



A newsletter of the Co-operative Housing Association of Eastern Ontario Inc.  
 Un bulletin de l'association de l'habitation coopérative de l'est ontarien inc.

## Winter/hiver 2001



## Year "Two" Marks Growth for YouthWorks!

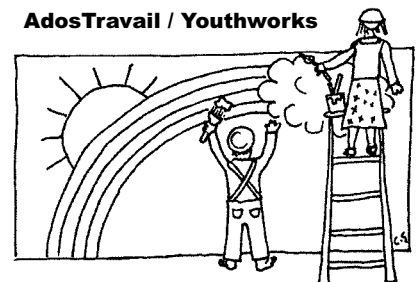
CHASEO's popular summer employment program, YouthWorks, doubled its youth workforce this summer, its second year of operation. Eight youth workers, overseen by the program coordinator, John Inca Anderson, completed over \$25,000 in painting and landscaping contracts in 11 local housing co-ops. YouthWorks mainly hires youth that live in local housing co-ops to give them new skills

and a positive work experience. "I've had a great time working this summer. I'd enjoy doing it again", commented one youth.

A committed group of volunteers from co-ops, CHASEO and the private sector work together to oversee the program. Many members of the YouthWorks Steering Committee have been involved since the early stages, when the idea of building on the experience of Sandy Hill and Côté

Est co-ops took root. These co-ops had run summer employment programs in their respective co-ops where /Con't on page 9  
 (Version française, pg 3)

### AdosTravail / Youthworks



# COOP CONTACT

CO-OPERATIVE HOUSING ASSOCIATION  
OF EASTERN ONTARIO INC.

ASSOCIATION DE L'HABITATION  
COOPÉRATIVE DE L'EST ONTARIEN INC.

311-225 Metcalfe St  
Ottawa, Ontario K2P 1P9

Tel: (613) 230-2201  
Fax: (613) 230-2231  
E-mail: [info@chaseo.org](mailto:info@chaseo.org)  
Website: [www.chaseo.org](http://www.chaseo.org)

## Editor/Éditrice

Olga Tasci

Co-op CONTACT'S content does not necessarily reflect CHASEO policy.

Le contenu de CONTACT Coop ne reflète pas nécessairement la politique de la AHCEO.

## Contributors/Collaborateurs

Nathalie Charette  
Merrilee Robson  
Michael Shapcott  
Olga Tasci

## Photos

Nathalie Charette  
Marilyn Legault  
David Shanks

## Translation/Traduction

Nathalie Charette

## Layout/Mise en page

Andrea Cocks

## Your ideas and contributions

**are welcome**—contact us by mail, telephone or fax!

## Vos contributions sont

**appréciées**—communiquiez avec nous par téléphone, par télécopieur ou par la poste!



## CO-OP NEWS

### News clips about friends & members

#### Lessons from Kenya



From left to right: Mary Mathenge (NACHU, Kenya); Glenn Grignon (Sandy Hill Co-op); Peter Trotscha (Alex Laidlaw Co-op); Olga Tasci (CHASEO); Leslie Grignon.

CHASEO was pleased to host Mary Mathenge, General Manager of the Kenyan Co-operative Housing Union (NACHU) November 14–15. Ms. Mathenge was on a speaking tour organized by Rooftops Canada Foundation that included stops in Moncton, Toronto, Ottawa and Edmonton. NACHU helps low income groups in Kenya to access decent and affordable housing through housing co-operatives. Rooftops has worked with NACHU since 1985 providing technical assistance and small project support. Over the years, a number of Ottawans have been to Kenya on technical missions or in the case of Sandy Hill Co-op, to establish a linkage with a Kenyan housing co-operative.

#### Sawmill Creek Co-op Wins Battle Against Noisy Neighbour



For years, members of Sawmill Creek Co-op have fought to get a good night's sleep. Their neighbour, the courier company DICOM, operated their warehouse at night starting at 11 PM. The noise from idling or backing-up freight trucks; workers yelling or playing music and other noises was sufficiently loud for the company to be charged by the City for noise violation in 1998. Despite various drawbacks over the last four years, the Co-op has pressed for a solution. Members, along with other residents in the area, even organized a picket from 5:30–7:00 a.m. every day for one week. Last week, a judge found in favour of the City, the sentence is pending. Debbie George, past president of the Co-op, acted as a witness in the case. "We would like to see a park on the land one day" says Debbie.

#### CHASEO Welcomes New Member!

**Lao Village Co-op**, an 84 unit townhouse complex in Kanata has recently re-joined CHASEO...**welcome back!**

#### Congratulations on your 5th Anniversary, Conservation Co-op!



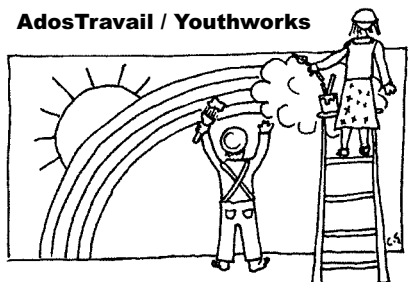
## La deuxième année du programme *AdosTravail* a vu une croissance importante

L'AdosTravail, le programme d'emploi d'été de l'AHCEO, a engagé deux fois le nombre de jeunes cet été, le deuxième été d'activités. Huit jeunes travailleurs, supervisés par le coordinateur du programme, John Inca Anderson, ont conclu plus de 25 000 \$ en contrats de travaux de peinture et d'aménagement paysager dans 11 coopératives d'habitation de la région. Le programme AdosTravail recrute principalement des jeunes provenant des coopératives d'habitation locales et leur offre de nouvelles compétences et une expérience de travail positive. « Je me suis bien amusé cet été. J'aimerais répéter l'expérience », a dit un

des jeunes travailleurs.

Un group de bénévoles dévoués provenant des co-opératives, de l'AHCEO et du secteur privé travaillent de concert et coordonne le programme. Plusieurs membres du *Comité d'organisation de l'AdosTravail* y participent depuis les premiers stades du projet quand on a semé l'idée de suivre l'exemple des coopératives Côte de Sable et Côté Est et d'élargir le concept de celles-ci. Ces coopératives ont mis en œuvre un programme d'emploi d'été dans leur propre coopérative et ont engagé des jeunes membres pour exécuter les travaux de peinture et d'aménagement paysager.

L'administration du programme AdosTravail requiert non seulement de bonnes ressources humaines (personnel et bénévoles), mais aussi des ressources financières. Cette année, le programme a été subventionné par la *Co-op Development Foundation*, le *DRH*, et la *Fondation Trillium*. L'AdosTravail accueille déjà des clients réguliers. Les coopératives suivantes /Suite à la page 9





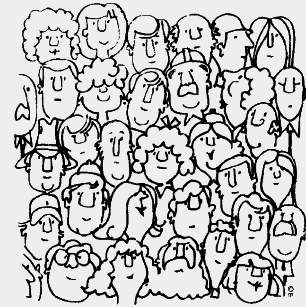
## CHASEO Holds its First Fall Education Day

CHASEO welcomed co-op members from as far as Belleville to its first Fall Education Day at Ottawa City Hall on November 24th, 2001. The event attracted over 40 co-op members for a variety of workshops and received very positive feedback. "This was my first co-operative workshop and I was very impressed with the very clear and enthusiastic informational setting," a co-op member commented.

During the lunch hour, members had a chance to meet housing members and staff from across the Ottawa region. Mark Goldblatt showed a video and gave a brief presentation on Alexandra Park, a Toronto public housing project that has been converted into a co-op (Atkinson Co-op). Participants were also invited to visit the CHASEO display table and Co-op Housing Bookstore. The bookstore offers informative publications on topics that are of interest to housing co-ops and that are usually only available by mail-order. CHASEO decided to include the bookstore in the Fall Education Day following a suggestion from a co-op member.



Overall, the Fall Education Day was a great success. The day was marked by great workshops, a great lunch and, best of all, a great turnout! CHASEO hopes to repeat this education format again next year. **Hope to see you there!**



### Congratulations to Eagleson Co-op!

They are the winners of CHASEO's online Yellow Pages update contest. If you haven't completed your co-op's **CHASEO Yellow Pages** ratings form, there is still time! Simply log on to the CHASEO's member section and fill out the form online. You can also complete the CHASEO survey previously mailed to all member co-ops and submit your entries by fax or mail. All entries sent in before **January 10, 2002** will be published in the CHASEO Yellow Pages 2002 edition.

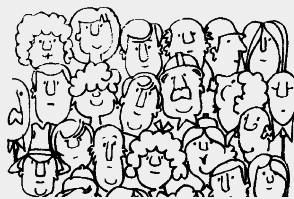


### Ottawa's Vacancy Rate is Up

The vacancy rate in Ottawa is no longer the lowest in the country but it is the lowest in Ontario. According to Canada Mortgage and Housing Corporation (CMHC), the vacancy rate moved up **from 0.2% to 0.8%** over the last year. This means that only 8 out of every 1,000 rental units is available for rent.

CMHC also reports that rent increases averaged at **4.1%**, a decrease from last year's 12.6%. Smaller units saw the largest increases as they face the largest demand. Average rents for the Ottawa area are:

- ▶ Bachelor . . . . . \$622
- ▶ One bedroom . . . . . \$762
- ▶ Two bedroom . . . . . \$916
- ▶ Three+ bedroom . . . . . \$1,063



### Félicitations à la Eagleson Co-op!

La Coopérative Eagleson a gagné le concours de l'AHCEO pour la remise d'évaluations en-ligne des **Pages jaunes de l'AHCEO**. Si vous n'avez pas encore remis vos évaluations pour notre mise à jour 2002, il vous reste encore du temps! Vous n'avez qu'à vous rendre à la section des membres sur notre site Web et de compléter le formulaire en-ligne. Ou, vous pouvez remettre vos évaluations par la poste ou par télécopieur. Toutes les évaluations reçues avant le **10 janvier 2002** seront incluses dans l'édition 2002 des Pages Jaunes.



### Le taux d'inoccupation voit une légère hausse

Le taux d'inoccupation de la ville d'Ottawa n'est plus le plus faible au pays, mais il demeure toujours le plus faible de l'Ontario. Selon la Société canadienne des hypothèques et du logement (SCHL), ce taux a vu, récemment, une légère hausse, allant de **0,2 % à 0,8 %**. Cela signifie qu'il n'y a que 8 sur 1000 logements locatifs qui sont vacants.

Selon la SCHL, les augmentations de loyer ont atteint, en moyenne, **4,1 %**, ce qui représente une chute importante comparé à 12,6 %, l'année précédente. Les unités les plus petites ont subies les plus grandes augmentations puis-qu'elles sont les plus recherchées. En moyenne, les loyers pour la région d'Ottawa sont :

- ▶ Studio .....622 \$
- ▶ Une chambre .....762 \$
- ▶ Deux chambres .....916 \$
- ▶ Trois+ chambres .....1 063 \$



## La première journée éducative d'automne pour l'AHCEO

L'AHCEO a accueilli des membres de coopératives provenant de tous les coins de l'est ontarien (même jusqu'à Belleville!) lors de la première Journée d'éducation d'automne, le 24 novembre 2001 à l'hôtel de ville d'Ottawa. L'événement a suscité l'intérêt de plus de 40 membres de coopératives qui ont assisté à une gamme d'ateliers. Le tout fut un grand succès. « C'est la première fois que j'assiste à un atelier pour les coopératives et j'avoue que l'environnement d'apprentissage claire et enthousiaste m'a bien impressionnée, » commenta un membre d'une coopérative.

Lors de l'heure du dîner, les membres ont eu l'occasion de rencontrer d'autres membres et employé(e)s des coopératives d'habitation provenant de la région d'Ottawa. Mark Goldblatt a présenté un vidéo et a donné un bref discours sur Alexandra Park, un projet de logement public à Toronto qui a été converti en coopérative (Atkinson Co-op). Les participants ont aussi eu l'occasion de visiter la table de l'AHCEO et de feuilleter les publications de la librairie des coopératives, la Librairie de l'habitation coopérative. Cette librairie offre une gamme d'ouvrages à l'intention des coopérative d'habitation que l'on peut normalement seulement commander par correspondance de Toronto. L'AHCEO a décidé d'inclure la librairie à la Journée d'éducation d'automne suite à une suggestion d'un membre d'une coopérative.

En général, la Journée d'éducation d'automne a été bien réussie. La journée a fait preuve d'excellents ateliers, d'un dîner fantastique et d'une participation inattendue! L'AHCEO souhaite répéter ce format de formation l'année prochaine. **Nous espérons vous retrouver à l'automne prochain!**



## Housing Advisory Group Meets

The City of Ottawa's new Housing Stakeholder Advisory Group held its first meeting on Friday, November 30th. As City staff prepare for the transfer of social housing programs in April 2002, they will seek input from this advisory group on issues such as waiting list priorities and occupancy standards. Broader community consultation is planned on a range of issues. Full details are not yet available.

The co-op housing representatives on the advisory group are *Olga Tasci* (CHASEO), *John Pyl* (staff, Cartier Square Co-op) and *Thérèse Duchesnes* (member, Yule Manor Co-op). The next meeting is scheduled for January 10, 2002.

## Ministry Training Events for Ottawa Co-ops

A series of 8-hour training events are underway across the province to prepare co-op staff and board members for changes in funding and operating rules as a result of the province's *Social Housing Reform Act* and regulations.

### December 10:

L'Orignal, Ontario (*in French*)

### February 5:

Ottawa, Ontario (*in English*)—  
Location TBA

## Province Releases Regulations

The Ministry of Municipal Affairs and Housing has released two sets of regulations that provide housing co-ops with more details on upcoming operating program changes. The benchmarks that



L to R: Finance Minister Paul Martin; CHASEO President Pamela Gordon; Councillor Alex Munter.

## Alex Munter Celebrates 10 Years in Office

City Councillor Alex Munter celebrated 10 years in office on December 3rd at a party held at the Empire Grill. The event was also a fundraiser for local community resource centres and *Raising the Roof*. Mr. Munter chairs the City's Health, Recreation and Social Services Committee and has been a strong advocate for affordable housing, including housing co-ops. **Congratulations!**

will set market rent levels and operating funding levels for co-ops affected by the provincial download are still outstanding.

Many program reform details are being carved in stone by the province, including funding levels. However, municipalities will be able to make local decisions in some areas such as waiting list priority, occupancy standards, income limits, subsidy program administration, and income verification. Local consultations on these issues will likely occur in early 2002.

Co-op members and staff will find many changes in the rules under the reformed program. Regulations (Part V) released on the administration of Rent-Geared-to-Income (RGI) assistance set out many detailed rules and procedures for overhousing, eligibility for RGI assistance, minimum rent, special priority for victims of abuse, and a number of other areas.

Operating Framework regulations (Part IV) set rules and pro-

cedures for member selection, governance, occupancy agreements, capital reserves, new funding model and more. Many co-ops will find that these regulations, particularly those regarding RGI administration, will lead to a more complicated program than before. When will co-ops fall under this new regime? The City of Ottawa will be taking over administration of the existing provincial programs on April 1, 2002. Co-ops will be under the reformed program starting with their next fiscal year after the transfer.

Harvey Cooper of CHF Canada's Ontario Region provided members with an overview of the regulations at a workshop held during CHASEO's Fall Education Day on November 24th. CHF Canada's last two *Bulletin for Ontario-program co-ops* contain summaries of the regulations. Copies of the Bulletins are available on CHF Canada's website ([www.chfc.ca](http://www.chfc.ca)) or by calling Olga at CHASEO 230-2201 ext. 223.

## Le Groupe consultatif du logement tient sa première réunion

Le nouveau Groupe consultatif d'intervenants du logement de la ville d'Ottawa a tenu sa première réunion le vendredi 30 novembre. Lors des préparatifs en vue du transfert des programmes de logement social en avril 2002, les employés de la Ville demanderont au Groupe consultatif de commenter des questions telles que les priorités des listes d'attente et les normes d'occupation. On prévoit mettre en œuvre une consultation des collectivités plus générale sur toute une gamme de questions. Tous les détails ne sont pas encore disponibles.

Les représentants des coopératives d'habitation qui siègent le Groupe consultatif sont *Olga Tasci* (AHCEO), *John Pyl* (employé, Cartier Square Co-op) et *Thérèse Duchesnes* (membre, Yule Manor Co-op). La prochaine réunion aura lieu le 10 janvier 2002.

## Séances de formation sur les modifications apportées au programme

Des séances de formation de 8 heures ont été fixées dans l'ensemble de la province en vue de préparer les employés et les conseils d'administration. Ces séances portent sur les modifications qui seront apportées aux règles de financement et d'exploitation suite à la mise en application du Projet de loi 128 et les règlements connexes.

### 10 décembre :

L'Orignal, Ontario (*en français*)



G à D: Paul Martin (Ministre des finances); Pamela Gordon (Présidente de l'AHCEO); Alex Munter (Conseiller municipal).

## Alex Munter fête 10 ans d'exercice

Le conseiller municipal Alex Munter a célébré 10 ans d'exercice à une fête qui a eu lieu le 3 décembre à l'Empire Grill. L'événement a aussi aidé à lever de fonds pour des centres de ressources communautaires de la région ainsi que pour Chez Toit. M. Munter préside le Comité de la santé, des loisirs et des services sociaux et il est un grand défenseur du logement abordable, y compris les coopératives d'habitation. **Félicitations!**

### 5 février :

Ottawa, Ontario (*en anglais*)— lieu à déterminer

## La province rend public les règlements

Le ministère des Affaires municipales et du Logement a rendu public deux ensembles de règlements qui détaille les modifications aux programmes provinciaux. Les points de repère qui détermineront les niveaux des loyers du marché et des fonds d'exploitation pour les coopératives touchées par la réforme provinciale n'ont pas encore été établis.

La province met au point les détails de la réforme du programme, y compris les niveaux de financement. Cependant, les municipalités pourront toujours prendre des décisions en ce qui concerne les questions locales telles que la priorité des listes d'attente, les normes d'occupation, les restrictions quant au revenu, l'administration du programme de subventions et la vérification des revenus. Il est fort

probable qu'il y aura des consultations locales portant sur ces questions au début de l'an 2002.

Les membres et les employés des coopératives verront bien qu'il y a de nombreuses modifications apportées aux règlements en vertu du nouveau programme. Les règlements (Partie V) qui ont été rendus publics et qui portent entre autre sur l'administration du loyer indexé sur le revenu (LIR) révèlent les règles et les procédures relatives au sous-peuplement, aux critères d'admission au LIR, aux loyers minimums, aux priorités spéciales accordées aux victimes d'abus et à de nombreux autres enjeux.

Les règlements du cadre d'exploitation (Partie IV) énoncent les règles et les procédures relatives entre autres à la sélection des membres, à la gouvernance, aux conventions d'occupation, aux fonds de réserve et au nouveau modèle de financement. Plusieurs coopératives trouveront que ces règlements

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## Housing Ministers Gather in Quebec City

Canada is one step closer to getting a new affordable housing program. Federal Minister Alfonso Gagliano met with provincial, territorial ministers in Quebec City on November 30th. The senior levels of government signed a new housing framework that calls for cost-sharing of \$1.4 billion over the next five years. This could lead to 20,000 to 30,000 new units across Canada. This is the first new federal money since 1993. Contributions from third parties, such as municipalities and community groups, will also be counted as a provincial share of the overall program.

In order to get the money flowing, the federal government will sign individual agreements with each province and territory. Quebec is expected to sign the first bilateral agreement, which will start the construction of 6,500 new housing units.

More than 500 low-income tenants, homeless people and advocates took part in a rally during a blustery storm in front of the Chateau Frontenac. They built a giant straw bale house. The event was sponsored by the Quebec-based housing advocacy group FRAPRU and the *National Housing and Homelessness Network*.

The new national program is an important step towards the One Percent Solution, the campaign to have the federal government spend \$2 billion annually

on new social housing (including co-ops and non-profits). The national network and groups across the country are using the momentum from Quebec City to increase the political pressure on the senior levels of government to increase spending on social housing.

For copies of the *National Housing and Homelessness Network* report called *State of the Crisis 2001*, please call the CHASEO office or e-mail us at [info@chaseo.org](mailto:info@chaseo.org).

### November 22: Ottawa Marks National Housing Day of Action

Ottawa's *Alliance to End Homelessness* held a press conference at City Hall as part of a series of events across Canada.

Ottawa Mayor Bob Chiarelli declared November 22 as National Day of Action in Ottawa; /Con't on pg 12

## La province rend...

*Suite de la page 7*

restreignent énormément leur pouvoir de décision. Quant aux coopératives, quand seront-elles soumises à ce nouveau régime? La ville d'Ottawa assumera l'administration des programmes provinciaux existants le 1<sup>er</sup> avril 2002. Les coopératives seront soumises au programme réformé dès le début de leur exercice financier suivant la réforme.

Harvey Cooper de la Fédération de l'habitation coopérative du Canada (FHCC) a présenté aux membres un aperçu des règlements lors de la Journée d'éducation d'automne de l'AHCEO le 24 novembre. Les deux *Bulletin à l'intention des coopératives du programme de l'Ontario* les plus récents résument ces règlements. Pour une copie des Bulletins, veuillez visiter le site Web de la FHCC au [www.fhcc.ca](http://www.fhcc.ca), ou communiquer avec Olga à l'AHCEO au 230-2201 poste 223.



## Year "Two" Marks...

*Con't from page 1*

youth living in their co-ops worked on painting or landscaping projects.

Running the YouthWorks program takes not only great people (staff and volunteers) but also financing. This year, funders included *Co-op Development Foundation*; *HRDC*, the *Trillium Foundation*. YouthWorks also already has some loyal customers who hired youth for the last two years: Sandy Hill, Voisins, Ideal Village and Côté Est. Thanks for your commitment. Thanks also to our new customers: Daly, Better Living, Kanata, St. Georges, Eagleson and Westboro.

YouthWorks Steering Committee members are: Glenn Grignon; Amanda Shaughnessy; Robert Mayer; Geoff Robbins; Vlodek Hnatiuk; John Inca Anderson, Mike Ferguson, Julie LaPalme, Olga Tasci and David Burgess of *Randall's Paints*. **Many thanks for all the hard work!**

## La deuxième année...

*Suite de la page 3*

ont engagé les jeunes pour les deux étés consécutifs : Côte de sable, Voisins, Ideal Village et Côté Est. Nous vous remercions de votre engagement. Nous tenons aussi à remercier notre nouvelle clientèle qui compte les coopératives suivantes : Daly, Better Living, Kanata, St-Georges, Eagleson et Westboro.



Mike Carpenter of *Color Your World* helps with training

Le Comité d'organisation de l'AdosTravail est composé des membres suivants : Glenn Grignon, Amanda Shaughnessy, Robert Mayer, Geoff Robbins, Vlodek Hnatiuk, John Inca Anderson, Mike Ferguson, Julie LaPalme, Olga Tasci et David Burgess de *Randall's Paints*. **Milles merci pour votre excellent travail!**

## Agency Talks Narrowing Down the Issues

CHF Canada proposed a new national agency to administer co-operative housing programs after the federal government decided they no longer wanted to handle the administration of social housing programs. After a strong lobby by housing co-op members, the federal minister responsible for CMHC agreed to consider the proposal. For the past year, CHF Canada has been in discussions with CMHC and provincial representatives.

“I feel like we are making real progress in our discussions with CMHC on our agency proposal,” says Nicholas Gazzard, CHF Canada’s Director, Sector Development. “Even though the discussions are sometimes frustrating, we’ve left the last few meetings feeling like we have moved ahead.”

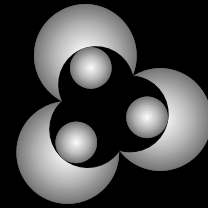
At a meeting in October, CHF Canada outlined some suggested changes to the agency proposal that we hoped would make it more acceptable to the federal and provincial governments. It seemed that the government was nervous that CHF planned to both take over the administration of co-op programs from government and radically change the way the administration is done. In response, CHF Canada is proposing a phased-in approach to some of the new initiatives such as benchmarking and best practices.

The main areas currently under discussion are the governance of the agency, in particular the com-

position of the agency’s board of directors. The other major issue is co-ops in difficulty and the role of both the agency and government in helping co-ops in difficulty.

The next meeting is scheduled for January. The purpose of this meeting is to assess the proposal against specific criteria for alternative service delivery. This is one of the last significant milestones before CMHC’s report on our agency proposal goes to the Minister.

For more information, please visit CHF Canada’s website at [www.chfc.ca](http://www.chfc.ca) or call CHF Canada at 230-2201.



# CHASEO

## Board of Directors

Pamela Gordon . . . . . *President*  
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Betty Levasseur . . . . . *Treasurer*  
Mike Watts . . . . . *Director*  
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## Staff

Olga Tasci . . . . . Ext. 223  
*Member Services Manager*  
Nathalie Charette . . . . Ext. 242  
*Administrative Assistant*





# Attention Directors!

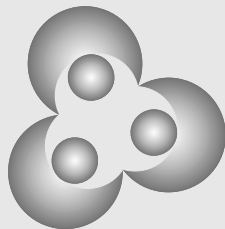
THE CO-OPERATIVE HOUSING ASSOCIATION  
OF EASTERN ONTARIO PRESENTS

## Board Basics

*A useful and FREE introduction for new,  
future or even experienced co-op directors*

***Don't miss out  
on this FREE  
opportunity to  
upgrade  
your skills!***

Cet atelier est  
offert en français.  
Veuillez communiquer  
avec nous pour de  
plus amples  
renseignements.



### YOU WILL REVIEW AND DISCUSS:

- ☼ The role of a Board
- ☼ Legal responsibilities
- ☼ Ethical conduct...and many other topics!

### WORKSHOPS WILL BE HELD ON:

- ☼ **October 24, 2001** (7 p.m. to 10 p.m.)  
Abiwin Co-op, 299 Somerset St. West, Ottawa
- ☼ **December 1, 2001** (12 p.m. to 3 p.m.)  
Kanata Co-op, 100-1010 Teron Road, Kanata
- ☼ **February 16, 2002** (9:30 a.m. to 12:30 p.m.)  
Abiwin Co-op, 299 Somerset St. West, Ottawa
- ☼ **April 4, 2002** (6:30 p.m. to 9:30 p.m.)  
Yule Manor Co-op, 100-10 Claremont Dr., Ottawa

### TO REGISTER:

Complete the registration form on the reverse and fax to our office at fax: 230-2231, or call Nathalie at 230-2201 ext. 242.



### In-House Option

FOR LARGER GROUPS, bring *Board Basics* to your co-op. Choose the time and place. The workshop is delivered at your convenience for a small fee. Offer only available to CHASEO member co-ops.

## November 22...

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*Con't from page 8*

his proclamation was read by Councillor Alex Munter. Speakers highlighted the housing crisis in Ottawa and a photo exhibit of homeless people in Toronto and Ottawa was featured.

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Joanne Sirois  
Tel: (613) 764-2804

### **LORI SIMPSON**

Co-op Housing Consultant  
669 King Edward Ave., Ottawa  
Tel: (613) 565-4724

### **MARCIL, LAVALLÉE, LOYER & PARTNERS**

Chartered Accountants  
500-214 Montreal Road, Ottawa  
Tel: (613) 745-8387

### **FRANCIS K. PEDDLE**

Barrister, Solicitor and Notary Public  
116 Lisgar St., Suite 406, Ottawa  
Tel: (613) 232-1740

### **RANDALL'S PAINT**

2760 Sheffield Road, Ottawa  
Tel: (613) 742-6366 (David Burgess)

### **SIMLUC ROOFING & SHEET METAL**

2550 Blackwell St., Ottawa  
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[www.simluc.com](http://www.simluc.com)

***Thank You/Merci***