

Who We Are...

The GRFN Housing Department is responsible for ensuring our homes are affordable and safe. We are committed to creating a vibrant and healthy housing system for all our Citizens and we follow The 7 Grandfather Teachings:

Housing is an essential component of the GRFN and encourages tenants/homeowners to assume greater responsibility and pride in their homes. As well, the GRFN Housing Department's objective is to ensure all housing related matters are in place, including but not limited to rent collection, which will safeguard the long-term sustainability of housing programs and services.



Housing is a community asset that affects everyone!

What's inside:

- How Rental Arrears affects our First Nation
- Home Maintenance Pointers and Quiz
- Ontario Energy Support Program
- Is Your Home Healthy
- • • and more!!!

Did you Know?

The Housing Team have concluded their "How to Video's" on Healthy Homes and these will be made available to our tenants at our Workshops. We would like to send a big thank you to Karen Williams, Elder for the teachings and translations to Ojibway and to Ross Lariviere, tenant for the use of his home while shooting these videos. We are very pleased and excited to embark on such a great endeavour and look forward to delivering these.

Rental Arrears – How does it Affect our First Nation?

Prevention of rental arrears is our focus and we strive to do our best such as; implementing cost effective ways to reduce arrears, divert resources to other services and eliminate the disruption a tenant experiences with arrears. Tenant counselling is provided to each tenant. Our Housing Team strives to ensure our tenants are provided with advice and support and we will ensure you receive the support such as referrals to outside financial agencies and social support network.

Throughout the Spring, the Tenant Relations Officer will be issuing each CMHC Section 95 Tenant a summary of tenant accounts. As per your rental agreement, tenants will have the option to purchase the rental unit provided the tenant:

- Has lived in the rent-to-own house and regularly paid rent for at least the minimum time period specified in the Rent-to-Own Agreement;
- Has no arrears or outstanding historical debt owing to Garden River, and;
- Is not in Breach of the Rent-to-Own Agreement

Please ensure you're option to purchase will be granted based on the above points:

- For example, if you have an identified "total owing" on your summary, you may not be entitled for home ownership should your amortization period expire before your account is paid in full.
- If you have a balance owing, ensure you make an appointment with the Tenant Relations Officer to review your account and make payment arrangements

Arrears

- As of February 2018, the overall arrears for CMHC Section 95 is \$667,239.37; this amount includes historical and current arrears. Options are being considered to address this issue to ensure financial stability for Housing and the First Nation overall.

WORKSHOPS

The GRFN Housing Department has developed a series of workshops that will be delivered on a monthly basis. We are excited to announce new

Workshops for the 2018/2019 fiscal year. The workshops will be information sessions related to Housing, which will include general home maintenance, budgeting and tenant/landlord responsibilities.

Each workshop will have light snacks, coffee and water as well as a door prize. All workshops will be held at the Community Centre, unless otherwise noted. As an incentive to attend as many workshops as you can, we have included a "grand prize".

*Attend
3 or more
workshops for your
chance to win the
"grand" prize!*

*Each workshop attended after
the 3rd workshop the tenant/
citizen will receive an extra
ballot for the "grand"
prize!*

All tenants/citizens are required to pre-register for the workshops. For each tenant/citizen who pre-registers and attends the workshops, you will receive two entry ballots for the door prizes for each session. You must pre-register with Carrie Zeppa, Tenant Relations Officer.

Summary of comments the Housing Department received from our "Dinner with our Tenants" are as follows:

- Energy savings and tips
- Housing Programs and Services
- Basic Home Maintenance
 - How to repair minor holes in drywall
 - How to change doorknobs
 - Minor plumbing issues
 - How to get rid of mold
 - Septic tank care
 - How to select the proper paint
 - Weather proofing around the home

All Workshops are advertised throughout the community as well as social media sites through the GRFN Resource Department. Each tenant will receive invitations in the mail (please ensure you check your mail). If you wish to receive email notifications, please contact the Tenant Relations Officer.

WORKSHOPS

Apr 4	What is Housing Staff roles and responsibilities Programs and services How to obtain a mortgage <i>We will be drawing for the "Grand Prize" from 2017 Workshops for those tenants that attended 3 or more Workshops</i>
Apr 18	Family Financial Planning with RBC Interactive for the whole family
May 3	Basic Home Maintenance – Series 1 Step by step instructions on mold removal How to prevent mold Tips for easy spring cleaning Yard maintenance and cleaning "How to Video – Smoke and CO2 Detectors"
Jun 6	Basic Home Maintenance – Series 2 Septic Tank Maintenance and importance "How to Video – Toilets, PTraps and Septic Field"
Jul 4	BBQ with our Tenants Ojibway Park Pavillion Great prizes to be won Fun for the whole family BIG announcement from Housing
Aug 1	Housing Administration – Series 2 Tenant Responsibilities Housing Policy changes Why is rental collection important
Sep 5	Financial Literacy – RBC Credit and Borrowing Basics What is your personal score
Oct 3	Basic Home Maintenance – Series 3 "Furnace Maintenance and HRV Furnace" Step by step instructions how to change filters and cleaning "How to Video – HRV and Furnace" Energy Savings Tips
Nov 7	Basic Home Maintenance – Series 4 Step by Step Home DIY How to change a doorknob How to select the right paint Weather-proofing around the home How to fix a leaky faucet How to repair minor holes in drywall
Dec 12	Dinner with Our Tenants Santa will be visiting our children

Home Maintenance

Warm weather is approaching! Time to focus your efforts on the inside of your home and do a deep clean. Start with your kitchen with these tips:

- Clean your exhaust fans – remove all the dust and gently wash the unit with warm, soapy water
- Deep clean your range hood – over time, the grease will build up underneath your range hood and could cause unsightly grease residue
- Check under your kitchen sink to keep it clear and check for any leaks
- Throw out any expired cleaning products

APRIL

- Check eaves trough and downspouts
- Replace/clean furnace filter
- Clean and turn off humidifier
- Inspect basements and crawlspaces
- Check roof
- Check driveways and walkways
- Clean range hood filter
- Check water heater
- Inspect landscaping (soil settlement)

continued on next page

QUIZ

Your home may be one of the biggest investments you will make and taking good care of it is necessary to maintain its value and ensure you will provide a comfortable, safe shelter for you and your family for a long time.

QUESTIONS:

1. How often do forced air-furnace filters need to be changed?
2. What part of the faucet usually needs to be replaced when you have a water leak?
3. What tools can you use to unclog your drains?
4. What tool can be used to unclog a toilet?
5. What is the best polish for vinyl floors?

See answers on next page

MAY

- Inspect fences
- Check ground slope
- Check caulking
- Check exterior finishes
- Check windows and screens
- Check septic system
- Clean range hood filter
- Check teleposts

JUNE

- Inspect air conditioning unit
- Check roof
- Check doors
- Clean range hood filter
- Clean septic system if necessary

Ontario Energy Support Program?


New!

There is financial assistance available to assist towards your Algoma Power monthly bill through the Ontario Energy Support Program. The program is available to all lower-income customers who have accounts with electricity distributors or unit sub-meter providers. Customers must apply to the program.

Information from the Ontario Electricity Support Website

When can I apply?

You can apply any time. There is no application deadline, but the sooner you apply and are accepted into the OESP, the sooner you will begin to receive the on-bill credits.

When will I start seeing the on-bill credits?

Applications take about 6 to 8 weeks to process. Credits don't take effect until you submit all required information (including the signed consent form, if required) and your application is processed. The credit is applied to your utility bill as soon as possible after your application has been approved.

Do all lower-income Indigenous customers qualify for the program?

Indigenous applicants must meet the program eligibility criteria to qualify to receive an OESP credit on their electricity bills. Eligibility for applicants is based on household income and household size.

OESP Monthly Credit Amounts by Household Income Level							
Household Income (After Tax)	Household Size (Number of people living in household)						
	1	2	3	4	5	6	7+
\$28,000 or less	\$45	\$45	\$51	\$57	\$63	\$75	\$75
\$28,001 – \$39,000		\$40	\$45	\$51	\$57	\$63	\$75
\$39,001 – \$48,000			\$35	\$40	\$45	\$51	\$57
\$48,001 – \$52,000					\$35	\$40	\$45

Assistance to complete your Application is available. Please contact Carrie Zeppa, Tenant Relations Officer to schedule an appointment. I am available for home visits to those who are unable to come into the office. If you have access to a computer you may also complete your application on-line at <https://ontarioelectricitysupport.ca>

Capacity Development

HOUSING TEAM

Training is provided to First Nations to help improve housing quality and housing management. Throughout the year, the Housing Team will attend such conferences and workshops to better serve our First Nation. In addition, the GRFN Housing Department are requested from time to time to conduct peer mentoring for other Housing Professionals which may take place at our First Nation offices or other First Nations.

Answers from QUIZ on previous page:

1. At least every 3 months
2. The washer
3. A plunger and a plumber's snake
4. Coil spring-steel auger and plunger
5. Water emulsion wax

Is Your Home Healthy?

It's important to ensure our homes are healthy environments, here are some easy steps to maintaining a healthy home:

BASICS:

- Wash your hands with soap and warm water for at least 20 seconds
- Remove outdoor shoes to avoid dirt and dust accumulation
- Make a special effort to have a clean play area for children
- Keep medications in original containers in secure, cool, dry areas and OUT OF REACH of children

HOUSEHOLD CHEMICALS:

Read the labels and become familiar with these warning symbols:



Corrosive



Explosive



Flammable



Poison

- Carefully follow all safety information and directions
- Open windows to ensure adequate air flow when painting and using stains or varnishes
- Take fresh air breaks during painting or household renovations
- Wear protective glove to avoid contact with skin
- Store chemical products in their original containers and in a safe, secure location
- Dispose of household hazardous waste products safely

New Tenant Welcome

It is our pleasure to welcome you as a new tenant. We sincerely hope you find your new home comfortable and enjoyable.

The Garden River Housing Department has been an absolute pleasure to work with; their staff is knowledgeable, accommodating, and kind. They truly care about our well-being and adjustments into our new home. We are truly blessed and grateful for all they have done for me and my family. Chi-Miigwetch once again for the opportunity to go back to my roots and raise my children where I call home... in Garden River.

S. Nolan, Tenant

Chicken Meatballs

- 1 pkg ground chicken
- 1 pkg chicken sausage
- 1 egg
- ½ cup breadcrumbs
- 1 small onion
- 3 garlic cloves
- 1 red pepper
- 2 cups fresh mushrooms
- 1 cup carrots
- 1 cup each of spinach and zucchini

Cut veggies to very small pieces; mix all ingredients and place in muffin tins. Bake at 350° for 45 minutes. Serve with mashed potatoes.



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

