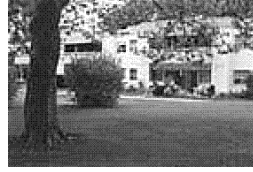
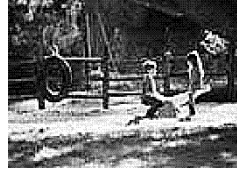




Housing Herald

The Voice of Niagara Regional Housing Communities

June 2003



NIAGARA
REGIONAL
HOUSING

Niagara Regional Housing
...Opening Doors



You Asked.....

Who Is Niagara Regional Housing?

www.nrh.ca

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Our Mission

Niagara Regional Housing is committed to providing and advocating for affordable housing in the region of Niagara.

Our Goals for the Year Ahead

Provide safe and affordable housing.

Reinforce a healthy work environment.

Operate effectively and efficiently.

Uphold quality customer service.

Develop and strengthen partnerships.

On April 1st, 2002 the Niagara Regional Housing Board of Director's assumed responsibility for the management and administration of affordable housing within the region of Niagara.

The Board of Directors consists of five regional councillors, five housing providers, two community representatives and one NRH tenant.

The current NRH Board of Directors includes:

David Eke, Chair
Stella Ziff
Betty Ann Baker
Catherine Jolliffe
George Bailey
Cindy Forster
Barbara Hannah
Alan King
George Kurzawa
Karen Murray
Tim Siemens
Bruce Timms
Debbie Zimmerman



Our Business...



Housing Access & Community Programs

As the gateway to affordable housing options in Niagara, **Housing Access & Community Programs** is responsible for maintaining a Central Waiting List for over 180 communities with more than 70 housing providers.

A common application form, a directory of housing options and a consistent & timely approach to eligibility assessment ensures that all applicants are treated in a fair and equitable manner.

Housing Access & **Community Programs** offers resources and support to over 6000 NRH tenants by providing ongoing tenancy support, agency referrals and advocacy.

Within an environment of open communication and transparency, **Community Programs** is responsible for fostering, developing and strengthening partnerships with community agencies, promoting tenant involvement and providing the resources for individual tenants and tenant groups to develop and implement local plans that address the needs of their housing communities.



Property Operations

As the foundation of Niagara Regional Housing, **Property Operations** is responsible for the management of 2636 units owned by Niagara Regional Housing.

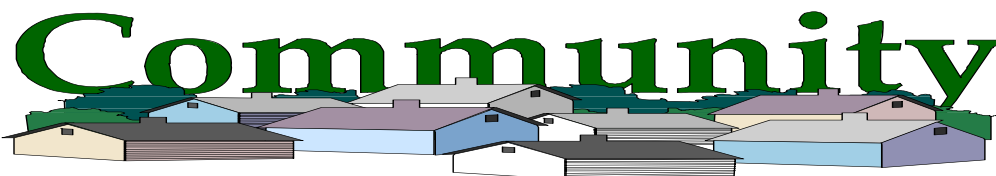
We provide accommodation for seniors, families and individuals in a diverse portfolio consisting of 504 townhouses, 350 single and semi-detached, 9 high rise and 25 low rise apartment buildings across 9 municipalities in the region of Niagara.

Units range in size from bachelor/one bedroom to five bedroom houses. All tenants are offered rents that are based on 30% of their household income. Market rent caps ensure that the rents remain affordable for those tenants who experience increases in their income.

Our property managers provide tenant services for over 6000 residents. We encourage our tenants to become actively involved in their communities.

Our team of maintenance staff ensures that repairs are completed in a timely manner (including 24-hour emergency service). We hire over 70 independent contractors to complete the day-to-day maintenance work.

Capital needs are addressed through consistent and continuous planning.





Housing Programs

On April 1st, 2002, Niagara Regional Housing assumed responsibility for the operation and administration of all affordable housing in the region of Niagara.

Social Housing programs, previously funded and administered by the provincial and federal governments, were transferred to NRH.

NRH has the second largest portfolio in Ontario with 69 housing providers.

Our team of Housing Administrators ensures compliance with legislation and program requirements while providing support and information concerning applicable legislation and best practices to housing providers.

Through partnerships with over 90 private landlords, NRH provides accommodation to low income individuals and families, on a rent-g geared-to-income basis, under the Rent Supplement Program.

Housing Initiatives

Looking through the window to the future, Niagara Regional Housing strives to meet the ever-increasing housing needs of the citizens of Niagara. With the establishment of the Housing Initiatives Committee, and in consultation with community and municipal partners, NRH is actively involved in exploring opportunities to develop new affordable housing in the region. Work is currently underway to secure funding offered by both the federal and provincial governments.

Niagara Regional Housing Teams

St. Catharines, Thorold, Beamsville & Grimsby

Shirley Simpson	Property Manager
Warren Lewis	Maintenance Program Supervisor
Melissa Spyker	Community Programs Co-ordinator
Michelle Parfitt	Tenant Placement Co-ordinator

Niagara Falls (Westfield Court & 5130 Portage Rd. & St. Catharines)

Doug Smith	Property Manager
Lyn Tanguay	Maintenance Program Supervisor
Melissa Spyker	Community Programs Co-ordinator
Michelle Parfitt or Jenny Stewart –	Tenant Placement Co-ordinator

Fort Erie, Port Colborne, Welland

Barb Kaine	Property Manager
Dave Crysler	Maintenance Program Supervisor
Deborah Firmin	Community Programs Co-ordinator
Michelle Parfitt or Jenny Stewart –	Tenant Placement Co-ordinator

Niagara Falls & Niagara-on-Lake

Myrna Buemi	Property Manager
John Lambert	Maintenance Program Supervisor
Deborah Firmin	Community Programs Co-ordinator
Jenny Stewart	Tenant Placement Co-ordinator



Niagara Regional Housing would like to welcome the following new staff members:

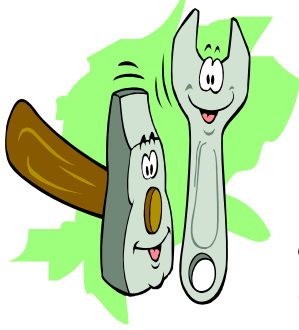
Myrna Buemi	Property Manager
Doug Smith	Property Manager
Lyn Tanguay	Acting Maintenance Program Supervisor
Elizabeth Bradley	Acting Maintenance Service Representative
Amy Messinger	Data Entry Clerk



Niagara Regional Housing would like to wish Collette Valliear good luck in all her future endeavors!

Kristin Sweeting will be working with us for the summer to help you beautify your communities with flowers!

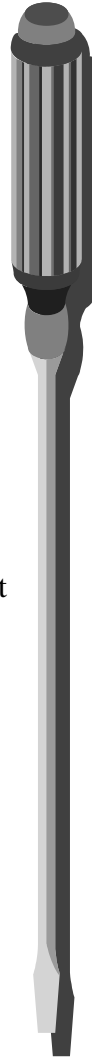




2003 Capital Works Projects

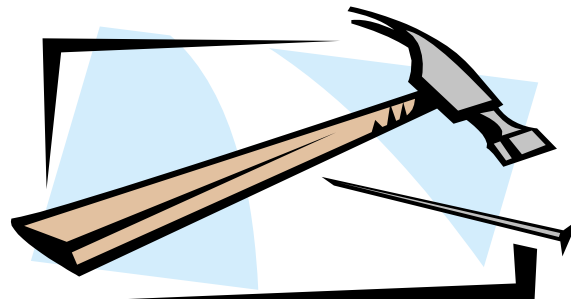
Thank you to all tenants who responded to the Capital Works questionnaire. No one knows your home better than you do and your input helped staff to develop a plan for 2003 Capital Works Projects.

4900 Buckley Avenue
 4520 Huron Street
 45 Manchester Avenue
 Hawkins, Churchill and Dell, NF
 211 King Street
 6858 Ailanthus Avenue
 Units 1-17 Bowden St
 Christopher Street
 3874 Portage Road
 124 Elmview
 Scattered, Fort Erie
 Victory
 14 Centre Street
 Christopher Street
 30 Robinson Street
 4278 Queen Street
 4278 Queen Street
 5130 Portage Road
 140 Elmview
 561 Steele Street
 557 Steele Street
 235 Fitch Street
 61 Woodcroft
 132 Idylewylde
 Roach Avenue
 4520 Huron Street
 7077 Dell Avenue
 6363 Arad Street



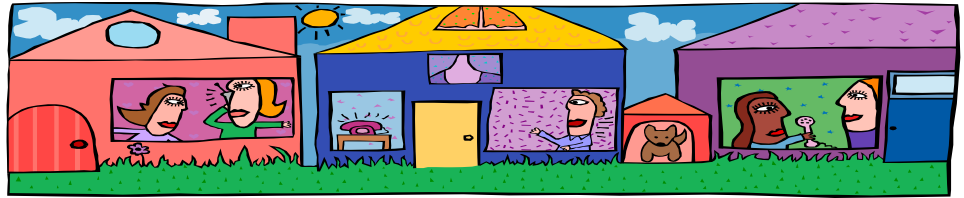
Balcony Restoration
 Elevator Upgrades
 Furnace Replacements
 Sewer Lines
 Elevator Upgrade
 Balcony Restoration
 New Flat Roofs
 Roofing
 Balcony Consultant
 New Windows
 Repave Driveways
 New Driveways
 Balcony Restoration
 New Doors
 Landscape Upgrade
 New Balcony Doors
 Balcony Assessment
 Repave Parking Lot
 New Drop Ceiling – 1st floor
 New Hallway Lighting
 New Drop Ceiling
 Extend Parking Lot
 Repave Parking Lot
 Landscape Upgrade
 Repave Driveways
 Bathroom Vanities
 Basement Wall Repairs
 Basement Wall Repairs

We hope to be able to complete all of the Capital Works projects during 2003 but unforeseen circumstances may require some projects to be postponed.



Prepared By:
I. Crawford
Capital Works Co-ordinator

Community Programs



Above & Beyond Awards

The following are the children that have been selected for a recreational experience, as they have gone above & beyond in their communities.

Charlee Chappell ...is always picking up garbage and giving her old toys and clothes to other children. Charlee likes to share her scooter, bike and skipping ropes. She also "gives" flowers from our garden to other mothers.

Kyshawn Carson...has good intentions and a good heart. Kyshawn likes to keep the grounds clean and helps the men pick up the garbage before they cut the grass. He also likes to help young moms with their small children.

Stay tuned for next year's program.

Pro-Kids

Pro-Kids is a new program being implemented for NRH tenants. PRO-Kids provides children & youth, from birth to 18 years, with funding to allow them to participate in a vast selection of recreational/cultural activities.

For more information contact your *Community Programs Co-ordinator* at 905-682-9201.

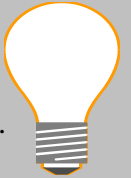
Community Funding

The following communities have been approved for Community Funding:

- *4900 Buckley* – To purchase a new griddle to continue serving breakfast for the tenants.
- *124 Elmview* - For the purchase of a BBQ & supplies to host social gatherings.
- *Ailanthus Family* – A sunshade and table to provide an area for the children in the community to take part in crafts and other activities.
- *Rykert Street* – Supplies which will provide experience, education and events for the tenants, particularly children.
- *Stamford Court* – Dart Board for those fun, recreational evenings.

Did You Know?

A child's brain development in the first years of life sets the basis for lifetime learning.



Games as simple as peek-a-boo and quiet time spent reading together are critical learning experiences.

Great children's programs are offered across the region. The four Early Years Centres, where there are a range of educational & parent services as well as child-centred play and learning activities, are located at:

- Port Cares, 230 Main St. W.
Port Colborne, 905-834-9071
- Central United Church,
12 Young Street, Welland
905-734-3563
- Mary Ward School
2999 Dorchester Rd, Niagara Falls, 905-357-2398
- YMCA St. Catharines
25 YMCA Dr. St. Catharines
905-938-9392

* Taken from: Regional Niagara Public Health Department, 2001 Annual Community Report – Niagara's Yearly Check-up

Anyone wishing to apply for Community Funding in the fall must apply by September 30th, 2003

www.nrh.ca

It's Garden Time!!!



HEY ALL TENANTS!!!!

Niagara Regional Housing is holding a competition to honour the tenants that do the best job in beautifying their housing community and their own homes. The competition will include the overall appearance of the community as well as any and all gardens in the complex. This competition includes all NRH communities.

All tenants are encouraged to participate.

The judging will take place throughout the summer and conclude during the month of August. Please feel free to nominate a friend, yourself, your neighbour or your community. The form needs to be returned by August 1, 2003.

Shape, design, colour, well maintained...It all counts.

There will be 1st, 2nd and 3rd place prizes for the best apartment community and the best family community.

1st, 2nd and 3rd prizes will also be awarded for the best individual home, senior or family.

So, join the fun and help create a beautiful community!



It's Garden Time!!!



Garden Competition – Nomination form
Please return by August 1, 2003

Name of Person nominated
Address
Why is this garden/community the best?

Signature of person nominating _____

Address & phone # _____



Volunteers Needed!

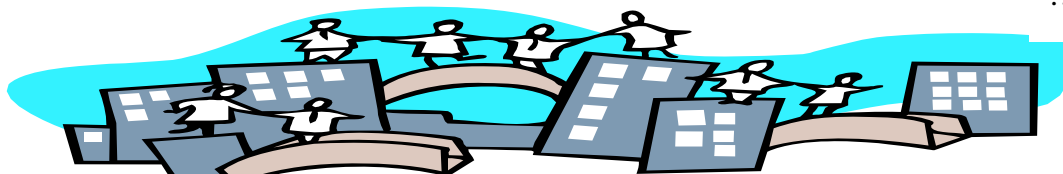
Niagara Regional Housing Tenant Advisory Group

Each month the committee travels to different housing communities. If your community would like to host a meeting please contact Cherie.

The role of the committee is to provide feedback on current Niagara Regional Housing policies. The committee discusses policy changes and the impact on tenants. Childcare costs and transportation are provided to voting members.

**We currently need
Committee Members
from Niagara Falls,
Fort Erie, & Niagara-
on-the-Lake.**

For more information or for an application, call Cherie at 905-935-7645 ext. 15.



Community News

14 Centre Street

This Valentine's Day saw a lovely spaghetti dinner enjoyed by everyone. Special tanks to Gladys for donating and cooking the dinner.

March was a very busy month for us. It all started with a pancake breakfast and a luncheon. Both events were to raise funds for our gardens. Next came our St. Patrick's Day party, which included green pop, Irish ditties, and the special treat of an Irish dance performed expertly by Becky. Thanks Becky, job well done!

Our busy month ended with another fundraiser for our garden – a Monte Carlo Night – the horses ran, wheels rolled, balls bounced, Kings were hit, but most important was the friendship and fun shared by all.

Recently, a three-day food drive was held for Community Care. The response was overwhelming and another successful food drive was had.

Our flower gardens are looking beautiful, the scalloped edging, the colourful plants and the shrubs. Thanks to Donna & Ken for the hardwork.

The first BBQ of the year was held for Victoria Day. There was lots of fun & food for all.

Also, our Bazaar/Rummage sale was held on May 31st. Congratulations to the winner of the beautiful handcrafted quilt.

Have a safe & healthy summer everyone!

5130 Portage Road

The Portage Manor Social Club has had a busy season. Our executive, Sue, Wayne, Joyce, Rhonda & Tina, try to provide something for everyone.

Our regular activities include bingo, weekly lunches, movies, cards & games, and crafting & tea.

Sue and her team prepare a dinner at least once a month. We have enjoyed beef on a bun, chili and corned beef & cabbage (what else) on St. Patrick's Day. The occasional potluck adds variety. At Easter the cook got a break and a catered dinner was enjoyed.

Now that our pool table has been recovered, the game room is once again a busy place; residents & their families enjoy it.

On May 24th our annual spring yard sale was held. There were bargains and bake goods.

As the day lengthens and the sun warms, we look forward to planting our garden and enjoying the rebuilt patio. Is that hamburger I smell cooking on the BBQ?

Any Tenant Group, formal or informal, is welcome to submit articles.

(Deadline for next issues is September 15th, 2003)

Please contact your *Community Programs Co-ordinator* at 905-682-9201 for more information.



Featured tenant

Denis R. Bryan is one tenant who has lived an amazing life. His work of whimsical depictions of Port Colborne life, past and present have grown in popularity – so much so that former Port families have commissioned him to paint scenes, places and events of their past for their homes across Canada and the U.S. Denis' work has appeared in many arts shows in Port Colborne.

The Friends and Neighbours Tenants Association of
557 Steele Street Port Colborne

The tenants have enjoyed a busy year with our annual Christmas dinner party, catered by the Port Colborne High School History Club. They cater dinner parties in order to earn money for school sponsored field trips – another win –win.

Every week we have an exercise program suitable for seniors and people who have physical problems. These lessons are under the direction of a registered nurse that donates her time to help many seniors in our community.

We have a sing-along monthly with Bob, who also shares his talent with many in the community.

Other events include movie nights, weekly coffee mornings, pancake suppers and many other social gatherings.

It is with regret that we accepted the resignation of our Association President, Renee deGalan. However, we're fortunate to have Leonard McVety, as we have already benefited from his capable direction.

We wish everyone – good health, good friends, good neighbours and happiness and of course a good relationship with our landlord, Niagara Regional Housing.

Denis has painted since he was a child and was given encouragement by his teachers in Port Colborne. Denis, among other things, designed Port Colborne's Centennial Crest. The majority of his career was spent as an advertising manager with Leon's in Toronto for 38 years. He retired to Belize in Central America and helped his daughter Denise and Wendy build a resort, which they still run today. His son Sean lives in North Bay where Denis' granddaughter Lilliann, 6, won first place in an art contest.

Denis did all the art work for the 2003 Port Colborne community calendar, The Leader and the sponsoring partners were proud to present some of the many scenes of Port Colborne life so wonderfully captured in Denis' paintings. At Denis' request, proceeds from the calendar sales will help pay for large-print books for the library, and The Leader will make a donation to United Way of South Niagara.

WAY TO GO DENIS!!!!!!!!!!!!!!!!!!!!!!



Taken From: 2003 Port Colborne Community Calendar



211 King Street

are great fun and visitors are welcome.

These past few months have seen several trips. A good time was reported by everyone. February found us on a Mystery tour. The only thing we were told was to prepare for some walking and come hungry.

I'm sorry to say that I had to bypass that one but those who went came back happy, tired and oh-so-stuffed.

The Golden Age of Variety at Theatre Aquarius in Hamilton called to us in April with lunch at "The Mandarin" need I say more? There were performers of all ages and the show was superb.

So, as you can see, my dears, there has been a great deal going on here, and the nicest thing of it all is that you can participate or not, as you please. Bored? Not me, I haven't got time.

Write Soon, I Love You, Mom!

*Note: this letter is fictional, but based on true life at 211 King Street.

Dear Children:

When I last talked to you I felt as though you were feeling sorry for me because I live here at 211 King Street in Welland. I get the feeling that you think of me as lonely, with nothing to do from one day to the next. You couldn't be more wrong. There is something going on here as often as I care to participate.

For example, in an average week, we have bingo on Monday, on Wednesdays, (twice a month) we have soup days and can these ladies cook! Wednesday and Sunday evenings from September through May the Euchre players gather to play their favourite game.

Bingo on Saturday evenings, usually twice a month,

235 Fitch Street

We the residents of 235 Fitch Street in Welland, have had a busy year so far with more to come.

In February we had a Soup & Sandwich Valentine Day luncheon that was enjoyed by all.

In April we had an Easter PotLuck. No one went home hungry. At the end of May we held another Soup & Sandwich luncheon.

Also, this month we will be having a Toonie Tuesday from K.F.C. We are also planning BBQ's for the summer.

Thanks to all that helped make these events great. Wishing all a healthy & enjoyable summer. Until next time!

Spring Basket

Congratulations to Joan Robins, we hope you enjoyed your basket!

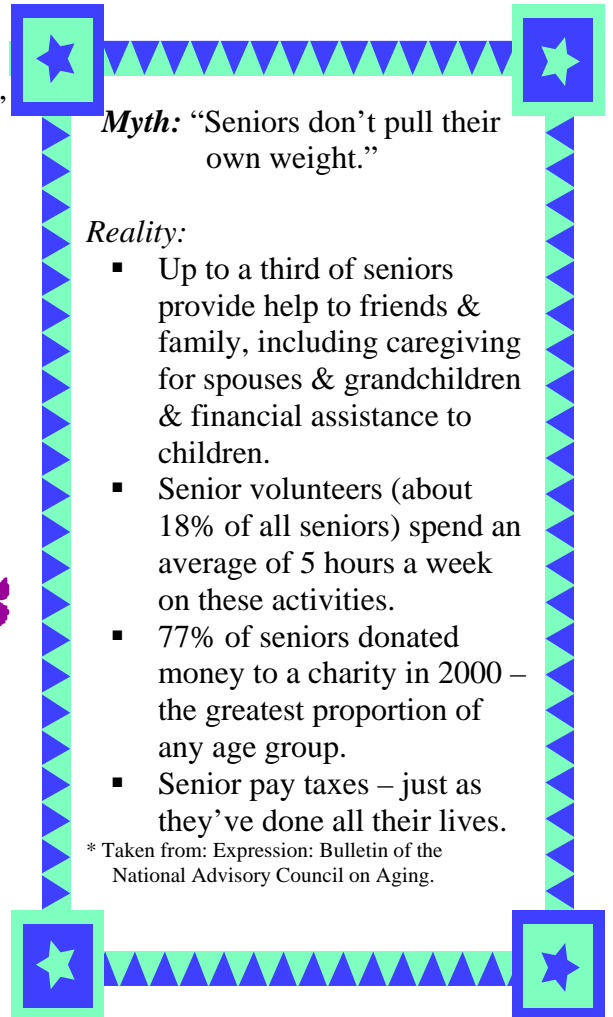
Thanks to all those who submitted their comments concerning the newsletter!

Myth: "Seniors don't pull their own weight."

Reality:

- Up to a third of seniors provide help to friends & family, including caregiving for spouses & grandchildren & financial assistance to children.
- Senior volunteers (about 18% of all seniors) spend an average of 5 hours a week on these activities.
- 77% of seniors donated money to a charity in 2000 – the greatest proportion of any age group.
- Senior pay taxes – just as they've done all their lives.

* Taken from: Expression: Bulletin of the National Advisory Council on Aging.



Feature Communities

...11

**300 Davy Street
Niagara-on-the-Lake**

**Building for Seniors
40-1 Bedroom Units**

**2 storey brick building with an
elevator, balconies, laundry
rooms and a common room.**



The building is located in the historical part of town and a short walk brings tenants to many amenities. Tenants also travel to Virgil and St. Catharines for shopping and other services.

A large community park is located right next door and many tenants enjoy watching the children play soccer and take pleasure in the large open green spaces.



**10 Old Pine Trail
St. Catharines**

**Family Townhouse Complex
80 – 2 & 3 Bedroom Units**

**2 storey townhouses with
kitchen, dining room, living
room, front yard and back
patios.**

This complex is located on beautifully maintained grounds. It is in a peaceful area of St. Catharines but at the same time close to shopping and other amenities.

Old Pine Trail is located close to schools, playgrounds and a St. Catharines Library branch.



Seniors Community Programs

Who Needs to Know About Us?

If you are a senior, if you know of seniors struggling with their independence, or if you are trying to support an aging parent...then you need to know about Seniors Community Programs.

What Do We Do?

We work with you to assess your needs and develop a sustainable plan of intervention that provides the support you require. Service support is always with the consent of the client.

Support Services Offered?

SUPPORTIVE HOUSING

- Alternate housing option within a residential home setting – subsidy available upon income testing
- Private and shared accommodation
- Individual needs supported in supervised setting offering meals, laundry and some personal care support with access to nursing consultation and recreational programs

CLIENT INTERVENTION & ASSISTANCE

- Non-emergency assessment of need – no client fees
- In-home visit(s)
- Information sharing about available service support to meet need
- Referral link to other agencies
- Create a plan to support client goals

INFORMATION/REFERRAL

- General information on services for seniors
- Referral to appropriate service provider

EDUCATION

Free individual or group presentations on:

- Caregiver stress
- Community support services
- Elder abuse
- Niagara Gatekeepers – looking out for seniors

ADULT DAY SERVICES

- 9 locations across Niagara
- Structured group setting offering meals, activities, care support
- Offers respite to primary family caregivers
- Client fee – subsidy available upon income testing

RESPIRE SERVICES

Respite Companion Program

- In-home service for seniors diagnosed with a dementing illness
- Trained workers provide supervision and meaningful activity for the client
- Client fees apply – subsidy available upon income testing

Overnight Respite

- A planned overnight stay for seniors diagnosed with a dementing illness
- Private accommodation in a bungalow setting at the T. Roy Adams Regional Centre for Dementia Care in St. Catharines

How to Contact Us?

Call us at **905-984-2621** or **1-877-212-3922** with any questions you may have.

