

THE PORCH LIGHT

HALDIMAND NORFOLK HOUSING CORPORATION NEWSLETTER | SPRING - SUMMER 2021



A newsletter for our residents at Haldimand Norfolk Housing Corporation, Long Point Area Non-Profit Housing Corporation, Dunnville Non-Profit Housing Corporation, South & Metcalfe Non-Profit Housing Corporation, and Del-Gold Villa Non-Profit Housing Corporation.



DEL-GOLD VILLA JOINS THE HNHC PORTFOLIO

In April, Norfolk County Council approved the transfer of Del-Gold Villa into the HNHC Portfolio. The two Housing Corporations share a Board of Directors and the transfer is an opportunity to streamline operations and provide this seniors' building with access to stable, long-term government funding. Del-Gold residents have been made aware and are assured that there will be no change or disruption in the services they receive. "We look forward to the opportunity to celebrate the transfer with the residents as soon as it's safe," said Matt Bowen, HNHC CEO, "we have been serving the residents of Del-Gold Villa since we first started managing the property in 2013, and we look forward to building on this relationship as we welcome them into the HNHC family."

In April, Norfolk County Paramedic Services held very successful vaccination clinics at our Norfolk County Buildings.

Thank you to the great Team that provided excellent care!



SIMPLIFIED RGI

Big changes coming July 1, 2021!

The Ontario government has changed the legislation (Housing Services Act, 2011 - Ontario Regulation 316/19 Determination of Geared-to-income Rent under Section 50 of the Act) to simplify the rent-geared-to-income program.

What does this mean for tenants?

- Less paperwork to hand in each year – watch for new annual household review packages in the mail
- Rent charges remain the same for 12 months making it easier to budget
- Mid-year changes in your rent are allowed only in certain situations and only once per year
- You must file your tax return each year to remain eligible for subsidy
- Changes in your household income or occupancy still must be reported within 30 days but may not affect your rent calculation until your lease renewal
- Income for all full time students is exempt
- Child support income is now exempt

Between July 1, 2021 and June 30, 2022 all households will have their RGI calculation reviewed using the new rules. You will be required to submit your most recent Notice of Assessment or Proof of Income Statement. Both are available online or call the Canada Revenue Agency to have a copy mailed to you – 1-800-267-6999 or log into My Account on the CRA website.

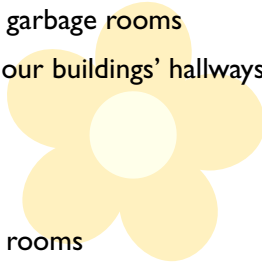
Questions?

Please call your PMA, either **Clair ext. 113** or **Kyra ext. 116**. They are here to help you!

COMMON AREA UPDATES

As many tenants in our apartment buildings may have noticed, we have been doing some Spring Updates in the common areas. Some of the projects we are working on include:

- New flooring, paint, and light fixtures
- Updates in laundry rooms and garbage rooms
- Floor revitalization in many of our buildings' hallways and stairwells
- New common area floor mats



What is still to come?

- New furniture in the common rooms
- Changes to the exterior (new paint on doors, improved sitting areas, bike racks, etc.)

We would like to express our gratitude to our tenants for being so cooperative and understanding while we complete our renovations. We hope to bring you all a space you can be proud of and enjoy spending time in when COVID permits. We love to hear feedback so please visit our website www.hnhousing.ca, use the "Talk to Us" feedback form at the bottom of each webpage.

HAVE MAINTENANCE CONCERNS?

CONTACT US, WE WANT TO NAIL IT!

As many of you know, we are excited to welcome Marc D. to our team to better serve you with maintenance concerns. However, with the current restrictions surrounding the COVID-19 pandemic, we are limiting maintenance to emergency and life safety.

You may continue to submit your maintenance requests on our website or by contacting your Property Management Assistant, but please understand that non-essential repairs may be held until restrictions have lifted.



Examples of Minor Repairs:

Drywall Repairs, Screen Repairs, General Repairs (tightening hinges, lifted floor tiles, baseboard repairs, etc.).

Examples of Emergency/Urgent Repairs:

Water Leak, Smoke Detector Problems, Plumbing or Electrical Issues, Appliance Issues.

If you are unsure – please connect with your Property Management Assistant.



Who to Call

Clair DeBathe Property Management Assistant 1-800-265-2819, Ext. 113	For Haldimand County, Waterford, and Del-Gold Villa
Kyra Eves Property Management Assistant 519-426-7792, Ext. 116	For Norfolk County <i>(except Waterford & Del-Gold Villa)</i>

To make maintenance as efficient and organized as possible, we have developed a schedule for general repairs. Please note in the case of an emergency, urgent, plumbing or electrical repair, this schedule will not apply.

HNHC Maintenance Services Work Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
Simcoe	Simcoe & Port Dover	Dunnville	Caledonia, Hagersville, & Waterford	Port Rowan & Delhi

Thank you for your patience and understanding while we work together to keep each other safe!

COMMUNITY GARDENS

Residents at 550 George Street in Dunnville and 219 Regent Avenue in Port Dover have been enjoying the beautiful gardens at both of these locations for several years now. At 550 George Street, the Community Gardens organizers offer plots to residents and community members. At our Port Dover building, 4 of the 5 raised beds are cultivated by the Port Dover and Woodhouse Horticultural Society where the proceeds of their hard work are donated to the local food bank. The 5th bed is for resident use with Horticultural Society members available to offer support and advice if needed.

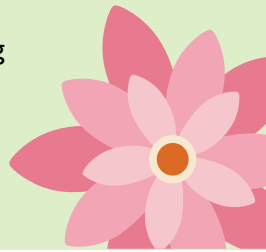
These gardens will continue this year following all pandemic protocols. With this in mind, we know a lot of our residents have an interest in gardening. For residents of our apartment buildings, if you have a patio and wish to create a garden in your provided green space, or wish to have a few potted plants on your balcony, you may do so as long as you properly maintain your garden area and are respectful of your neighbours when watering, especially gardeners on a balcony.

We are looking into the possibility of providing additional locations with donated raised garden beds as long as there



is enough interest from our tenants. Creating sustainability is so important especially during the ever-changing economy and the current global pandemic. Times can be uncertain and understanding how to grow your own food can be vital. Besides providing fresh vegetables and herbs, gardening has many positive psychological effects. It's great for the heart and soul!

Any residents who are interested in forming a gardening committee, who would like to organize, plant, and maintain a community vegetable garden, please bring this forward to your Property Management Team!



TRASH TALK: GARBAGE & RECYCLING ETIQUETTE

We understand that communal living has its pros and cons, garbage being one of the notable challenges that raise concerns for tenants and the community.

For our tenants in apartment buildings, please:

- Bag all household garbage before placing in garbage chutes or containers
- Double-bag garbage if needed to reduce odours
- Garbage rooms are for household garbage only. Do not leave furniture, electronics, etc. in the garbage rooms. This is costly to remove and taxes the building's maintenance budget

For our tenants in family homes, please:

- Tightly secure garbage and place at the curb for pickup by 7:00 am on collection day
- Place heaviest recycling items on top of lighter material to keep items from blowing out
- Keep recyclables below the rim of the blue box
- Be timely in retrieving your recycling bins

Paper and Cardboard Recycling:

- Cardboard, magazines, newspapers, cereal boxes, clean plastic bags, wrap from toilet paper/paper towel

Glass and Plastic Recycling:

- Clean glass jars and bottles, shampoo bottles, beverage containers/cartons (milk, cream, juice, water), all food cans

Garbage:

- Wrapping paper, ceramics, food waste, paper napkins and plates, pet food bags, paper coffee cups

Recycling Reminders:

- Items must be empty and clean, please ensure all materials are free of grease, liquid, or food
- Please take the time to sort your recyclables appropriately and flatten your cardboard



We appreciate that you have respect for your home and your neighbours. For more information, visit:

Norfolk County: <https://www.norfolkcounty.ca/living/garbage-and-recycling/recycling/>

Haldimand County: <https://www.haldimandcounty.ca/garbage-recycling/>

THRIVING DURING THE PANDEMIC

Over the past year, the COVID-19 pandemic has changed the lives of people around the world. We at HNHC understand that sometimes things get overwhelming, so here are some of our tips to help you stay grounded, relieve stress, and thrive!

- **Get Outdoors!** Fresh air and exercise are great ways to boost your mood! Being outdoors is also a terrific way to stay active while staying safe by following social distancing guidelines
- **Stay Mindful** Mindfulness is essentially staying present and 'in the moment'. Trying our best to focus on the here and now is difficult at times and takes practice, but the beauty of remaining mindful is that it can be practiced at any time. Strategies like focusing on your own breath and noticing colours in your surrounding environment are effective in bringing attention back to the present.
- **Be Kind to Yourself** Self-compassion is important in times of great stress. You are in control of what you draw value from in your life! Recognizing small victories is a great way to build self-worth and increase confidence!
- **Stay Social (Safely)** Online gathering places such as Zoom and Facetime provide us an opportunity to get the social interaction and connectedness we crave, while keeping us, our families, and others safe! Even just making a phone call to a friend can help!
- **Create a Routine** A daily routine is something that is a perfect tool for thriving during this pandemic! Breaking up your day into manageable chunks is one strategy that can be individualized to fit your day-to-day life while reducing anxiety or worry.
- **Proper Sleep** Sleep is very important to establishing a routine and maintaining wellbeing. 7-9 hours per night is recommended for adults. Strategies that can help with sleep schedule and quality range anywhere from a bedtime routine, to limiting screen time before bed, and most importantly consistency!

We understand the uncertainty of this past year has taken its toll on many. We hope these small strategies help. As always, if you feel you need professional support, the Community Addiction and Mental Health Service Crisis Line (CAST) is available 24 hours a day at **1-866-487-2278**. For other services please see our "**Community Resources**" page at www.hnhousing.ca.

Gourmet on a Budget!

PASTA PRIMAVERA

This veggie-packed classic is simple to prepare, nutrient-dense, and incredibly cost-effective. To make four servings, start by cooking one box of dried pasta – penne or bow ties (\$2.00) in boiling salted water. Meanwhile, chop onion (\$1.50), a small head of broccoli (\$2.00), and one red bell pepper (\$1.50) and sauté with a handful of frozen green peas (\$0.50). Toss the vegetables with the cooked pasta, adding 3 tablespoons of olive oil and salt and red chili flakes to taste – optional (\$0.50). Top with minced fresh basil (\$1.00). TOTAL: \$2.25 per serving.

OPTIONAL: Add more or less vegetables of your choosing or top off with grilled chicken.



CONTAINER GARDENING



Creating your own vegetable, flower, or herb garden right on your patio has never been easier! Get creative and use recycled pop bottles, old teapots, baskets, old flower pots, or even an old pair of boots! (If you are on the second floor, please be mindful of your neighbours below when watering!)

Start with tomatoes (starter plants from the garden center work best) and plant basil with them to control pests. Peppers, beans, onions, and garlic are also easy to grow in containers.

Use a soil mix containing peat moss and perlite and add fertilizer throughout the growing season to keep your gardening going until the first frost. (Used coffee grinds make an excellent fertilizer. They can also keep pests away from your plants).

The Dollar Store is great for all your gardening tools and supplies at an affordable price! Have fun gardening this summer!



HNHC
COMMUNITY HOUSING

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