't come to fruition to date. The Société d'habitation du Québec has finally made the decision to really analyze the situation more, because the director feels harassed by the tenants who absolutely want to get involved and the tenants feel harassed by the director who obviously doesn't want to know anything, explains Patricia Viannay, who has been trying for more than a year to act as a mediator in this conflict.

The MNA for Abitibi-Ouest, Suzanne Blais, said she had been informed of the occupancy rate of the HLMs and the tensions between residents and the executive director of the OH, but refused to comment.

I am aware of the problem and we continue to work with the stakeholders concerned to find solutions and allow the rental of these homes as soon as possible. Relaxations are also possible and also allow for rentals, his office told us by email.

The Abitibi-Ouest RCM also declined to comment on the situation. The MRC said in an email that it had had discussions with the two housing offices in the locality, the Office municipal d'habitation Arc-en-ciel and the Office d'habitation Lac Abitibi.

The MRC mentions that the committee does not intervene in the internal management of the various developers.

CCR President Jacques Mailhoux says he filed a complaint with the Société d'habitation du Québec, but it did not lead to any changes.

For the complaint to be valid, each person must make a complaint. They are elderly people. Like the HLM in Normétal, there is one person in 20 rents who has a computer, the world doesn't want to touch that, it scares them. We are their representatives, we should be able to represent them, but no, they are person by person," he says.

Jacques Mailhoux deplores the fact that in the current conflict between him and the Housing Office, it is the tenants who are paying the price.

Photo: Radio Canada - Jacques Mailloux, the president of the CCR with Blaise Boisvert, the



secretary.

NEWS 5: "Groundbreaking ceremony for Unitâînés in Rimouski"

<https://flhlmq.com/fr/article/premiere-pelletee-de-terre-pour-unitaines-rimouski>

Groundbreaking ceremony for Unitâînés in Rimouski

Submitted by Rédaction on Tue, 10/09/2024 - 09:03

In a report on September 9, Radio Canada highlighted the official groundbreaking of a 100-unit building built by the Unity-Unity Mission, which will then be entrusted to the management of the Office d'habitation Rimouski-Neigette. The FLHLMQ is delighted with this initiative, which will make it possible to make a thousand housing units available to housing authorities in a dozen cities over the next 24 months to help the 34,000 households waiting for low-income housing in Quebec.

At the same time, this initiative from a private foundation makes us realize how scandalous it is that the housing authorities, which have been the SHQ's main agents for 50 years, have to depend on the efforts of others. This is why our federation is urging Minister Duranceau to set up a programme for the construction of social housing specific to OHs.

It's Day 1 of the construction of 100 new seniors' housing units in Rimouski

Gabriel Paré-Asatoory ([View profile](#))

Gabriel Paré-Asatoory

Text-to-speech, based on artificial intelligence, makes it possible to generate a spoken text from a written text.

The Mission Unitaînés project is coming to fruition: 100 new affordable housing units for low-income seniors are about to be built in Rimouski. A groundbreaking ceremony took place on Monday morning.

The six-storey building will be located on Corneau Street, near the Université du Québec à Rimouski. The first tenants are expected at the beginning of 2026.

Mission Unitaînés was created to respond to the [housing] crisis. We are working urgently. We work quickly. [...] There are 24 months, all included, between obtaining the grant and the delivery of the buildings, explains Caroline Sauriol, president and CEO of the organization.

It is a quality building that is being built efficiently to meet the needs of low-income seniors.

A quote from Caroline Sauriol, President and CEO of Mission Unitaînés

Once erected, the building, which will be operated by the Office d'habitation Rimouski-Neigette (OHRN), will include 15 studios, 74 three-and-a-half and 11 four-and-a-half. Some apartments will cost \$600 a month, including electricity, heating and internet.

Mission Unitaînés also pledges \$500,000 to the OHRN for its contingency fund. A donation that will allow the project to be financially self-sufficient for the next 35 or 50 years, according to the organization's president and CEO.

For the mayor of Rimouski, the start of construction of these units is a step in the right direction.

This is not enough, of course, to completely address the housing shortage, but it is really a good start to help us free up apartments, admits Guy Caron.

The elected official estimates that about 500 housing units will be started in Rimouski and as many next year. This is 200 less than what he anticipated in June.

However, 150 more apartments could be added by the end of the year, the mayor reminds us. The financial package for the project of the Work Unit for the Implementation of Student Housing (UTILE) has still not been completed.

If the Quebec government can announce an investment, it will be other units that could be started this year, he assures.

A concept repeated elsewhere in Quebec

Nine other projects, identical to the one in Rimouski, are planned across the province.

That's our concept. It is the simultaneous construction of identical buildings from one city to another. Sometimes, the exterior siding, the colour of the exterior cladding can vary, but otherwise, the entire interior is identical in the ten buildings that are built at the same time, says Caroline Sauriol.

A total of 1000 housing units will be built by 2026.

With information from Isabelle Damphousse



NEWS 6: "Community Safety in a Montreal Low-Income Housing"

<https://flhlmq.com/fr/article/securite-communautaire-dans-un-hlm-de-montreal>

Submitted by Rédaction on Thu, 05/09/2024 - 15:16

The tenants of the Papineau dwelling located in the Ville-Marie district of Montreal are regularly visited by homeless people looking for the warmth and tranquility of the stairwells to spend the night. The members of the committee are regularly questioned by their members and want to propose concrete actions to mitigate the negative effects of this cohabitation.

On September 4, the tenants' association and its volunteers met with several stakeholders (the office, the community worker, the FLHLMQ and the SPVM) to discuss homelessness issues. The tenants want to set up a monitoring committee that would make rounds in the building and the neighboring buildings eventually. Several points were also discussed: the front doors do not close completely and some cameras are defective, tenants let non-residents into the building. In addition, meetings with the organization Spectre de rue will be held to raise awareness among tenants and help the members of the safety committee develop good practices for intervening with homeless people.

We are confident that these meetings as part of the Montreal CCR's Community Safety Project will provide an opportunity to build on everyone's strengths to work together to find ways to improve tenants' sense of safety.



NEWS 7: "September 15 demonstration in Quebec City"

<https://flhlmq.com/fr/article/manifestation-du-15-septembre-quebec>

Submitted by Rédaction on Wed, 04/09/2024 - 16:19

The housing crisis continues to rage. While rents have risen dramatically in recent years, while rental housing is ridiculously scarce, the government has unveiled a very disappointing Crisis Exit: 23,300 social and affordable housing units (!) for 560,000 housing units built over the next 10 years. That's a very small 4% of social and affordable housing. But how will the 34,000 households waiting on the lists of the offices find housing? We all know someone who is waiting for a social housing, so we need a program to build one.

The FLHLMQ feels the urgency of getting the CAQ to move and will participate in the FRAPRU Camp for Housing Law on September 14 and 15. The success of this mobilization and the chances of getting the government to move will depend on the number of people who will march in Quebec City, in support of the Camp!

The FLHLMQ will host a booth during the camp to talk about the advantages of low-cost housing and the need to build more. Above all, the federation will march on September 15. Because the key is social housing, we need you behind our banner "I want a HLM".

To reserve a seat on a bus, you can call us at the FLHLMQ or contact your housing committee directly. A list of committees is available on the FRAPRU website, but please note that departures are organized from Montreal, Gatineau, Sherbrooke, Berthier, Trois-Rivières, Rimouski, Beauharnois, Châteauguay, La Prairie and Longueuil.



NEWS 8: "Record demand for low-cost housing in Saguenay"

<https://flhlmq.com/fr/article/demande-record-de-hlm-saguenay>

Submitted by Rédaction on Tue, 03/09/2024 - 13:36

Article from the newspaper Le Quotidien, September 3, 2024

by Carolyn Labrie

More than 450 names on the list to obtain social housing in Saguenay

The team at the Office municipal d'habitation de Saguenay has never seen such a big number: 454 people are waiting on the list to obtain social housing. "Requests have exploded since the beginning of the summer. Normally, there are between 200 and 300 names," says the assistant director of the OMH Saguenay, Adam Boivin.

The vast majority of people, about 350, applied for one of the three boroughs of Saguenay. The hundred or so others would like to be housed in a municipality in the MRC du Fjord-du-Saguenay. Type 3 and a half social housing is available for a single person or couple who earns less than \$25,000 per year. The household will then spend 25% of its income on housing. For a family of four or five who want to live in a 4 and a half apartment, the government sets a maximum income of \$38,000.

When it comes to social housing, it's HLMs, says Boivin, but constructions of this kind are no longer done in Quebec. From now on, we are building affordable housing. "We don't keep a list, but we can imagine that there too, the number is exploding," laments our speaker.

According to the CMHC definition, a dwelling is said to be affordable when the household spends less than 30% of its income on it. At the OMH de Saguenay, the tenants targeted for this type of apartment must earn between \$25,000 and \$45,000 per year.

"For a 3 and a half in Saguenay right now, the median rent is \$655, but it's not uncommon to see more around \$1200. So we're going to rent more around \$700 or \$800."

— Adam Boivin, Assistant Director OMH Saguenay

Which brings us back to the people who need social housing. Even at \$700 or \$800 a month, it's too expensive. There is the rent supplement program (PSL) which sets the price at 25% of family income. "The person pays their share and the government absorbs the rest," explains Adam Boivin.

However, the calculation is based on the median price, which puts off many private owners who currently have no difficulty finding tenants with a vacancy rate of 1.3% in Saguenay. In this context, the deputy director of the OMH is very eager to see the Saint-Dominique HLM back in his real estate portfolio, which will be rebuilt after the fire that occurred in 2002. Delivery is scheduled for 2025.

It is also planned that 24 new affordable housing units will be built and delivered in The Bay in 2025. "We also have the renovation of rooms and student residences. "All housing projects help reduce pressure on the market."

In Saguenay-Lac-Saint-Jean, nearly a third of the population is renting.

Photo: Daily newspaper

See also the report presented on NOOVO info:

<https://www.noovo.info/video/du-jamais-vu-la-crise-des-logements-sociaux-et-abordables-saccentue-a-saguenay.html>



NEWS 9: "Solange takes out her garbage!"

<https://flhlmq.com/fr/article/solange-sort-ses-vidanges>

Submitted by Rédaction on Tue, 03/09/2024 - 09:31

The FLHLMQ is launching its fourth humorous poster to promote living together and encourage positive and constructive discussions on cohabitation issues. This week: the oil changes! This poster is available free of charge for download or in print format at our offices.

In order to have good discussions on this subject, we have also produced a discussion sheet on waste treatment and collection (to download and print it, [click here](#)).

In many low-income housing, waste management can become a possible source of conflict between tenants. What could be more unpleasant than having to endure bad odors, the presence of vermin or the uncleanness of storage areas?

Although it is essential to reduce our waste production to fight against pollution, it must be admitted that over time, what we used to call garbage collection has become quite complex for various reasons:

- The introduction of selective sorting and the recovery of waste (domestic waste, recycling, compost and bulky items);
- Reducing the frequency of garbage collection and the different collection schedules;
- The development of specific storage and collection areas, which are often based on the needs of cities and waste management companies, not the needs of tenants.

These realities lead to several changes that can complicate the lives of tenants, such as, for example: the closure of garbage chutes, the installation of large volume bins that are often heavier and less accessible, selective sorting that is difficult to understand and compost that is gradually becoming necessary.

What useful role can your association or your CCR play?

First, it is important that the office and the tenants regularly discuss the efforts that are being made to properly manage residual materials. What actions can be taken to facilitate reduction at source, recycling, reuse and recovery in our social housing? It is not only a question of deciding on the location of the garbage bins, but of setting objectives and a plan to make a positive contribution to the fight against pollution.

Secondly, it is possible to support tenants in their efforts by carrying out initiatives to raise awareness of the 3Rs: reduction at source, reuse, recycling and recovery. In several associations and CCRs, recycling and reuse of clothing, furniture and other household items are promoted and some are installing composting bins.

Questions to ask yourself:

1. What are our results in terms of waste reduction?
2. What actions would improve our collective performance?
3. How to rally the office and tenants to eco-responsible actions?

4. What physical arrangements can be made to our buildings to facilitate waste collection?



NEWS 10: "A New Fast Track for Developers"

<https://flhmq.com/fr/article/une-nouvelle-voie-rapide-pour-les-developpeurs>

Submitted by Rédaction on Fri, 08/30/2024 - 12:46

In the August 30 issue of La Presse, Minister France-Élaine Duranceau announced a fast track for qualified developers who will benefit from administrative relief. The Société d'habitation du Québec (SHQ) will partner with companies or organizations that are solid, that are recognized for their efficiency, that are recognized for being able to deliver quality housing, in quantity, in a short period of time, within budgets, described the Minister responsible for Housing, at a press conference.

An NPO, the Société de développement Angus, will receive \$193.5 million to develop 677 affordable housing units in Montreal and 324 in Rimouski.

Why aren't the housing authorities, which have been the SHQ's main partners for more than fifty years, and which have more than 34,000 of the poorest households on their waiting lists, the beneficiaries of this fast track and administrative relief? Why not give them hundreds of millions of dollars to build public housing as well?

This is unfair to the poorest households because there is no legislation forcing other SHQ-qualified developers to provide housing at 25% of their income to households on HLM waiting lists.

This is why our federation is preparing, in September, to launch a general mobilization of the 65,000 tenants of social housing to obtain a new social housing program for housing offices.

Photo: La Presse



NEWS 11: "Flooding in Lanaudière"

<https://flhlmq.com/fr/article/inondations-dans-lanaudiere>

Submitted by Rédaction on Tue, 27/08/2024 - 10:54

Unfortunately, several low-income housing units have been flooded because of the extraordinary rains of the past few weeks. At the FLHLMQ, we are in contact with several tenants in Lanaudière, a region that has been heavily affected.

The tenants who had to leave their accommodation were accompanied by their office who rehoused them in a motel/hotel. Many are worried about having to pay for the motel or not being able to relocate if their housing requires major work.

However, the SHQ has confirmed that it will not abandon its tenants. The latter will be housed at the expense of the SHQ until they are found rehousing. The challenge of finding housing for the dozens of tenants concerned is very real. There are no empty social housing and housing on the private market is rare. Unfortunately, tenants will not have much choice when it comes to relocating.

Such disasters remind us that it is essential to build new social housing in order to have a housing stock that allows for a certain mobility and a response to emergencies. To do this, you need options.

Finally, the FLHLMQ supports the offices that will request budgets under the PRHLM to renovate these low-cost housing units and better adapt them to environmental threats.

If you have been a victim of a flood and have questions, do not hesitate to call the FLHLMQ!

Photo: Info Lanaudière



NEWS 12: "Prefabricated social housing?"

Submitted by Rédaction on Tue, 27/08/2024 - 10:34

On August 27, the SHQ officially launched a call for qualifications for prefabricated home companies to submit modular building models. The selected firms will then have the opportunity to build 500 housing units in collaboration with the cities that want to accommodate such housing by 2026.

According to the SHQ's press release, these prefabricated housing units will be financed under the Canada-Quebec Agreement with the objective of creating 8,000 social and affordable housing units in Quebec.

If the SHQ is serious about achieving this objective, it should ensure that these first 500 modular units are entrusted to housing authorities to guarantee accessibility to the 34,000 households

waiting for low-income housing. This would be a first step towards the creation of a new social housing programme and the creation of real social housing.

Photo: Laprise



NEWS 13: "A strategy that limits the number of social housing units to 4%"

Submitted by Rédaction on Thu, 08/22/2024 - 14:08

Minister France Éline Durand presented her Quebec Housing Strategy to respond to the housing crisis. The government has set a target of increasing the number of housing units built each year in Quebec from 45,000 to 56,000 to reach 560,000 new homes in ten years.

This strategy is explained in the following powerpoint presentation:

Strategy vf_DMS 20240821.pptx Presentation

The killer question! How many social and affordable housing units are there? The minister announces 23,300, she hopes over six years, or 3883 per year. It is therefore, at best, 4% of social and affordable housing that will be built according to Minister Durand's ambitions. The current fleet is around 10%, and is clearly insufficient, the announced strategy aims to reduce the future percentage to 4%.

With such lousy targets to meet the dire needs of tens of thousands of households spending 30, 40 and 50 per cent of their income on housing when they can, it should come as no surprise that the strategy contains no new measures or budgets for social and community housing.

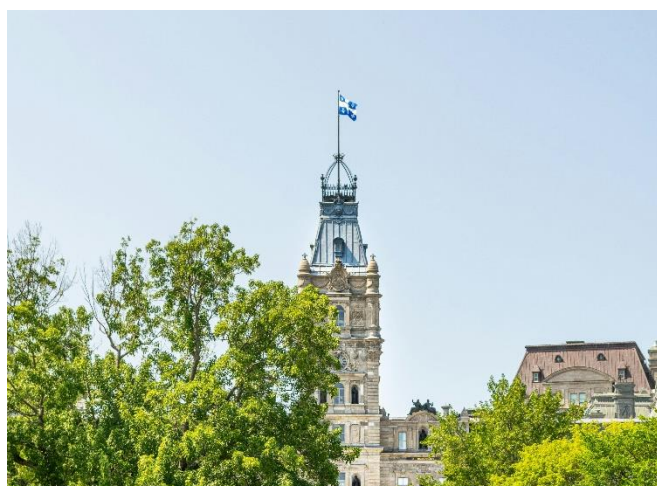
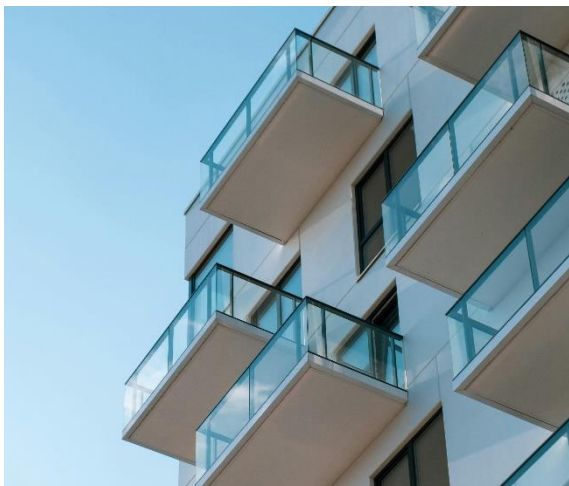
While the announcement of the government's strategy is first and foremost a public relations operation for the Minister, since it only lists the measures that the government has already taken

and that have proven to be clearly insufficient to counter the disappearance of the low-rent housing stock in Quebec, it is also an obvious bias. Thus, the minister is once again asking cities to simplify their rules to allow private developers to build as they please and promises PSLs galore for those who will accept housing households in need at a high price. This is what is at the heart of the Minister's strategy, those who are the cause of the staggering increase in rents on the rental market will, once again, be called upon to take advantage of it!

For social and community housing, not one more unit but an invitation to form an advisory committee to discuss the means to be put in place one day in the future.

While the National Assembly of Quebec created the Société d'habitation du Québec more than fifty years ago to provide citizens with social and affordable housing, it is unable or handcuffed, in the midst of a housing crisis, to take bold initiatives in this direction.

We will have to find ways to give the SHQ wings so that it can support housing authorities in the development of new low-income housing. A first step, on September 14 and 15, during the FRAPRU camp and demonstration in Quebec City!



List of services offered

Activities

Events

Congress

Formation

Association

JRC

Tenant on the Board of Directors

Calendar

Services

Congress

The FLHLMQ brings together on a voluntary basis some 300 tenant associations and CCRs that are free and independent. A lot of effort is being made to ensure a strong and democratic associative life. In addition to the meetings of the federation's Board of Directors, which bring together representatives from all regions of Quebec, there are regular regional meetings that allow for exchanges between tenants and/or members of the associations' boards.

The Congress

The congress, which is generally held every June, is a crucial moment in the life of the association. More than 200 delegates meet there to exchange, vote on the main orientations of the federation and elect the board of directors. Each association and CCR can present proposals that are discussed and voted on by the delegates. It is on the basis of the proposals that have been adopted that the work of the federation, in particular that of the Board of Directors and the work team, will be articulated for the coming year.

Each convention also allows for exchanges between delegates and certain key government ministers - municipal affairs, employment and solidarity, seniors' secretariat - or representatives of the SHQ.

The regional caucuses take advantage of the convention to choose their representative on the FLHLMQ Board of Directors.

Activity report of 16 June 2021

Activity report of 30 June 2020

Conference book 14-15 June 2019

Conference Book 8-9 June 2018

Conference Book 9-10 June 2017

Congress book 10-11 June 2016

Conference Book 5-6 June 2015

Conference book 13-14 June 2014

Conference Book 7-8 June 2013

Conference Book June 14-15, 2012

Conference Book 10-11 June 2011

Conference Book 4-5 June 2010

Conference booklet 13-14 June 2009

Conference book 16-17 May 2008

Conference book 15-16 June 2007

Association

Your tenants' association

A tenants' association is the grouping of tenants of one or more HLMs. This association is set up by tenants and for tenants. The association is managed like a non-profit organization and must have its own board of directors, which is sometimes called a committee. The association sees to the well-being and improvement of the quality of life of tenants. It is an autonomous body that decides how it is organized and what activities it wants to carry out.

There are nearly 400 low-income housing tenants' associations across Quebec. Most of these associations are members of the FLHLMQ. The Act respecting the Société d'habitation du Québec (SHQ) requires all HMOs to recognize any association that brings together the tenants of its buildings on the condition that it complies with certain rules of foundation and operation that can be found in the Directive on Tenant Participation.

Role of the FLHLMQ

The SHQ recognizes the FLHLMQ's right to hold meetings for tenants in order to allow the establishment of tenants' associations or to ensure their democratic functioning. Upon written request from the FLHLMQ, the OMH must allow such meetings to be held.

The FLHLMQ has published two guides to help tenants found an association. They can be downloaded.

Having an association: a plus for HLM tenants, PDF version, 8 pages

Together to act, 2015 edition, PDF version, 103 p.

Training video on setting up and running a tenants' association

Watch the first block and the powerpoint presentation

Watch the second block and the powerpoint presentation

Watch the third block and the powerpoint presentation

Category

Tenant participation

Role of an association

Foundation of an association

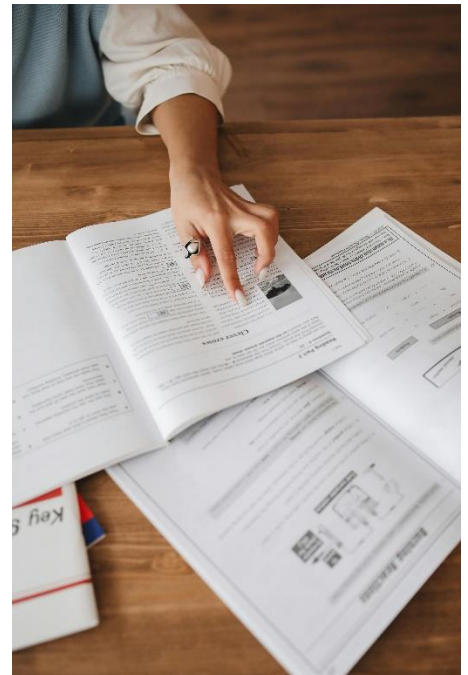
How an association works

Finance

Activities

Book traversal links for Your Tenants' Association

Role of an association ›





Get involved with the CCR

A Residents' Advisory Committee is a body that allows low-income tenants to participate in the management of their building and to make recommendations to the OMH management on all matters that affect them. A CCR is composed only of tenants designated by the associations. All offices are obliged to have one and must support it.

A JRC is a plus!

The participation of tenants in the management and community life of the offices is a PLUS that has not wavered over the years. On the contrary, the experience acquired in many offices shows all the richness of it. This participation is a fundamental element in meeting the challenges facing life in social housing, today and in the future. Whether it is to maintain the quality of housing, the harmony of the living environment or the resources to be developed to promote home care or social reintegration, the collaboration of tenants is essential.

Since April 2002, the SHQ Act has required each of Quebec's housing authorities to set up a CCR. Beyond the law, experience shows that the JRC is a valuable tool in the management of an office. More than half of the housing authorities have set up one.

In the case of large agencies, the Act also provides for the establishment of area committees to discuss more specifically direct services to residents and their complaints.

The SHQ mandated the FLHLMQ to provide the necessary support for the establishment of the RCCs. Do not hesitate to call on his services to found or support your CCR.

For more information on how the JRC works:

How to set up your Residents' Advisory Committee (RAC)?, 2016 edition, pdf version, 8 p.

Resident Advisory Committees, PDF version, 64 pages

Category

Tenant participation

Role of a JRC

Founding of a CCR

How a CCR works

Finance

CCRs elsewhere...

Book traversal links to Get involved at the CCR

Role of a JRC ›

Tenant on the Board of Directors

Being on the OMH Board of Directors

The SHQ Act provides that the board of directors (BOD) of a housing authority is composed of a fixed number of directors that can be between five and fifteen people. It is made up of people designated by the municipalities, two people appointed by the Minister of Municipal Affairs who are the socio-economic representatives and two or three tenant representatives elected by the members of the Residents' Advisory Committee from among all tenants who have a lease with the board.

The role of the director

The director is not a member of the board of directors. As the primary employee of the Board, he or she attends Board meetings to provide information and report on its management. He or she has observer status on the Board.

Directors are equal before the law

All directors equal in law. This means that regardless of whether you are a tenant, a municipal elected official or a socio-economic representative, you also have the right to:

To be elected to the chairmanship, vice-chairmanship, secretariat or treasurer of the board of directors. There is nothing to prevent a tenant from being elected to the office of president of the office or to an officer position on the board;

To require the Director to report on his or her administration to the Board on a regular basis;

To formulate proposals which, if supported, should be discussed and put to a vote;

Obtain all the information necessary to make informed decisions, including access to all documents;

In the event of serious disagreement, to have his or her dissent recorded in the minutes;

In the event of non-compliance with the code of ethics, complain to the president of the board of directors of the office and to the president and CEO of the SHQ, who is responsible for applying the code.

The FLHLMQ has produced a guide for tenants on the board of directors of the offices. You can download it.

Enter the Administrators' Code, PDF version, 44 pages

Category

Tenant participation

Elections

Participation in the JRC

How can we act?

The role of the director

Book traversal links for Being on the OMH Board

Elections ›

Team

FLHLMQ Team

The FLHLMQ office has four employees:

Robert Pilon, Community Organizer - robert.pilon@flhlmq.com

Élisabeth Pham, Executive Director - elisabeth.pham@flhlmq.com

Patricia Viannay, Coordinator - patricia.viannay@flhlmq.com

Anik Leroux, Community Organizer - anik.leroux@flhlmq.com

By the way

Founded in 1993, the Fédération des locataires d'habitations à loyer modique du Québec (FLHLMQ) brings together more than 300 low-rent tenant associations and residents' advisory committees (RCCs) throughout Quebec.

The mission of the FLHLMQ is:

- to promote and defend the interests of tenants and work to improve their quality of life;
- to provide support for the work carried out locally by tenants' associations;
- to promote the involvement and care of tenants in low-cost housing;
- to represent tenants before political and administrative bodies.

The FLHLMQ is governed by a board of directors of 18 tenants representing the different regions of Quebec. They are elected for two years at the FLHLMQ convention. Each of them is responsible for the links with the associations and CCRs in their region, in addition to being the organizer of the FLHLMQ's regional activities.

If you want to know more about the democratic functioning of the FLHLMQ, you can consult our general by-laws.

Document

GENERAL BY-LAWS OF THE FLHLMQ- 2021.pdf

The FLHLMQ employs 4 people: Robert Pilon, Élisabeth Pham, Patricia Viannay and Anik Leroux. The federation's offices are located in Montreal.

FAQ

What is the FLHLMQ? The FLHLMQ is an organization that defends the rights of social housing tenants in Quebec and helps them improve their living conditions.

Who can join a tenants' association? All tenants of social housing have the right to be part of an association in their building.

How is the rent in HLM calculated? Rent is based on a percentage of the tenants' income, according to provincial regulations.

How to participate in the management decisions of social housing? Tenants can get involved in the Resident Advisory Committees or be elected to the board of directors of their office.

Contact Us

To contact the Fédération des locataires d'habitations à loyer modique du Québec (FLHLMQ).

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by fax:

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