



December 2019

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**John Henry**, Regional Chair—Board Member

**Don Mitchell**, Mayor of Whitby—Board Member

**David Ryan**, Mayor of Pickering

**Message from the Executive Director and Board President**

As we reflect on the past year, 2019 has sure been a busy one for Durham Region Non-Profit Housing with fresh, innovative projects. In addition to our regular operations, we are in process of completing a new 50 unit seniors building in Cannington, we have delivered a “Microhome” model pilot project available for viewing at our head office in Oshawa and welcomed 18 new households to our newly built apartments in Beaverton. With the support of a phenomenal staff team and strong leadership from our Board of Directors, we continue to adapt and grow our housing portfolio to meet the growing housing needs of our community.



Cannington Seniors Building



Minister of Housing visits Microhome

The arrival of colder weather sees us putting the finishing touches on many large projects at our existing housing sites. These include new roofs, mechanical equipment, life safety systems and energy efficient upgrades. We appreciate everyone’s support and patience during this construction time.

On behalf of all of us at Durham Region Non-Profit Housing, we extend our warmest wishes to our tenants and partners during the holiday season.

As you ring in the New Year with friends and family, please take a moment to think of the many exciting possibilities for “home” in 2020!

*Patti Bell, Executive Director*

*Dan Carter, President, Board of Directors*

**Holiday Safety Tips**



It’s the MOST wonderful time of the year!

During the season, it is important to keep in mind a few safety tips to ensure that we ALL have a safe and happy holiday.

◇ Stay in the kitchen while

cooking to avoid fires or gas explosions.

◇ Turn off, unplug, and extinguish all decorations while sleeping or leaving the house.

◇ Only place non-

combustible decorations on apartment doors

◇ Do not overload electrical outlets.

◇ If under the influence of cannabis or alcohol, do not cook or drive.



# Microhome

Have you seen our latest housing initiative designed to offer cost effective rental housing as one solution to the affordable housing crisis here in Durham.

One potentially effective solution is to provide highly affordable self-contained rental units built from repurposed shipping containers. DRNPHC is piloting a 40 ft. shipping container as a fully self-contained studio apartment to demonstrate viability and attract partnership and community support. This 320 sq. ft. container is low cost, can be quickly and easily installed on a site, moved if necessary, is accessible, is a smart home and is 33% powered by photovoltaics. DRNPHC is piloting this microhome now and it is located at its head office at 28A Albert St. in Oshawa.

If you would like to schedule a visit , please call Sharina at 905-433-6610 ext.236



## Holiday Office Hours

**Christmas Eve**  
8:30AM—Noon

**Christmas + Boxing Day** CLOSED

**New Year's Eve**  
8:30AM-Noon

**New Year's Day**  
CLOSED

# Changes Are On The Horizon

The Housing Services Act is changing to simplify how **Rent-Geared-To-Income** is calculated.

On July 2020, there will be a change in the way rent is calculated. Some of the changes happening are:

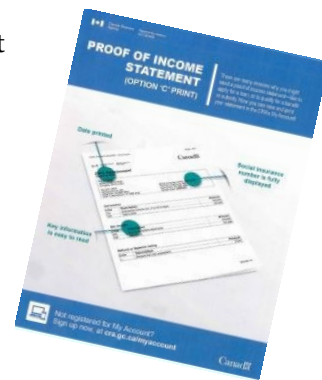
- Rent will be calculated based on 30 per cent of adjusted family net income

In-year reviews will only occur when there is a 20% or more decrease in income, or a change in household composition. Households will no longer be required to report an increase in income before their next annual review.

In preparing for these changes:

- Please be sure to file your 2019 taxes before the deadline of April 15th, 2020 as your yearly Notice of Assessment will be an integral part of this calculation. Create an account with Service Canada if you haven't already so that you have access to Option C (Proof of Income Statement)

We anticipate the RGI changes will be simpler for our tenants and reduce the amount of paperwork required for RGI status.



## Community Resources

This time of the year can be difficult for some families. We want to make you aware of the resources available to any family that has a need.

**Ajax**—Salvation Army of Hope 905-427-7123

**Beaverton**— Brock Community Food Bank 1-877-406-8723

**Bomanville**— Salvation Army 905-623-2185

**Oshawa**—Simcoe Hall Settlement House 905-728-3769

**Pickering**—St. Paul's On The Hill Food Bank 905-839-9537

**Uxbridge**—Loaves and Fishes 905-852-6262

**Whitby**—Salvation Army 905-430-3454



## Amazon Gift Ideas Under \$10

Why not save some money where you can? If you have lots of people to shop for on your list, here are some cute gifts ideas under \$10 we found on Amazon.ca.

- Small Woven Storage Basket, \$9,
- Mrs. Meyers Clean Day Liquid Hand Soap, \$7
- Canvas Shoulder Tote Bag, \$10,
- Elephant Print Scarf, \$8
- Cotton Indoor Slippers, \$10
- Leather Money Clip and Credit Card Holder, \$10,



*"No one is useless in this world who lightens the burdens of another" - Charles Dickens*

## Maintaining Heat In Your Unit!

It's hard to believe that the end of a decade is here – where did the summer go?

The cooler temperatures outside means it's time to heat the inside.

It's tough to predict how the outside temperatures may

drop, and if there is not enough heat in your unit, the pipes may freeze and eventually burst, flooding your unit and potentially other units as well.

Cost incurred for restoration will be at the expense of the

tenant if it is found that the cause for the burst pipe is due to lack of heat in the unit.

Should you be away from your unit, ensure to:

- Have someone check up on the unit every day.
- Ensure the heat remains on and at an adequate temperature in the unit (taking into consideration the outside temperature).

# Classic Egg Nog Recipe

## Ingredients:

- 1 cup light cream
- 3 cups whole milk
- 1 vanilla bean split and scraped
- 1/4 teaspoon freshly grated nutmeg
- 6 egg yolks
- 3/4 cup sugar
- 6 egg whites
- Optional but tasty:

## Addition Option:

- 1 shot brandy or rum per serving
- more freshly grated nutmeg for garnish



1. Stir together the light cream, milk, vanilla bean and scraped contents, and nutmeg in a 3 quart stockpot. Bring just to a boil over low heat.

2. While the dairy mixture is coming to a boil, whisk together the egg yolks and sugar in a heat-proof bowl until lightened in colour and slightly thickened. When the dairy mixture reaches a boil, use a ladle to drizzle in about 1 cup of it while vigorously whisking the egg yolk mixture. As soon as it is thoroughly incorporated, pour it in a thin stream into the remaining hot dairy mixture over low heat. Bring to 160°F. Pour through a fine mesh strainer and let cool slightly before covering and cooling completely.

3. Use a stand mixer or hand mixer to whip the egg whites to firm peaks. Once it reaches firm peaks, whisk into the chilled custard base until evenly incorporated. Serve as is, or garnish with freshly grated nutmeg and/or a shot of



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***Durham Region Non-Profit Housing Corporation (DRNPHC) helps to meet the housing needs of the region's diverse population through the provision of practical, well-maintained and affordable housing.***

Durham Region Non-Profit Housing Corporation was developed as a result of the growing awareness about the lack of affordable housing to meet the requirements of low and moderate income earners whose needs were not being met by the private sector. Given the need for affordable rental housing, which could be produced through capital grants and operating subsidies being made available by senior levels of government, a municipal non-profit housing corporation was created with a mandate to deliver rental accommodation to meet the diverse needs of residents in Durham Region. On January 24, 1985, the Province of Ontario issued Letters Patent creating the Durham Region Non-Profit Housing Corporation.

# Winter Word Search

# Happy Holidays!



First Name \_\_\_\_\_ Last  
Name \_\_\_\_\_

Address \_\_\_\_\_ E-mail \_\_\_\_\_

S	N	O	W	M	A	N	Y	T	C	B	S
N	K	S	Y	U	F	E	D	H	E	K	A
O	U	N	S	A	R	L	E	A	A	C	N
W	G	K	M	U	E	L	C	T	E	K	T
R	B	I	B	L	C	R	E	K	G	P	A
V	L	B	V	I	P	O	M	S	I	R	L
Y	B	E	E	E	S	M	B	G	F	E	L
C	S	P	W	I	N	T	E	R	T	S	I
F	G	C	H	O	I	T	R	V	S	E	G
R	E	I	N	D	E	E	R	I	G	N	H
L	O	L	C	D	I	N	N	E	R	T	T
C	H	R	I	S	T	M	A	S	U	S	S



CHRISTMAS  
WINTER  
DINNER  
REINDEER  
SKATE

PRESENTS  
SANTA  
FAMILY  
GIFTS  
LIGHTS

SNOW  
ELVES  
DECEMBER  
SNOWMAN

**Solve and send to our Head Office for a chance to win a \$25 gift card!**

**CONGRATULATIONS to Chelsea who solved our Fall Word Search**

