

GIGNUL NON PROFIT HOUSING CORPORATION
2011 PRESIDENT'S ANNUAL REPORT
Happy 25th Anniversary

This year marks the 25th anniversary of the existence of the Gignul Non Profit Housing Corporation (GNPHC). As we reflect on our Corporation we can enjoy a sense of accomplishment for during this entire period we have continued to provide assisted housing services to Ottawa's Aboriginal community without interruption. The most notable of accomplishments is the increase in the supply of Aboriginal housing in spite of the freeze on the Urban Native Housing Program in 1993.

Today, Gignul's housing portfolio has grown to 201 units ...162 units of assisted housing are supported by the Ottawa Housing Branch and a sister Corporation established to own and manage an additional 39 units of affordable housing. In anticipation of the expiry of the current operating agreements slated to begin in 2020, we have made modest progress exploring and creating opportunities in social enterprise which have assisted in the evolution of an unencumbered asset base to seed development opportunities.

All of this has been accomplished in the face of change. Social housing program support has been devolved to provinces, and, in Ontario, from the province to municipalities. The Ottawa Housing Branch now provides the subsidy necessary to make the operations of Gignul viable. We are engaged in our community in a much more collaborative and coordinated manner. The Ottawa Aboriginal Coalition brings together the local Aboriginal service providers charged with providing response and remedy to the challenges of our people in the urban environment and carries with it community responsibility and a new spirit of governance. Building stronger relationships with local government is a bi-product of these changes and as this relationship matures it will help us to carve out our place in the city. Perhaps, we are harvesting the benefits of change? Happy 25th birthday!

On the political front there has been much excitement. First, there was the Federal election held on May 2, 2011 returning the Conservative government with a majority and many additional surprises. On October 6, 2011 the people of Ontario went to the polls and returned a Liberal government with a minority. After having gone through a process to recharge the economy in 2010 governments are now exploring restraint measures to begin reducing the debt load created as a consequence of the global and national financial crisis.

Fortunately, in July of this year federal, provincial and territorial housing Ministers reached an agreement on a new affordable housing framework for 2011- 2014

confirming the continuation of affordable housing and homelessness funds initially announced in 2008. This will result in the \$1.4B of combined affordable housing investment across Canada over the next three years. Hopefully, this commitment will remain intact in the face of restraint.

The First Nations, Inuit, Métis Urban and Rural Housing Program (FIMUR) have been very successful in Ontario. Many of the projects are under construction and continue to stimulate the economy. An example of success is our own construction of a 28-unit apartment complex on Cummings Avenue which officially opened on October 5, 2011. Both the Ontario Aboriginal Housing Services (OAHS) and the Mizwe Biik Development Corporation in Toronto have done a remarkable job on a very difficult task. Urban Aboriginal housing corporations continue to play a part in helping to support a very sensitive economy. The new Canada/Ontario Housing Agreement will ensure that the housing sector will continue to have a meaningful role in supporting the national and provincial economies and in responding to the need for assisted and affordable housing. At the recent Ontario Non Profit Housing Association (ONPHA) conference in Niagara Falls, the Executive Director of OAHS, Don McBain, was presented the Award of Excellence in Housing for his role in delivering on the Aboriginal Housing Trust through the FIMUR program and exceeding performance targets.

In 2011, the City of Ottawa's Service Manager is supporting the cost of the development and implementation of a Capital Planning Program for use by housing providers across Ontario. The Program will help housing corporations to develop a new capital reserve plan or update an existing one. It will provide access to a web-based capital planning tool which over time will assist corporations to plan and manage capital replacements and repairs in their housing portfolios. The software platform can continuously update the condition of each building based on the work being completed or deferred and will enhance the ability to prioritize need, optimize use of capital funds and manage risks.

After several years, the controversial debate regarding the Kawartha Otonabee Native Housing in Peterborough, litigation has advanced to a court approved Request for Proposals to address the governance structure and management of these two Aboriginal Housing Corporations. The Receiver, Deloitte has announced that it will send out a letter to all organizations on its distribution list. The letter will provide a brief explanation and request whether or not organizations are interested in submitting an application in response to the RFP process. All interested parties will, upon execution of a non-disclosure Agreement, be sent an RFP package in order that they may submit their application on or before December 15th. At the same time, a letter will be sent to all tenants of the Corporations advising them of the RFP.

Key principles that have been agreed to with the Receiver are: Aboriginal Control over Kawartha-Otonabee Urban Native Housing is essential and must continue;

there should be Aboriginal input and participation in the process, with NAHA cited as an alternative to local participation; the RFP process is to be conducted in a transparent manner and that confidentiality must be respected and maintained; and, NAHA is to serve as a scrutineer and be invited by the Receiver to be involved at critical points throughout the process.

GNPHC was well represented at both the NAHA and ONPHA conferences and AGMs. These national and provincial learning forums play a significant role in the networking, information sharing and training opportunities for both staff and board members. Marc continues to provide leadership on the Board of ONPHA and as the Co-Chair of its Aboriginal Advisory Committee and Charles is the Executive Director of NAHA. These affiliations and our corporate input and engagement are important to the continued development of GNPHC and to the development of sound national and regional housing policy. The Kathleen Blinkhorn Aboriginal Scholarship Fund administered by ONPHA's Aboriginal Advisory Committee received 34 applications and 5 applicants were awarded scholarships.

Several important corporate milestones were reached during the year. A pilot project in housing for students was introduced. A male residence to accommodate 3 students was established at our property on Montfort Street and a female residence to house 3 students was established at our Ste. Anne Street property. Students are required to provide their own furnishings. A special application and student lease agreement was drafted to implement the program.

Additionally, Gignul has supported the establishment of an Aboriginal Apprenticeship Board of Ontario and continues in this partnership; Gignul was included in a research project by Steve Pomeroy of Focus Consulting on the Impact of Expiring Operating Agreements, findings projected a shortfall of \$500 per month once subsidies expire; Gignul and CMHC have agreed on a process for the transfer of Madawan Lodge to Madawan Management and Development Inc. (MMDI); Aboriginal Awareness Day for city staff included knowledge sharing, a National Aboriginal Day Proclamation and a presentation by Mayor Watson and attendance by local Aboriginal service organizations; a wage subsidy for a junior maintenance apprenticeship six month term position was supported by Kagita Mikam; the Cummings Avenue project was officially opened on October 5th and was nominated for an Award of Recognition in Housing by Action Housing; and, the National Capital Commission's "Plan for Canada's Capital" included dialogue with Aboriginal people with representation from national and local Aboriginal organizations who provided their views and aspirations.

COMMUNITY RELATIONS

Community Relations Committee

The Community Relations Committee is made up of: Angela Slaughter, Chairperson; Glen Basque; Karen Jacobs-Williams and Robert Beaudry with the staff support from Dolores Peltier-Corkey, Peter Spade, and Marc Maracle. The Committee meets on a regular basis to review applications, assign units, and offer new leases and to provide support and information to our Tenant population. The CRC is committed to a timely response to tenant applications exercising control over the corporation's vacancy rates and maximizing rental **revenue**.

Improved Vacancy Rates and Reduced Down Time

The amount of unit down time in which units remain unoccupied, as a result of terminations, abandonments and evictions, projected to year end is estimated at 86.5 rental months, as compared to 173.5 rental months in 2010 reflecting a marked improvement. The average vacancy rate for 2011 is expected to be 6.9%, down from 9% the previous year. Gignul continues to strive for a vacancy rate of 3%. We have not been able to reach the desired level during the current year; however, overall improvement is evident. Unit down time is monitored closely and there is flexibility to accommodate housing needs relative to household size.

Increased Rent Revenue

Assuming the monthly rent is maintained to year end, rent revenue to December 31, 2011 will reach \$968,828, an increase of \$84,870 over the annual forecast. The average monthly rent per unit projected to year end will be \$531. Rent revenues have been maximized and are consistent with conditions of the project operating agreements.

Reduced Rent Receivables

Collecting rents takes up a significant amount of work on behalf of the Tenant Relations Officers and the Finance Officer. The monthly mean rent receivable for the year is expected to remain stable at \$25,659, down slightly from \$25,839 in 2010. The rate of default on receivables is estimated at up to 50% of the mean. Rent default rates may be due to the impact of the new school year on household budgets, exhausted residential school settlement payments, a reduction of tenants receiving employment income, and a sensitive economy.

Tenant Mobility

Tenant mobility impacts directly on performance standards such as vacancy rates, rent revenue and unit restoration costs. In 2011, 75% of Gignul's tenant population remained in their homes while 25% relocated. The reasons for relocation included: lateral moves to smaller/larger Gignul units, move to other housing accommodations outside of Gignul, 1% of tenants abandoned their units without notice; and 1% of tenants were evicted for breach of lease conditions. The majority of tenants leaving provided the required notice of departure. It is Gignul's policy to give tenants every opportunity to meet lease conditions. Eviction is a last resort.

Tenant Services

Tenant counselling services include: in-home care, budgeting, access to family services, rent recovery, community relations, evictions, communications, tenant events, and interventions with the Ontario Landlord & Tenant Board, Ontario Works agencies, and local service providers. Two Tenant Relations Officers provide administrative support to the Community Relations Committee. In November, Peter Spade resigned the Tenant Counsellor position. The position has been posted and an open competition is underway to recruit a replacement.

Tenant Profile

Aboriginal Ancestry

95% of GNPHC's tenant population are First Nations, 1% Inuit, 3% Metis/Non Status and 1% families with FN's children.

Tenant families

- 16% of the tenant population are families
- 40% of the tenant population is single parent females
- 7% of the tenant population is single parent males
- 21% of the tenant population are single - 12% females and 9% males
- 16% of the tenants are seniors - 14% singles and 2% couples

Income Levels

- 61% of incomes are < \$20,000 annually
- 29% of incomes are \$20,000 to \$39,000
- 10% of incomes are > 40,000 annually

Sources of Income

- Employment 28%

- Ontario Works 26%
- Ontario Disability 17%
- Student 6%
- Pension 11%
- Self employed 0%
- EI 12%

Communications

In providing services to our community it is necessary for GNPHC to communicate effectively with our tenants and with other service providers. To do this, the organization publishes a monthly newsletter "*Maseyngun*". The Administrative Assistant prepares the newsletter with input from staff and Board. The Newsletter provides a window into Aboriginal community events, home maintenance tips, fire prevention, promotions, homemaking, home safety, recipes, public interest stories, tenant/corporate responsibilities etc. The newsletter is distributed electronically and by regular mail.

The URL for the Gignul website is gignulhousing.org. The Website provides information on the services offered by Gignul, the office location, application forms that can be downloaded, and a tenant handbook. It also identifies the Directors of the Corporation, provides a library of the monthly newsletters and a calendar of community events. It provides a link for tenants and newcomers to all Aboriginal service providers and organizations in the City of Ottawa. Complete information on the FIMUR program can be accessed on the site. The website has accumulated a total of 19,363 hits since its inception.

Activity	Last 7 days	Jan 1 - Nov.23
Page Loads	151	4,714
Unique Visitors	98	3,050
1 st Time Visitors	71	2,451
Returning Visitors	27	599

MAINTENANCE

Maintenance Review Committee

The Maintenance Review Committee (MRC) consists of Jim Lanigan, Chairperson, Charles Hill, and Angela Slaughter. Marc Maracle, Terry Conroy and Jerry Rakus support the work of the Committee. The Committee's terms of reference include the general review of all maintenance activities and the review and authorization of regular maintenance expenditures exceeding a set limit. The Committee meets on an "*as required*" basis throughout the year to review tender

calls and select the successful Contractors on tendered work such as janitorial, snow removal, yard maintenance and unit rehabilitation.

GNPHC is a partner in advancing the goals of the Aboriginal Apprenticeship Board of Ontario (AABO). The organization was built and is led by the Aboriginal community through the Aboriginal Skills Employment and Training Agreements (ASETA) holders. The AABO website (www.aabo.ca) provides additional information. The ASETA's support for *LINK = Aboriginal Supply + Construction Demand* concept that connects skilled Aboriginal workers to the construction industry. The Ontario-based Aboriginal Apprenticeship Strategy supports this concept in its Strategy Implementation Plan. This concept has been operating in other parts of Canada for over ten years and is now being developed in Ontario.

General Maintenance

General maintenance represents 25% or more of Gignul's manageable cost expenditure budget. Given the size and nature of this element of the budget, it is incumbent on the Maintenance Review Committee and the staff to closely monitor and control expenditures and to respond to market place challenges.

Requirements for Tender

When estimated renovation costs exceed the spending authority ceiling of staff, the work must be tendered or a request for proposals issued. Tendering is a process of calling for prices and a commitment to undertake predetermined work, under pre-determined conditions from contractors. In order for a potential contractor to prepare an accurate bid it is important that work be sufficiently defined in addition to preparing the necessary specifications which detail the nature, scope and quality of the work. Gignul must outline the manner of payment consistent with the stipulated sum method. Policies include:

- Contractors provide a fixed sum for work
- Contractors are not paid in advance for repairs or renovations
- Contracts over a prescribed amount must have a minimum of 3 competitive invitational bids
- The MRC approves all contracts or purchases above the established limit
- Tenders are accepted up to the stipulated closing time and placed unopened for security and confidentiality
- Tenders may be adjusted by telegram, telex or letter up to the prescribed closing time

Reporting

In its monthly financial statements Gignul reports on maintenance expenditures by individual operating agreement. This information is also contained in our

annual audited report, which upon completion is provided to the Ottawa Housing Branch along with other annual reports required under the Operating Agreements.

Cost Considerations

There are a number of considerations that impact on the cost of maintaining Gignul's portfolio at an acceptable standard. These factors place Gignul at a disadvantage when comparing operation and cost standards against mainstream providers of social housing.

- The average age of the Gignul portfolio (=-- 60 yrs.)
- Geographic distribution - Gignul's portfolio is spread across five former municipalities that now make up the City of Ottawa and there are numerous active maintenance sites that require servicing and monitoring.
- Maintenance stressors include over-crowding, animals, satellite dishes, malicious damage, infestation, domestic strife, etc.
- The Maintenance Assistant, Mike Assinewai responds to general service calls and creates greater efficiency providing in-house service thus reducing the use of external contractors. Kagita Mikam provided a wage subsidy to GNPHC for the period June through December 2011 to support job experience that may lead to apprenticeship training.
- Gignul makes efforts to utilize Aboriginal contractors where possible. Aboriginal contractors are small and unsophisticated. The social and economic impact on the contractors and the community far outweigh the minimal cost factors.

Capital Planning Program 2011 (Ottawa Housing Branch)

The Service Manager (OHB) is assisting housing providers with the cost of developing a new capital reserve plan and to access a web-based capital planning tool (Asset Planner) software. SHSC has the contract to engage housing providers to: develop scope of work; to prepare the RFP for Contractors to complete building assessments contracts; to provide information sessions; to facilitate the signing of contracts with housing providers and to monitor the process. The Asset Planner will maintain a detailed inventory of building components and their associated repair and capital replacement needs. SHSC will provide hands-on training and support during the implementation phase. Gignul will sign and activate the contract to do the building assessments and set up site visits with tenants. The contractors will conduct the building assessments and the portfolio data collected will be fed into the software program. The Program is at an advanced stage of development.

There has been limited advancement on the introduction of our HM Worx maintenance expenditure tracking system. This will be more thoroughly reviewed in the upcoming operational year.

Capital Reserve Fund

Annually, a replacement reserve allotment of \$72,700 is included in the budget allocation. Capital repairs include expenditures such as fridges, stoves, furnaces, windows, doors, roofing and generally time worn repair that necessitate replacement products. Should these funds not be expended during the course of a fiscal year they are retained and held in the Capital Reserve Fund to address future replacement costs.

To December 31, 2010 the Capital Reserve Fund registered a balance of \$549,750. To September 30, 2011 CRF expenditures were \$81,469. Additional expenditures to year end are estimated at \$30,000 for a total expenditure of \$111,469 for the year. In 2011, a significant amount of these expenditures were dedicated to replacing and repairing roofs.

Fire Safety and Prevention

The insurance agent for GNPHC in 2012 will be Tanner Insurance. Quotes were invited from 3 Insurance brokers. Tanners Insurance was selected with the lowest, all inclusive bid of \$70,505.

With an older housing portfolio safety upgrades and retrofits are often required to meet the Ontario Fire Code. Gignul continues to satisfy Code requirements. In 2011, the city did not request any upgrades and retrofits.

Gignul's Maintenance and Tenant Counsellors manage our portfolio under the new fire regulation standards and inform and educate our tenants on home safety and fire prevention. Annual smoke detector inspections are undertaken for all units with a Tenant sign-off. These inspections were conducted in February, 2011. Accurate records of inspections and work undertaken associated with fire prevention and safety is maintained. Articles on fire prevention and safety are published regularly in our monthly newsletter.

Staff & Board Workshop

On June 24, 2011 GNPHC held a Board & Staff Workshop. The objective of the workshop was to refresh the vision and mission statement of Gignul, examine corporate structure/operations and develop a strategic plan in preparation for the next decade. A report on this workshop, facilitated by Joan Riggs of Catalyst Research and Communications will be published prior to year end. The workshop was well received with full participation of the Board and staff.

Throughout the year we have continued to create training and work experience for students attending institutions of higher learning. Stacey Alexander, a Carleton University student from the School of Social Work, is on a student placement assignment with us. Throughout the summer months Kari Maracle, a

former summer student, returned to assist Delores on the official opening of the Cummings project. Kari also assisted us in the day-to-day activities of Gignul. Chad Kicksnosway, also a former summer student, has been assisting Delores while we seek to fill the vacant Tenant Relations Officer position. These work assignments are mutually beneficial to both students and the Corporation.

FINANCIAL ACCOUNTABILITY

Balanced Budget

As reflected in the annual audited statements to December 31, 2010, Gignul had a surplus of \$71,292.

Gignul forecasts an over expenditure in snow removal and maintenance to December 31, 2011. There is sufficient room in other cost areas to project a balanced budget. To the end of September 2011, maintenance costs totalled \$303,931. An additional \$105,000 is committed to year end. This is approximately \$52,812 over budget. In this fiscal period 12 units were restored for tenancy and accounted for \$70,589 or 17.3% of the total maintenance costs.

The flexible budget accommodates necessary cost adjustments. It is expected that Gignul will end the 2011 operational year with a modest surplus.

Accountability

Throughout the year Gignul's finance has maintained the reporting requirements and the integrity of its 17 operating agreements through the management of tenant leases, maintenance of units and properties, provision of tenant counselling services and communication with the tenants and the community at large.

Regular and accurate reporting was prepared throughout the year to support the monitoring of progress and to measure corporate performance.

Financial Highlights 2007-2011

Line Item	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Budget
Rent Revenue	820,584	839,218	885,199	915,999	884,058
Subsidy	1,782,852	1,762,096	1,786,728	1,803,204	1,808,446
Maintenance	379,586	436,132	469,829	478,652	356,119
Tenant Relations	124,336	127,456	115,972	124,867	132,919
Administration	254,544	257,117	271,669	283,821	258,203
Surplus/(Deficit)	62,265	(10,302)	24,473		71,292--

Principal Budget adjustments for 2011:

Manageable Expenses 2% increase	1,390,996
Property Taxes - actual + 3% increase	267,768
Rental Revenue 97% of 2010 projected actuals	
Principle & Interest- actual monthly payment 79,790 x 12 mths	957,478

- In 2011 gross Rental revenue will exceed the budget forecast by approximately \$ 84,990 or 9.6%.
- Maintenance expenditures will exceed the budget by approximately \$52,812
- Utility costs (gas/oil/hydrowater) are forecasted to be \$75,000 under budget
- Snow removal and landscaping costs are projected to exceed the budget by as much as \$20,000 (dependent on early snowfall)
- The annual subsidy for 2011 of \$1,804,446 represents an increase in subsidy of \$5,242 over 2010.
- Budget flexibility is a positive financial feature
- An operating surplus of \$30,000 to \$40,000 is projected for 2011.

During the year, mortgage renewals were approved for Gignul Operating Agreements 11, 12, and 17. The mortgages on projects 1 and 2 will expire at the end of the current year.

AFFILIATIONS

Ontario Non Profit Housing Association

In 2011, Gignul maintained its membership in the Ontario Non Profit Housing Association (ONPHA). ONPHA is a provincial non-profit organization that represents 770 housing organizations in 220 communities in Ontario. Thirty-one of the thirty-five member Aboriginal Housing Corporations attended the annual conference. ONPHA has a well established Aboriginal Advisory Committee that provides input into matters of importance to Aboriginal housing providers. The ONPHA AGM "Navigating Change" focused on the restructuring of its Board and service to its member organizations. Gignul's Executive Director Marc Maracle is Co-Chair of the Aboriginal Advisory Committee and a member of the Board of Directors of ONPHA.

On October 28-30, 2011, Jim Lanigan and Charles Hill represented GNPHC at the ONPHA annual meeting held in Niagara Falls. Marc Maracle attended as a Director of ONPHA (East/Urban). Jim and Charles were the official voting delegates to the AGM. Delores Peltier-Corkey attended the Conference for training and networking. Marc Maracle facilitated the "Aboriginal Housing: Sit and Chair" and was assisted by Charles. Delores volunteered her services assisting with conference support.

The Aboriginal Advisory Committee hosted a luncheon for the Minister of Municipal Affairs Minister Hon. Catherine Wynne to address issues specific to housing urban Aboriginal people. Jim Lanigan participated in the Panel for the workshop "Keeping Your Board Motivated" Key points raised by Jim included:

- Recruitment - individuals with a history of community involvement;
- Experience in being involved on community committees/Boards, strong commitment to the Aboriginal Community,
- Keeping the agenda interesting and challenging
- Empowering committees
- Engaging all Board members
- Dinner table dialogue
- Community understanding and consciousness
- Clear lines of responsibility
- Maintaining strong/professional Board/staff relations

GNPHC staff and Board members attended the following workshops and training courses:

- Wellness and Supportive Living Program
- Social Media Technology and Tenant Engagement
- Aboriginal Housing: Sit and Share
- End of Operating Agreements
- Aboriginal Network Luncheon - Minister Wynne
- Motivating Your Board
- ONPHA AGM

Resolutions passed at the ONPHA AGM

- Amendments to By Law 10 to facilitate change in the structure of the Board of directors of ONPHA

The next ONPHA Conference is scheduled for October 2012 in Toronto.

National Aboriginal Housing Association

Gignul holds active membership in the National Aboriginal Housing Association (NAHA). The theme of the 2011 NAHA conference was "Sustainable Solutions for Housing Providers" and was hosted by N'Amerind Housing, Sept 14-16, 2011 in Regina .

The attendance at the conference, including resource people and sponsors, exceeded 100. Jim Lanigan represented GNPHC at the conference and was a

delegate to the AGM. Jim served as moderator for three of the planned workshops:

- Pocket Housing- Exploring options for lower income single-person occupancies, a case Study of the Pocket Housing Alternative in Winnipeg (Facilitator: Paul McNeil);
- Financial Fluency Basics for Board Members (Facilitator: Keith Fonstad - Meyers, Norris & Penney)
- Geothermal Energy Alternatives for Your Building & Your Community – (Facilitator: Dwayne Snider)

The day themes of the conference included: Communities & Buildings, Organizational Development; and Environment Stewardship. Mr Jim Green gave a major presentation on the development of the Woodward's building in the Downtown Eastside in Vancouver, BC.

One resolution was adopted by the 17th NAHA AGM ... *"that the local and provincial members of the NAHA lobby and work with their respective Provincial and Territorial governments and the Federal government to ensure that bilateral agreements on Affordable Housing include a designated Aboriginal specific allotment of funds to address growing Aboriginal housing needs in Canada's cities"*.

In June 2012, the Aboriginal Housing Management Association of BC (AHMA) will host an International Indigenous Housing Conference in Vancouver.

The date and location of NAHA's 18th Conference and AGM is September, 2012 in Victoria, BC. The conference is to be hosted by the Ma'koala group of housing societies.

Ottawa Urban Aboriginal Strategy - Steering Committee

Jim Lanigan is GNPHC's representative to the Ottawa Urban Aboriginal Strategy Steering Committee and the Ottawa Aboriginal Coalition. The alternate representative is Charles Hill. Marc Maracle is the Chair of the Ottawa Aboriginal Coalition and Co-Chair of the OUAS Steering Committee. Terms of Reference for the OUAS Steering Committee were updated ratified at the December 8, 2010 meeting of the Steering Committee.

UAS 2010-2011 Approved Projects

Community Investment Fund (CIF) Budget: \$300,000

The Proposal Review Committee received 8 proposals for CIF funding. Four (4) projects were approved to address Aboriginal Children & Youth sector priority.

<u>Project</u>	<u>Applicant</u>	<i>Award</i>
Arts & Culture	Aboriginal Experiences	76,237
Childrens' Sky World	Wabano Centre for Aboriginal Health	79,150
Kakina Kiamagawin	Carleton University	54,320
Multi Media Program	Indigenous Culture & Media Innovat'ns	50,000

Meetings of the OUAS-Steering Committee

February 16, 2011 - UASSC Meeting
 February 17, 2011 - Aboriginal Community forum
 February 17, 2011 Aboriginal Youth Forum
 March 25, 2011 - Elders Luncheon
 March 31, 2011 - Team Building Session
 April 20, 2011 - UASSC Meeting
 October 17, 2011 - UASSC Meeting
 November 17, 2011- Aboriginal Elders Luncheon
 November 24, 2011 - Aboriginal Community Forum

A NEW SUPPLY OF AFFORDABLE HOUSING -1043 Cummings Avenue

In August of 2009 the Cummings Avenue project was awarded \$4.75M to construct a 28-unit apartment complex consisting of 12 1-bedroom, **12** 2-bedrooms and 4 3-bedrooms units. The Construction Manager, Pranger Debruyne Construction Limited, moved on-site on November 8, 2010. The project did experience some delay in starting construction.

Additional costs were incurred and attributed to a number of factors such as: termination of initial Project Management Agreement, a citizen challenge of the zoning application at the Committee of Adjustment level, a subsequent appeal of the decision to the Ontario Municipal Board, increased cost of land due to time lapse, increased costs of legal and professional support required for the challenge and the appeal processes. The project was officially opened on October 5, 2011 and full occupancy is planned for early in 2012. We are in the process of preparing a final financial report on the project. The ongoing operations of the building will be self sustaining and managed/operated through the auspices of the MMDI.

In Ottawa, the Wards with the highest Aboriginal population include: Rideau-Vanier (2,275), Rideau-Rockcliffe (2,000), Innes (1,675), West Carleton/March Rd (1,500); and Somerset (1,030).

PRIORITIES FOR THE COMING YEAR

Gignul priorities for 2012 include, but are not restricted to the following:

- Implement a maintenance expenditure database to support planning, coordination, cost control, reporting and accountability of maintenance activities. Produce monthly maintenance reports;
- Maintain clear lines between the operations of GNPHC and MMDI. Transfer of 388 Carmen Street property from GNPHC to MMDI;
- Maintain GNPHC's representation on the Ottawa Aboriginal Coalition and the Ottawa UAS Steering Committee;
- Develop a position paper on the evolution of Madawan Management & Development Inc., creating a vision and mission statement, operating principles, clear business lines and the need for a sustainable operational framework;
- Reduce our vacancy rate and work on reducing down time by improving the coordination of unit rehabilitation;
- Monitoring closely the level of default on rental payments with the objective to reducing default levels to a more acceptable standard;
- Maintain an active tenant counselling unit hosting and supporting community events that help to create a sense of community belonging among our tenant population;
- Obtain funding to conduct a needs assessment and feasibility study on affordable supportive housing for Aboriginal seniors in consultation with Odawa Native Friendship Centre and the Wabano Centre for Aboriginal Health;
- Develop or acquire a home maintenance awareness program to encourage tenants to share responsibility in the care of their homes and to reduce the volume and cost of service calls. Maintain in-house capacity to respond to service calls;
- Create a greater awareness of fire safety and prevention in the home through the use of the newsletter, home visits and tenant counsellor interventions; and,
- To partner in advancing the goals of the Aboriginal Apprenticeship Board of Ontario (AABO). The organization was built and is led by the Aboriginal community through the Aboriginal Skills Employment and Training

Agreements (ASETA) holders. The AABO website (www.aabo.ca) provides additional information. The ASETA's support the *LINK = Aboriginal Supply + Construction Demand* concept that connects skilled Aboriginal workers to the construction industry. The Ontario-based Aboriginal Apprenticeship Strategy supports this concept in its Strategy Implementation Plan.

ACKNOWLEDGEMENTS

It has been a very busy year for the Board and staff of GNPHC. Not all of the objectives for the year have been achieved. Those objectives that remain will be moved forward to the coming year.

I want to acknowledge all of the staff for their commitment to Gignul. I want to offer best wishes to Liz for her continued perseverance in overcoming her health challenges. I would also like to formally welcome Mike Assinewai and Eric Magiskan to the team and to recognize and thank the students who have served us well throughout the year. Additional full and part time staffing signal both change and growth.

Gignul is a community leader not only in property management but also in open and collaborative community governance. The organization led by Marc has earned respect and recognition from the community, not only for the quality of the work we do, but the manner in which we get it done. I congratulate all of you on your personal achievements and thank you for your commitment to success.

Karen Jacobs-Williams is a welcome addition to the Board replacing Tasha Cloutier and Robert Beaudry is a welcome addition to the membership roster of GNPHC. I want to acknowledge the work of the Board - in particular the chairs of Committees who carry extra workloads... the Executive Team, Charles and Angela for the experience, wisdom they lend to decision-making and development.

The CRC has reduced vacancy rates and unit downtime and maintained rent receivables which require constant attention. The work of the CRC reflects the social conscience of Gignul. Maintenance is a sizeable portion of our budget and a high level of efficiency must continue to be the goal of the MRC. We need to improve reporting in order to tackle greater efficiency in this area. The OHB's Capital Planning Program will only be a part of the solution to cost control and efficiency in the cost item.

I want to thank Andy Foreman of Andrews & Company Chartered Accountants for the financial services he offers and for his commitment to keeping Gignul Housing accountable and transparent. It is without hesitation I recommend that Andrews & Company be retained for the 2012 fiscal period as the Auditor for GNPHC.

2011 Board Meetings

January 12, 2011

February 16, 2011

March 16, 2011

April 20, 2011

June 7, 2011

July 7, 2011

September 28, 2011

November 2, 2011

November 30, 2011 (AGM)

November 30, 2011

Respectfully submitted,

Jim Lanigan, Presiden

