

RESIDENT NEWS

February 2024

Norfolk Housing Association

MAINTENANCE TIP OF THE MONTH!

Unplug (even small) appliances when they're not in use (such as toasters, microwaves, coffee pots).

This has the potential to help us reduce utilities costs, *plus* this practice can also increase the life of your belongings.

The more items you have plugged in around the house, the more susceptible your devices are to damage through an unexpected power surge if they are all plugged in. Unplug to save them!

BEING A GOOD NEIGHBOUR

We appreciate you being considerate of one another and ensuring that our community remains the best place to live, for all of us.

A few key ways you can do this:

- By maintaining at least a 5 meter distance from the doorways to NHA buildings when smoking.
- By not soliciting or placing notes in other resident's mailboxes.
- Being conscious of how your guests behave in the building, in shared spaces especially, but also mindful of any loud or disruptive noises coming from your unit.
- Ensure the doors to the building close behind you and no one is entering after you before going up the elevator or down the hall to your unit.

MEET DEVON!

NHA'S NEW MAINTENANCE ASSISTANT

Tell us a thing or two about you or your background? Born and raised? Favourite hobby?

Well I was born and raised in Amherst Nova Scotia, which is a really small town with a population that's less than 10,000. I then moved to one of Canada's (Calgary) biggest city's at the age of 14.

Favourite hobbies would be watching movies, new and old, gaming and record collecting.

What brought you to NHA - what made you want to work here?

Coming from a blue collar family I've always been attracted to anything I can do with my hands. So when I heard about the position I jumped at the chance. Also, the amazing community NHA has created and what they stand for is just amazing. I couldn't be happier working here.

Fave place in Calgary (or bonus, in Kensington)!!?

Favorite place in Calgary HAS to be Japanese village, only recently went there but it was absolutely amazing! Highly recommend. Bonus for Kensington would be Hot Wax; the wife and I love records and I've been going there even before I worked in the area.

Coffee or tea?

Coffee 99% of time can't live without it!!
But tea if not feeling well!



WHAT YOU NEED TO KNOW ABOUT RENT-GEARED-TO-INCOME (RGI)

How do we fill our RGI units?

Units are posted on Rentfaster.ca and are open to all individuals that meet the income bracket requirements.

How is RGI calculated?

RGI rent is based on 30% of income with the exception of any income lower than our minimums; to maintain sustainability for the organization, we have minimum rents to allow the organization to continue providing affordable and safe housing for everyone in our community.

Are there assigned RGI units in each building?

We strive to maintain a 50/50 split in our buildings between market rent and RGI; no unit is dedicated to be an RGI unit or a market unit; it is all about maintaining the balance across our community and meeting the need.

RGI is always based on the person(s) living in the unit INSTEAD of the unit or building itself; this is what makes NHA unique!



WHY NHA REQUIRES YOUR NOA (NOTICE OF ASSESSMENT) IF YOU RECEIVE RGI

Why do you need my income information?

RGI is provided to maintain equitable access to appropriate housing based on income. Without income information, we lose the ability to ensure equitable access for all in the NHA community.

Income information is also important from an operations standpoint as it is a requirement of your lease to provide the information yearly in order for us to accurately set the right amount payable.

What you need to know about submitting income information (if you're an RGI recipient):

To determine the RGI amount, Norfolk requires proof of all household income. Forms of income can include but are not limited to employment income, social supports, CPP, OAS, AISH or withdrawals from your RRSPs.

We require to be notified anytime there is a change to income by any amount more than \$25 per month to ensure that the most accurate rental amount has been given to the resident.

An annual income verification is required. Each year RGI recipients must provide NHA with the previous years Notice of Assessment and current income information. Failure to do so may result in a loss to RGI status.

GET ACTIVE AND INVOLVED!

CITY OF CALGARY HOUSING - ZONING

Calgary needs more homes. Citywide rezoning will help. Learn more and provide your feedback to the City of Calgary!

The city is growing and the city also has a diverse population with needs that are currently not being served by the type of supply we have and the type of supply being built.

Rezoning is one of the major - and only - actions the city needs to take to increase the supply of housing and diversify the type of housing so that Calgary can meet the need of folks from young families, to seniors, to those who live on moderate and low incomes.

“Research shows that adding new homes improves housing affordability for Calgarians. Even when new housing is expensive, adding more homes means fewer people are competing against each other to find a home that fits their needs and budgets.

Allowing a variety of housing types saves Calgarians money because more options mean households only have to pay for what they need for their lifestyle. Adding new homes in an area can reduce rents nearby because older homes need to be priced more competitively to attract households”

There is an opportunity for folks to submit their feedback prior to the public hearing happening on April 22, 2024.

The link: <https://engage.calgary.ca/rezoningforhousing>

EVENTS IN THE COMMUNITY

Chinese New Year Festival

Date: Feb 3-11

Where: Calgary Chinese Cultural Centre

“Immerse yourself in two weekends of multicultural performances, a vibrant vendor market, dragon and lion dances, art exhibitions, and more—all with free admission for the entire community.”

Mirror Mirror - an Interactive Art Installation

Date: Feb 2 - Mar 17

Where: Chinook Centre

Price: \$18-22

“Step into a chromatic world of light and sound. The destination? Your imagination. And it wants you to play along. Nine immersive art installations inspired by consciousness and creativity will be activated by your participation, as they invite you to leave your own unique mark.”

YYC Hot Chocolate Fest runs all month long at participating locations! www.yychocolate.com



NORFOLK
HOUSING
ASSOCIATION

Submit Maintenance Request:

www.norfolkhousing.ca

Location:

1118 Kensington Road NW

Upcoming Closures:

Monday, February 19