

WINTER 2022

# HOUSINGMATTERS

bringing you what matters about your housing

## 106 BAY ST N - CONSTRUCTION

*We are excited* to share that the CHH Board approved an updated budget and funding sources for our housing project at the former parking lot at Bay-Cannon.

Construction has now begun on site and the project is expected to be completed in 2024. The scope includes the rebuild of 45 deeply affordable units from the Jamesville property as well as the addition of 10 net-new moderately affordable units. The building will include 35 1-bed and 20 3-beds units. Barrier free units account for 20% of overall units, and all common spaces feature comprehensive accessibility features. CHH is excited to continue portfolio renewal and growth with the introduction of these units in 2024.



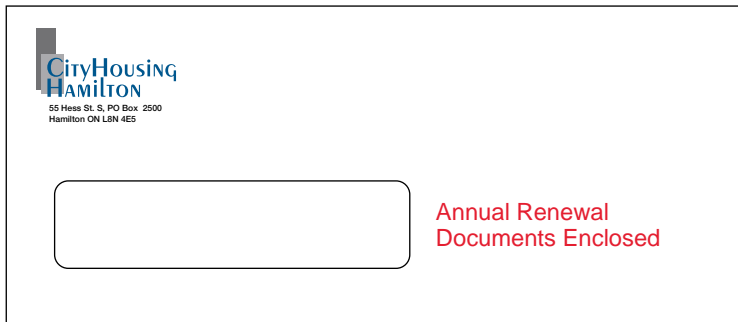
**DO YOU  
RECEIVE**

# A RENT-GEARED-TO-INCOME **SUBSIDY?**



**If so, it is very important you know the following:**

- You must do your Income Taxes every year.
- You will get a Notice of Assessment after you file your Income Tax - keep the Notice in a safe place. When it is time to do the Annual Renewal of your Rent-Geared-to-Income Subsidy, you will need to submit the Notice to CHH.
- Annual Renewal Documents are sent out in the mail every year. Look for these envelopes:



Notice details			
Social Insurance number	000 000 000		
Tax year	2015		

Joseph Black  
175 Sample St  
City ON L1L 1L1

**Tax assessment**

We calculate your taxes using the amounts below. The following summary is based on the information we have of you given us.

We may make your return later to verify income you reported or deductions or credits you claimed. For more information, go to [cr.ca.gov/irs/evms](#). Keep all your slips, receipts, and other supporting documents in case we ask to see them.

**Summary**

Line	Description	\$ Final amount	CR/DR
150	Total Income	65,000	
	Deductions from Total Income	10,000	
236	Net Income	55,000	
330	Taxable Income	55,000	
350	Total Federal non-refundable tax credits	2,000	
0150	Total Ontario non-refundable tax credits	000	
420	Inc. federal tax	7,500.00	
428	Inc. Ontario tax	4,000.00	
425	Total payable	11,500.00	
437	Total Income tax deductions	11,000.00	
456	Payment on filing	200.00	
463	Total credits	14,700.00	
	Total payable minus total credits	3,000.00	DR
	Arrears interest	0.00	DR
	Balance from this assessment	3,000.00	DR
	<b>Balance due:</b>	<b>450.00</b>	<b>DR</b>

**If you do not submit your annual renewal documents, you will lose your Rent-Geared-to-Income Subsidy and be charged Market Rent.**

- If your subsidy is reinstated, we can only go forward in time, not backward. This means that if you hand in your Annual Renewal Documents after your renewal date, your rent will not be retroactively adjusted, and **you will still be charged market rent** until the month after the calculation is completed.
- If **you do not provide** your Annual Renewal Documents by the **due date**, you could **owe us money for rent and face eviction**.

**Questions? Need help with your paperwork?**

TALK TO YOUR:

- Tenant Administration Representative
- Tenant Support Worker
- Attend Site Hours





## OUR NEW CEO ADAM SWEEDLAND

I am very grateful for this opportunity and commit to building an environment of quality service, continuous improvement and respect. Since starting at CityHousing Hamilton on Oct. 17th, 2022, I have had the opportunity to meet a number of tenants and staff, all of whom have welcomed me warmly – thank you so very much!

I will arrange visits to all the communities over the coming weeks and months. In addition, I am pleased to share, Ed VanderWindt stayed with us until November

16th to assist with the transition.

I want to officially thank him on behalf of the staff and tenants for his strong leadership and caring nature over the last six months.

**Adam Sweedland** (*he/him*)  
Chief Executive Officer  
CityHousing Hamilton Corporation  
City of Hamilton  
55 Hess St. S., PO Box 2500, 23rd Floor  
Hamilton, ON L8N 4E5  
905.523.8496 ext. 4604  
Adam.Sweedland@hamilton.ca

**BUILDING ATTENDANT** - Troy is the Building Attendant for 44 Martha, Roxborough and covers 10 St Andrews as well as 4 Bridgewater if needed.

**“ Troy Ledger - I’ve been with CHH for 9 years and what I love most about working for CHH is the people I work with like Property Managers TSW contractors other CHH staff and tenants.**

**My favorite moment with CHH is when I worked with Habitat for Humanity on the Reid Ave project that was a highlight of my career with CHH.**

Thank you to all of our Building Attendants across of all our properties for all you do each and every day.







# Hamilton Community Paramedic Community Health Clinic

**FRIENDLY PARAMEDICS WILL ANSWER YOUR HEALTH QUESTIONS!  
EVERYONE IS WELCOME!**

## WHY SHOULD I GO?

- Regular Blood Pressure Monitoring
- Detect, Support and Monitor Diabetes
- Support after Hospital Discharge
- Falls Risk Assessment & Fall Prevention
- Health and Chronic Disease Risk Assessment
- Education & Support for Health Issues

**Community Paramedics  
on Site**

**Any questions please call  
Wellness Phone #  
905-523-8496 ext.5179**



## CP@CLINIC SCHEDULE (0800-1030HRS)

WEEK	MON	TUE	WED	THU	FRI
1	30 Sanford Ave South Wellness Room	200 Jackson St West Wellness Room	First Place 360 King St E Activity Room 1	801 Upper Gage Wellness Room	155 Park Avenue South Site Office
2	1100 Limeridge Rd E Common Room	395 Mohawk Wellness Room	120 Strathcona Ave N Wellness Room	555 Queenston Rd Site Office	226 Rebecca 107 First Floor
3	30 Sanford Ave South Wellness Room	200 Jackson St West Wellness Room	25 Lynden Rd Dundas Common Room	801 Upper Gage Wellness Room	155 Park Avenue South Site Office
4	1100 Limeridge Rd E Common Room	395 Mohawk Wellness Room	120 Strathcona Ave N Wellness Room	555 Queenston Rd Site Office	226 Rebecca 107 First Floor



## WINTER MAINTENANCE HOSE BIBS



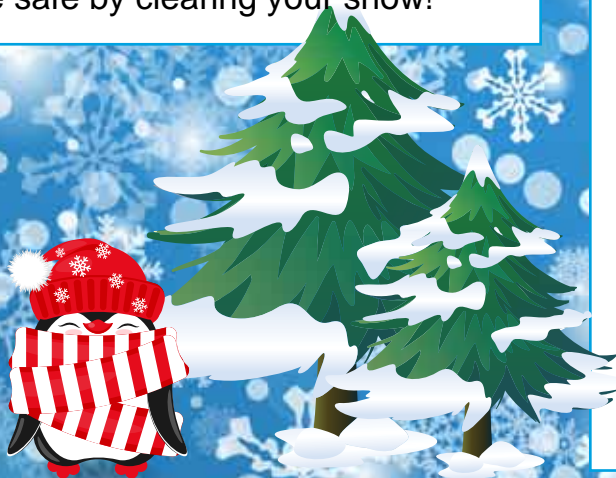
For tenants that have an outdoor water faucet or hose bib, be advised that water can freeze inside the tap and pipes. This can damage the pipes and cause them to burst – leading to leaks or flooding in your home. To prevent your hose bib from freezing during the colder months, please remember to:

- ✓ Turn off the valve (inside)
- ✓ Remove the hose
- ✓ Drain the hose
- ✓ Leave the valve open

## WINTER MAINTENANCE CLEARING SNOW



Tenants that have walkways and public sidewalks attached to their units are required, by the lease agreement, to clear the snow within 24 hours of any snowfall. After every snowfall, please keep everyone safe by clearing your snow!



## WINTER MAINTENANCE EXHAUST VENTS

Do you have a gas meter, exhaust vent or vent opening for your furnace, hot water tank or dryer? Make sure its not damaged or full of snow as this can lead to dangerous carbon monoxide building up in your home.



### DURING WINTER AND SNOWFALLS:

Check your gas meter, gas piping and appliance vents often to ensure they are clear of snow and ice:

- ✓ Gently brush off snow or ice with a soft broom or brush.
- ✓ Do not hit, kick, use sharp tools, or apply salt, chemicals or hot water to remove snow or ice.
- ✓ Be careful not to bump your meter when removing snow.
- ✓ Do not pile snow against your gas meter or appliance vents.
- ✓ Call the Maintenance Department for assistance if needed.



## PROTECT YOURSELF WITH THE HSC TENANT INSURANCE PROGRAM

*Low-cost insurance that covers your personal property, living expenses, and the cost of claims against you in the event of a disaster. Starting at less than \$19 a month.*



### Why do I need tenant insurance?

Your landlord's insurance only covers damage to the building or property owned by them. It does not cover loss or damage to your property. The HSC Tenant Insurance Program provides:

- Coverage for your personal property if it is lost, damaged, or destroyed because of other insured perils.
- Coverage for additional expenses such as hotel bills, restaurant meals, and moving costs, if you're forced to leave your building.
- Coverage for you or a member of your household if you are held legally responsible for damage to the property of others or injuring other people.

In addition, the lease agreement you signed with your landlord may require you to have tenant insurance.



## Coverage At Affordable Rates

Insurance is available in one-year terms. You can pay in full when you first sign-up or pay an initial down payment and then 10 monthly installments. For the Option 1 installment plan, it would be \$36.99 initially then \$18.49 for 10 months. For the Option 2 installment plan, it would be \$48.00 initially then \$23.99 for 10 months.

	Option 1	Option 2
Contents Coverage Limit*	\$10,000	\$20,000
Additional Living Expenses Limit	\$2,000	\$4,000
Liability Coverage	\$500,000	\$1,000,000
Deductible on property losses	\$500	\$500
Total cost for 12 months (tax included)	<b>\$221.91</b>	<b>\$287.99</b>

For full policy wording, details, and fees, please visit <https://tenant.hscorp.ca>.

\*Contents coverage is paid on an Actual Cash Value basis. Actual Cash Value is calculated using the replacement cost of insured contents less depreciation for condition, resale value, and normal life expectancy.

## How do I get tenant insurance?

It's easy. You can sign up either online or by phone.

1. Visit <https://tenant.hscorp.ca> or call 1 866 940 5111 (Marsh's Private Client Services).
2. Supply all of the information required (see "Things You'll Need to Have Ready" below).
3. Payment:
  - Annual credit card payment: You pay the full amount in one payment and your certificate of insurance is available immediately.



- Monthly bank account payments: Payments are automatically deducted from your bank account over the course of the year. Your certificate of insurance is sent to you when the downpayment is received.

Please note: No personal cheques, money orders, or cash payments are accepted.

If you are an Ontario Works client or you receive Ontario disability benefits, your shelter allowance may cover the cost of this insurance. Please contact your caseworker for more information.

## Things You'll Need To Have Ready

- Your current mailing address and the address where you'll be using the insurance (if different).
- The coverage option you've selected.
- Payment details (e.g. your credit card or your bank account information including transit, institution, and bank account numbers).

Apply for the HSC Tenant Insurance Program today by visiting <https://tenant.hscorp.ca> or calling a licensed insurance broker from Marsh's Private Client Services at 1 866 940 5111.



Insurance brokered by  
Marsh Canada Limited

Insurance underwritten by  
XN







# PREVENT COOKING FIRES FROM HAPPENING TO YOU

Cooking brings people together; it provides an outlet for creativity and can be relaxing. But, did you know that unattended cooking is one of the number one causes of residential house fires in the City of Hamilton? Statistics show that in the past five years, the majority of Hamilton Fire Department responses to CityHousing buildings have been due to cooking related fires/incidents.



Smoke alarms save lives!

Practice safe cooking measures

Butt out!

Plan your escape

Test your smoke alarms monthly

## SAFETY

# TIPS



By following a few kitchen fire safety tips, you can help to prevent these fires:

- Be on alert! If you are sleepy or have consumed alcohol don't use the stove or stovetop.
- Stay in the kitchen while you are frying, boiling, grilling, or broiling food. If you leave the kitchen for even a short period of time, turn off the stove.
- If you are simmering, baking, or roasting food, check it regularly, remain in the home while food is cooking, and use a timer to remind you that you are cooking.
- Keep anything that can catch fire — oven mitts, wooden utensils, food packaging, towels or curtains — away from your stovetop.

If you have a small (grease) cooking fire and decide to fight the fire...

- On the stovetop, smother the flames by sliding a lid over the pan and turning off the burner. Leave the pan covered until it is completely cooled.
- For an oven fire, turn off the heat and keep the door closed.

If you have any doubt about fighting a small fire...

- Just get out! When you leave, close the door behind you to help contain the fire.
- Call 9-1-1 or the local emergency number from outside the home.

Smoking is another leading cause of fires in Hamilton. Smokers should regularly check their furniture for fallen cigarettes or embers, which can smolder for hours before igniting into flames. Make sure to properly extinguish cigarettes and never leave lit cigarettes unattended. Dispose of cigarettes safely in a metal container. Never throw cigarettes over balconies, as this poses a major fire risk.



HAMILTON FIRE DEPARTMENT

Fire Prevention  
55 King William Street  
Hamilton, ON L8R 1A2  
[www.hamilton.ca/fire](http://www.hamilton.ca/fire)

## Brain and Body Work



Call the Wellness hotline to register  
905-523-8496 ext. 5179

Join us to take care of your  
physical and cognitive health



Tuesdays  
2:00 - 4:00 p.m.



360 King Street E  
Bagshaw Room A



Transportation provided if needed

This is a partnership program between the  
Alzheimer Society and Hamilton Housing.  
Anyone can attend



# GARBAGE AND WASTE BIN GUIDELINES FOR TOWNHOUSES



As a CityHousing Hamilton tenant, it is your responsibility to dispose of garbage and waste properly and safely. Particularly for townhouse properties with dumpster style garbage programs, we know many of the dumpsters are overflowing and unsightly. We are working on issues like absent recycling programs and illegal dumping on our properties but understanding how you can help us change this is also key to fixing this issue.

## Here's what you need to know about putting waste into the large bins:

### 1. Use a garbage bag.

All waste that goes into the bin must be in a garbage bag. Do not throw in loose items – they are a safety concern.



### 2. Break down cardboard.

Cardboard boxes must be broken down and placed in the bin flattened. This will create more room and prevent bins from overflowing.

### 3. Do not overfill the waste bins.

If a garbage bin is full or overflowing, please close the lid for safety and put your garbage into another waste bin. If all waste bins are full, contact your Property Manager.



### 4. Take out your garbage often.

Put your garbage in the bin every day or every few days. Do not keep garbage in your backyard – you will attract rats, skunks and racoons! Waste collection happens several times each week to avoid bins overflowing and to manage the amount of garbage on the property.

### 5. No bulk items or hazardous materials.

Bulk items can be picked up by the City of Hamilton free of charge. Do not put bulk items into or beside the waste bins – you may be charged with illegal dumping and be fined By-Law.

**DO NOT** put these bulk and/or hazardous items in the waste bins or leave them in your backyard:

- Large furniture like couches, dressers, mattresses, etc.
- TVs





- Large appliances like fridges and stoves
- Propane tanks
- Glass of any kind (including lightbulbs)

To schedule a bulk item pick up, call **905-546-CITY (2489)**. Keep the bulk items at your unit until pick-up. You can bring items to the designated bulk area on your property after 7pm the day before your pick-up or before 7am on the morning of your pick-up.

You can also take large items to a City of Hamilton Community Recycling Centre. There is no cost to drop off things that will be recycled, but you have to pay to drop off garbage.

#### **Community Recycling Centres locations:**

27 Olympic Drive, Dundas  
460 Kenora Avenue, Hamilton  
37 Kilbride Rd, Hamilton (mountain)

**Hours:** Monday to Saturday, 8am to 6pm  
(closed Sundays and Statutory holidays)

By-Law Enforcement Officers visit our properties regularly and respond to complaints or concerns about our waste bins. If you have any questions, please call **905-523-8496** to talk to the Property Manager.

Sincerely,  
CityHousing Hamilton Management

## **IMPORTANT INFORMATION - RENT RECEIPTS**

CityHousing Hamilton (CHH) does not pay municipal education and property tax on most of its properties.



If your property is exempt from municipal property taxes, CHH will not issue you a rent receipt rent receipts for tax purposes and you cannot claim the property tax portion of the Ontario Trillium Benefit.

Tenants can confirm whether they are living in a tax exempt property by contacting CHH at 905-523-8496 or on our website at <https://www.hamilton.ca/people-programs/cityhousing-hamilton/tenants>

Tenants are still able to request a rent receipt; however, any receipt provided for CHH tax-exempt properties will include the following statement:

**Please note** that your rental unit is within a property owned by CityHousing Hamilton (CHH) which is exempt from paying municipal property taxes. This means that CHH tenants cannot claim the property tax credit under the Ontario Trillium Benefit.

Tenants should contact the Canada Revenue Agency for tax-related information.

Canada Revenue Agency at  
[cra-arc.gc.ca](http://cra-arc.gc.ca) or 1-800-959-8281

Ontario Energy & Property Tax Credit at  
1-877-627-6645

The Ontario Trillium Benefit is a provincial program administered by the Canada Revenue Agency. For questions related to this benefit, please visit the Canada Revenue Agency website.

# STAY WARM THIS WINTER

## Simple Tips to Stay Comfortable



Do keep the area around your heater clear.



Do remove or fully seal and cover your air conditioner.



Do make sure all windows and balcony doors are completely closed.



Do wear a sweater, socks and slippers and put an extra blanket on your bed. Sitting? Use a blanket or throw.



Don't block the heaters with furniture or long curtains.



Don't use space heaters; this will result in your heat not turning on.



Only use your oven for cooking, it should not be used as a heat source. This is a fire hazard and will also result in your heat turning off.





## RECIPE CORNER

### CLASSIC CHILI



### INGREDIENTS

- 1 tablespoon olive oil
- 1 medium yellow onion -diced
- 1 pound 90% lean ground beef
- 2 1/2 tablespoons chili powder
- 2 tablespoons ground cumin
- 2 tablespoons granulated sugar
- 2 tablespoons tomato paste
- 1 tablespoon garlic powder
- 1 1/2 teaspoons salt
- 1/2 teaspoon ground black pepper
- 1/4 teaspoon ground cayenne pepper\* -optional
- 1 1/2 cups beef broth
- 1 (15 oz.) can petite diced tomatoes
- 1 (16 oz.) can red kidney beans, drained and rinsed
- 1 (8 oz.) can tomato sauce

### INSTRUCTIONS

- Add the olive oil to a large soup pot and place it over medium-high heat for two minutes. Add the onion. Cook for 5 minutes, stirring occasionally.
- Add the ground beef to the pot. Break it apart with a wooden spoon. Cook for 6-7 minutes, until the beef is browned, stirring occasionally.
- Add the chili powder, cumin, sugar, tomato paste, garlic powder, salt, pepper, and optional cayenne. Stir until well combined.
- Add the broth, diced tomatoes (with their juice), drained beans, and tomato sauce. Stir well.
- Bring the liquid to a low boil. Then, reduce the heat (low to medium-low) to gently simmer the chili, uncovered, for 20-25 minutes, stirring occasionally.
- Remove the pot from the heat. Let the chili rest for 5-10 minutes before serving.

## SUGAR COOKIE RECIPE




### INGREDIENTS

- 2 3/4 cups all-purpose flour
- 1 teaspoon baking soda
- 1/2 teaspoon baking powder
- 1 cup butter, softened
- 1 1/2 cups white sugar
- 1 egg
- 1 teaspoon vanilla extract

### INSTRUCTIONS

1. Preheat the oven to 375 degrees F (190 degrees C).
2. Stir flour, baking soda, and baking powder together in a small bowl.
3. Beat sugar and butter together in a large bowl with an electric mixer until smooth. Beat in egg and vanilla. Gradually blend in flour mixture. Roll dough into walnut-sized balls and place 2 inches apart onto ungreased baking sheets.
4. Bake in the preheated oven until edges are golden, 8 to 10 minutes. Cool on the baking sheets briefly before removing to a wire rack to cool completely.





**FROM ALL OF US  
AT CHH, WE WOULD  
LIKE TO TAKE THE TIME  
TO WISH ALL HAPPY  
HOLIDAYS AND A VERY  
PROSPEROUS NEW YEAR!**







## YOUR TENANT SUPPORT TEAM

Our Team can be reached by calling **905-523-8496** plus the extension below & email:

### YOUR TENANT SUPPORT WORKERS

Carlie Weeks x 2982  
[carlie.weeks@hamilton.ca](mailto:carlie.weeks@hamilton.ca)

Marilyn Walker x 7357  
[marilyn.walker@hamilton.ca](mailto:marilyn.walker@hamilton.ca)

Mia Cantwell x 5175  
[mia.cantwell@hamilton.ca](mailto:mia.cantwell@hamilton.ca)

Natalie Martin x 7293  
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### YOUR WELLNESS AND PROGRAMING TEAM

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Carey Lavigne x 4996  
[carey.lavigne@hamilton.ca](mailto:carey.lavigne@hamilton.ca)

## YOUR PROPERTY MANAGERS

Dave Chambers  
(905) 546-2424 x 7897  
[dave.chambers@hamilton.ca](mailto:dave.chambers@hamilton.ca)

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Brenda Howes  
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[brenda.howes@hamilton.ca](mailto:brenda.howes@hamilton.ca)

Krystina Beriault  
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[krystina.beriault@hamilton.ca](mailto:krystina.beriault@hamilton.ca)





The goal of the Housing Matters newsletter is to keep you up to date on matters like policies, projects, and about the activities and accomplishments of tenants across the city. The newsletter is distributed to over 7,000 homes three times a year. Housing Matters is prepared and written by CityHousing tenants, for tenants, meaning we need YOU!

Are you any of the following:

- ✓ Interested in improving your writing skills?
- ✓ A High School student wanting to complete their 40 hours of community service?
- ✓ Looking to gain experience in journalism?
- ✓ Have a poem or other piece of creative writing to share?
- ✓ Know of a neighbor, staff person, or community program you would like to see highlighted?

If you said yes to any of the above, contact Carey Lavigne by email or phone to learn more about how you can volunteer with Housing Matters.

Carey Lavigne, Program Coordinator  
carey.lavigne@hamilton.ca  
905-523-8496 x4996



CityHousing Hamilton

Main Number

**905-523-8496**

Reception Press “0” or ext. 7303

Or **CHHReception@hamilton.ca**

**MAINTENANCE and PEST CONTROL** ext: 6200

Regular Business hours are Monday to Friday 8:30am – 4:30pm. To reach someone outside of these hours call the number above, **905-523-8496.**

**OTHER IMPORTANT NUMBERS**

**911** This will connect you to Emergency Medical Services, Hamilton Police and Fire Services.

**905-546-2789 (CITY)**

Call the City of Hamilton for information on all City services.

**211** This will assist you to find social services in Ontario.

**TAX SEASON AGAIN**

Please watch for communication in the new year for the upcoming Income Tax Clinics. We will have Tax Clinics at some of our Senior Buildings again next year!!



**REPORTING CHANGES TO INCOME**

Did your income change? Are you turning 65 this year? Remember to contact your Tenancy Administration Representative as soon as your income changes, including when you start receiving your pension.