

Newsletter

Garden River First Nation HOUSING DEPARTMENT



WINTER 2017



What's inside:

- What is the difference between "Rent to own" and "Rental"
- Your Outdoor Space is Yours
- Warm Up to Winter Savings
- Union Gas Home Weatherization



Who We Are... The Housing Department is responsible for:

- Administering all housing programs and services
- Providing sufficient, affordable, appropriate housing to Members
- Maintaining the value of Garden River's housing stock
- Delivering housing education to Members, Tenants and Homeowners; and
- Implementing and enforcing the Housing Policy and other housing related by-laws, policies, plans and agreements.

The Housing Department manages the First Nation's largest asset that is worth over \$35 million!

Breakdown of GRFN Housing Asset:

| | | |
|--|-----|-----|
| Total Section 95 CMHC Homes | | 157 |
| • Rent to Own | 139 | |
| • Rental | 18 | |
| - Elderly & Disabled | 10 | |
| Monthly rental collection is \$68,372.68 | | |

DID YOU KNOW?

The First Nation is responsible for making monthly loan payments according to the terms and conditions of the Loan Agreements with CMHC therefore collection of monthly rent is critically important to the First Nation!

"I'm happy to be back home in Garden River in my own home after being gone for over 25 years. Thank you to K. Boissoneau, Elderly & Disabled Unit."

Tenant Testimonial

What is the Difference between “Rent to Own” and “Rental”

Rent to Own: subsidized through Canada Mortgage Housing Corporation (CMHC) Section 95 Program which are mortgaged through GRFN and managed by a Contribution Agreement. Garden River retains ownership of these units and Certificate of Possession (CP) on which each unit is located until the Tenant has paid the mortgage in full.

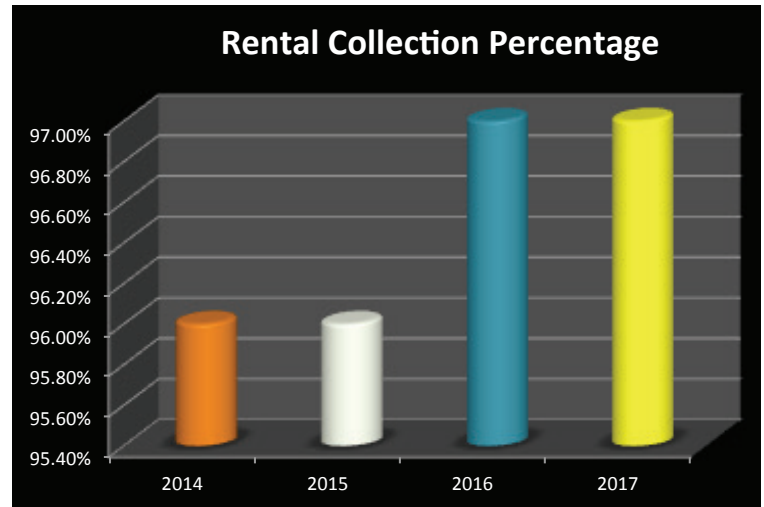
- Should a Tenant have arrears owing on the unit after the mortgage has amortized, the CP will not be transferred until paid in full.
- Do you have arrears? Contact the Housing Department to inquire

Rental: Units owned by the GRFN and made available as rental housing to Garden River Members through Rental Agreements. In some cases, a Garden River Rental House may be made available for purchase to a qualified Tenant through a “rent to own” agreement.

WHAT IS OUR COLLECTION RATE OVER THE PAST THREE YEARS?

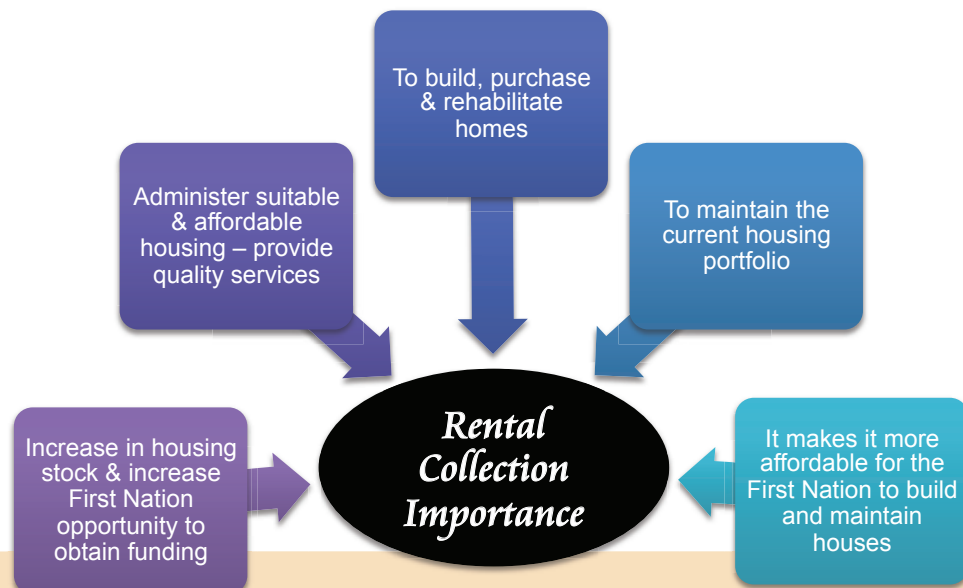
Through the dedication of the Housing Department staff and the increase in support of

our tenants, we have achieved 97% rent collection as well as the reduction of historical arrears.



Rental collection is important to you as well! Did you know that rental payments pay for:

- House insurance on all units
- Mortgage payments to CMHC to safeguard all other programs and services offered by the Housing Department
- Maintenance repairs



Tenant Content Insurance

Protect your belongings by purchasing tenant content insurance! In the case of a fire, flood or other emergency in your home. The GRFN Housing Department is not responsible for damages to your belongings. Valid tenant content insurance is mandatory under your signed rental/lease agreement.

Your Outdoor Space is Yours...

clean yards are your responsibility and by making a few changes, you can help keep your community clean:

- If screen doors or windows need to be fixed or replaced (not considered tenant damage) contact the Housing Department
- Do your part to keep the garbage enclosed and stored in appropriate bins
- Do not put carpet on your decks...it can damage the wood and mold may form

Maintenance Check List:

| November |
|---|
| Check attic Inspect floor drains Clean range hood filter Replace/clean furnace filter Check teleposts Check for condensation and humidity |
| December |
| Check air ducts Check snow on roof Replace/clean furnace filter Clean range hood filter Clean humidifier |
| January |
| Replace/clean furnace filter Check furnace fan belt Inspect oil furnace blower Check water heater Check exhaust fans Clean range hood filter |

Warm up to Winter Savings

- In the winter, set your thermostat to 20 °C when you are home and 18 °C overnight or when away.
- A clean furnace filter will help your heating system work better, use less energy and last longer. Clean or replace furnace filters once a month during heating season.
- Add weather stripping to doors and windows to reduce heating costs by up to 30 per cent.
- Wrap your electric hot water tank with a blanket.
- A heavy-duty outdoor timer will automatically turn your seasonal lights on and off.
- Close heat registers in rooms you're not using.
- Open blinds during the day and close them at night.

Ministry of Energy Website



Union Gas Home Weatherization Program Update

- In March 2017, the GRFN Housing Department in coordination with Union Gas held a community presentation for the Home Weatherization Program which was free to our Members. The Home Weatherization Program will help you save costs and save energy and our Members received free energy efficient products such as, shower heads, energy efficient tap aerator nozzle and foam wrap for pipes. These kits will be distributed at a later date. The GRFN Housing Department visited 127 units in September and August out of the 156 applicants with "A" Audit Blower Door Test.

We want to hear from you!

The GRFN Housing Department has been delivering tenant workshops since July 2017, which have been very educational and informative. Is there a workshop you would like delivered? Or more you wish to learn on basic home maintenance?

As well, does your family have a favorite recipe you would like to share? Or what information would you like to see in our Newsletter. Please contact Carrie Zeppa, Tenant Relations Officer at 705.946.6300 ext. 240 or email at czeppa@gardenriver.org



WILD RICE CASSEROLE

1 cup wild rice
1/2 cup white rice
3 stocks celery
1 onion small
1 cup carrots cut small
1 cup cauliflower cut flowerettes
1 cup broccoli cut flowerettes
2 gloves garlic
1/2 walnuts or shaved almonds
1 can Campbell's chicken soup
1 package of ground chicken
1 cup vegetable broth

Soak wild rice over night: cook set aside
Cook white rice: cook set aside
Cook chicken until cooked set aside
Sauté onions, carrots, celery, garlic, cauliflower, broccoli; add cooked chicken; add can of Campbell soup; add vegetable broth; simmer 10 min.

Then add cooked rice Wild and White. Mix together and add all content to casserole dish. Mix in grated cheese mozzarella (optional). Cover with tin foil.

Lightly grease casserole dish add all content bake 350 degrees for 30 minutes. Remove tin foil bake uncovered 10 min.

Thank you D. Solomon for your favorite family recipe!

WORKSHOPS

November 23

MORTGAGE ARREARS AND TENANT ARREARS

Find out what is arrears and how can you manage it?

December 13

DINNER WITH OUR TENANTS

Sit down family style dinner with our Tenants and learn what your Housing Department is all about and what we've been up to!

Our "BASIC HOME MAINTENANCE"

Workshop hosted by Chris Maracle was a success. Our tenants received tips on:

- Fixing a leaky faucet
- Repairing a damaged wall
- Day to day home repairs
- Preventing mold from becoming a major problem

Lights snacks and beverages were offered in addition to door prizes. Winners of the door prizes were Alison Pine and Vicky Pine.





You're Invited to

Dinner *with our* *Tenants*

Turkey Dinner
with all the Trimmings

Wednesday, December 13th
5:00 p.m. to 8:00 p.m.
Community Centre

Many Prizes to Be Won

Please RSVP to Carrie Zeppa, Tenant
Relations Officer at 705.946.6300 ext. 240
before
Friday, December 8th

Tenant Communication

REGULAR OFFICE HOURS:

Monday to Friday: 8:30 a.m. to 12:00 p.m. (noon)

1:00 p.m. to 4:30 p.m.

Closed during lunch

SUMMER HOURS

(effective June 1st to September 1st):

Monday to Friday: 8:00 a.m. to 12:00 p.m. (noon)

12:30 pm. To 4:15 p.m.

Friday: 8:00 a.m. to 12:00 p.m.

Closed during lunch

HOUSING TEAM CONTACT:

Anne Headrick, Housing Supervisor
ext. 248 aheadrick@gardenriver.org

Carrie Zeppa, Tenant Relations Officer
ext. 240 czeppa@gardenriver.org

Charlotte Boissoneau, Housing Assistant
ext. 249 cboissoneau@gardenriver.org

Greg Solomon, Construction Maintenance Coordinator,
ext. 289 gsolomon@gardenriver.org



2016 Recipients Housing Recognition Award

HOUSING DEPARTMENT

7 Shingwauk Street, Garden
River, ON P6A 6Z8
Tel: 705-946-6300

BAND OFFICE

Tel: 705-946-6300
Toll Free: 1-800-665-0987
Email: info@gardenriver.org

FIRE DEPARTMENT

705-253-1870

WELLNESS CENTRE

705-946-5710



**Emergency
Services**

Should you experience any
emergency after hours,
please contact the Housing
Department After Hours
Emergency Cell at:

705-254-9492

