



# Celebrating 15 years

**2010 Annual Report**  
**Quint Development Corporation**

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## Our History, Mission, Vision and Objectives

### **History**

Quint Development Corporation (Quint) is a non-profit community economic development corporation that was formed in 1995. Quint (meaning five in Latin) comes from the five communities it represents - Pleasant Hill, Westmount, King George, Riversdale and Caswell Hill. Quint is one of a growing number of community economic development organizations whose emphasis is on both "community" and "economics". Community representatives from the five neighbourhoods formed the organization through which we work to improve our lives, our neighbourhoods, and ourselves.

### **Vision**

Quint has a vision for the future of our neighbourhoods. We see citizens who are caring, self-reliant, self-determining and have a sense of pride. We see a community that is safe, stable and caring, where all its citizens can participate and grow. We see ourselves challenging the larger economy in ways that build a healthy social and economic environment for all. We see a vital local economy that uses local resources and sustains jobs, businesses and community enterprise. We see neighbourhoods that are prosperous, beautiful, and environmentally sustainable. We see the community initiating and supporting cultural, recreational, educational and socio-economic opportunities for the good of all.

### **Quint's Mission**

Quint Development Corporation exists to strengthen the economic and social well being of Saskatoon's five core neighbourhoods through a community-based economic development approach.

### **Quint's Objectives**

- To create opportunities and foster the provision of services by participating in and promoting economic revitalization by:
  - Facilitating and developing new community enterprises
  - Facilitating and providing loans to small business
- To improve the quality and availability of affordable housing for lower income residents.
- To build community participation and to facilitate socio-economic and cultural understanding.
- To help develop the financial, organizational, technical and research building blocks that supports CED.
- To provide or facilitate training and education opportunities that lead to sustainable employment.
- To become a stable and increasingly self-reliant organization.
- To promote economic and social development by building equitable relationships with government, community and business.

## Our Development Philosophy

**Community Economic Development** is a holistic approach that integrates economic, social, ecological and cultural goals as part of a strategy to revitalizing and reclaiming of community. CED concentrates on the development of community organizations, which enable minority or low-income groups to pool their resources and talents to create community ownership, jobs, training and income for community members.

Community Economic Development strives:

- To be inclusive of marginalized groups and individuals who are often excluded from participating fully in the economy.
- To undertake economic development in a manner that is in keeping with community culture and values;
- To combine the development of an "enterprising culture" based on a philosophy of self-reliance, creativity, and innovation, with a belief in, and commitment to, cooperation, equity, and equal opportunity.
- To develop community capacity, skills and resources;
- To ensure that social and economic resources remain in the community.
- To promote local ownership, community control over capital and resources, and local reinvestment to guarantee long term development.
- Develop enterprises that meet "multiple bottom lines" - economic efficiency as well as enhanced social and environmental conditions, and healthier communities.

Central to each of these objectives is the belief that community representation in, and control of, the economic development process will result in greater ultimate benefits than a strategy, which lacks community involvement. Only with such a community focus will the jobs and opportunities offered by economic development be advantageous to both the workers and the residents. Profits generated or assets acquired by the Community Economic Development Organization (CEDO) is then used for further development of programs, training, job creation and employment development initiatives in the core neighbourhoods.

## Meet Our Board and Staff

### Board Members

- Sean Shaw (Caswell) - Chair
- Sheila Pocha – Vice- Chair
- Jacqui Barclay (Riversdale) – Secretary
- Anne Hardy – Treasurer
- Don Kossick
- Maxine Kinakin (Caswell)
- Nicole White (Westmount)
- Vernon Linklater (Westmount)
- Johnny Marceland (Pleasant Hill)
- Aleyna May (Riversdale)
- Chris Richards
- Lou Rogers (Pleasant Hill)
- Kathie Pruden-Nansel (ex-officio)
- Len Usiskin - Manager

### Executive Committee

- Sean Shaw - Chairperson
- Sheila Pocha – Vice Chairperson
- Jacqui Barclay - Secretary
- Anne Hardy – Treasurer
- Chris Richards
- Len Usiskin - Manager

## Quint Development Corporation

### Staff

- Len Usiskin Manager
- Laverne Szejvolt Assistant Manager
- Margaret Parsons Administrative Supervisor
- Maria Vaiaso Office Administrator
- Corinne Sonntag Community Development Coordinator
- Jim Clarke Business Development

### Affordable Housing Program

- Laverne Szejvolt Program Supervisor
- Dawn Benjamin Housing Coordinator
- Melanie Sadler Housing Coordinator
- Benita Moccasin Apartment Caretaker
- Kathy and Kevin Abel Apartment Caretakers
- Don Hitchings Renovations/Maintenance

### Renovation Crew

- Mark St. Denis Delaney Wolverine
- George Cooke Robert Andronyk
- Eddie Wastesicoot David Leggett
- Blayne Redcalf Elizabeth Fox

### Pleasant Hill Place

- Laura Berube Program Supervisor
- Angela Luron Cassandra Rioux
- Cindy Fiddler Loretta Warden
- Anita Brass Bertha Thunderchild
- Mercy Addo Allysha Larsen

### Male Youth Lodge

- Jim Clarke Program Supervisor
- Heather Puckett Mike Morin
- Alan Dreysko Lorie Unger
- Melissa Johnston Jenna Phillips
- Shirley Larocque Ryan Northey
- Michael Andrew Sandra Neufeld
- Laura Aspenlieder Collette Gifford
- Monnel Letendre-O'Neill Shayne Lazarowich
- Barbara Ahenakew

### Core Neighbourhoods At Work

- Janell Morin Program Supervisor
- Kristen Thoms Program Supervisor
- Elton Keshane Employment Coordinator
- Kendra Bates-Chomyn Employment Coordinator
- Jacqueline Broberg Employment Coordinator
- Julia McCormick Employment Coordinator
- Shirley Perillat Employment Coordinator

## Report from the Chair – Sean Shaw

It has been an honour to serve as Chair of the Board of Directors for Quint this year. The past months have been marked by some low moments, but also many great achievements, in this Quint's 15<sup>th</sup> anniversary year. However, even in our most trying times this year, the positive actions of our staff and Board of Directors and all Quint Staff have served to reaffirm our commitment to the principles of community led economic development.

From the very beginning Quint has developed numerous programs and initiatives that have provided a leadership role in helping revitalize Saskatoon's core neighbourhoods and improving the quality of life for all of Saskatoon. The success of our Neighbourhood Home Ownership Program (NHOP), Affordable Rental Housing program, Core Neighbourhoods At Work program (CNAW), Pleasant Hill Place, Male Youth Lodge, and our partnerships with other community based organizations are a testament to the capacity Quint has developed and will continue to foster and expand into the future.

I have had the pleasure of guiding our diverse and skilled Board of Directors over the past nine months. Over this time, we have focused our attention and energy to strategic planning and guiding the organization towards building on its capacity and expertise in the coming years. From these efforts, and the hard work of Quint's management and staff in implementing them, we have been able to develop the beginning stages of a new, energy efficient, infill housing project and have enhanced relationships with other community organizations, aboriginal organizations, and all levels of government.

Finally, I'd like to end with a special thanks to our community partners, from the community to the different levels of government, and especially to the residents of our core neighbourhoods. Your support and commitment to Quint, and more importantly the core neighbourhoods, over the past 15 years has been invaluable and I look forward to working together with you into the future.

Respectfully submitted

Sean Shaw

## Manager's Report – Len Usiskin

It is hard to believe that 15 years has passed by since a group of neighbourhood residents and the five core neighbourhood community associations partnered to form Quint. The organization was started with no resources except for a great deal of community support. With the help of its partners in the community and in government, Quint has been able to develop numerous programs that are making a real difference in the lives of hundreds of core neighbourhood residents. Over the years, Quint has been recognized across Canada as a leader and innovator in community economic development and housing.

But that is not to say that it's been a neat and tidy path for Quint. The organization has overcome many hurdles and has had many ups and downs along the way. This past year is no exception.

Many of you have heard that Quint has suffered a couple of setbacks this past spring. In March we learned that our core funding was cut in the provincial budget. This was followed with a major fire at one of our apartment buildings in May.

Each of these events had huge implications on our organization, but coming so close together created even greater challenges. I want to thank Quint's dedicated and extremely capable staff that has gone well beyond the call of duty in responding to each of these difficulties.

Even though the loss of our core funding has impacted on our capacity, we have been able to successfully restructure our budgets to ensure that most programs and services carry on with minimal disruption. This really does demonstrate that we have been able to become a more financially self-reliant organization.

Our staff has assisted the tenants affected by the fire in finding alternative living arrangements and we are working with The Cooperators insurance company to completely renovate the building. We anticipate that this will be completed within the next 6 to 8 months.

Despite these setbacks, last year also had some positive developments. These include:

- The purchase and renovation of an eighteen suite apartment building in Riversdale,
- The purchase and renovation of three houses that will be used as affordable rentals
- A very successful "Our Core Community Shines" celebration in Pleasant Hill Park in June 2009.

### Looking Ahead

Despite these challenges, Quint remains stable and is in fact growing. Some highlights to look forward to include:

- Multi year funding for the Core Neighbourhoods At Work, Pleasant Hill Place and the Male Youth Lodge.
- The purchase of 8 new townhouses for affordable rentals in the Pleasant Hill Village
- A new partnership for the construction of an innovative green and affordable infill housing project in Riversdale.
- Ensuring that construction will begin on Station 20 West and the Good Food Junction Co-op in the upcoming year.

The determination and resilience of any organization is mainly due to the people involved. Thanks to Quint's Board of Directors for carrying the vision and principles of community economic development. Quint's board continues to provide the leadership and vision that will guide our work well into the future.

I also want to thank all of Quint's staff in their continuing effort and wholehearted commitment to Quint and the core neighbourhoods. For most of us, working at Quint is much more than just a job; it is our passion. Everyday, through our work, we can see the impact we are making in peoples lives and in the community. We all know that our work at Quint is part of the solution to creating people-centred economies that are sustainable and rooted in community.

Despite the setbacks, the board and staff at Quint are determined to continue a community-led economic development strategy in Saskatoon's core neighbourhoods for another 15 years. I look forward to working with all of you for another interesting year of innovative and exciting projects.

Respectfully submitted  
Len Usiskin

## Affordable Housing

The demand for good quality affordable housing in Saskatoon is more pressing than ever. The cost of housing has increased dramatically in the past few years placing an extra heavy burden on families and individuals with low and moderate incomes. We believe that having stable, safe and affordable housing is a fundamental human right and a prerequisite for people to be able to move forward in life.

### Neighbourhood Homeownership Program (NHOP)

Since 1996, Quint's NHOP has been assisting families who wanted to purchase their own home through home ownership co-ops. Since the beginning of the program, 81 families have become homeowners with three more families over the past year. We continue to work with 23 families in the housing co-op.

### Affordable Rentals

Since 2003, Quint began to provide affordable rental housing. We now own and manage three apartment buildings consisting of a total of 58 suites. The goals for our rental revitalization is to create community focused rental housing in apartment blocks that were previously run down and unsafe. In doing so, we hope to create a sense of ownership with a mutual support system for renters. We work along side the families providing access to computers, garden space, and social events as well as supporting the development of tenants' associations and offering skill building workshops.

This past year Quint bought and renovated its third apartment building in Riversdale. In addition Quint purchased three houses that to add to our affordable rental portfolio.

### Looking Ahead

Other housing projects we are working on include:

- The purchase of eight townhouse units as part of the Pleasant Hill Village project. These units will be available in September and October of 2010;
- Partnering with private developers on creating new green and affordable infill housing in Riversdale. Our goal is to begin construction of this project in the spring of 2011. As part of this initiative, we will be exploring possibilities to continue to provide home ownership opportunities for low and moderate income families.
- We are looking forward to the completion of a report by the Centre for the Study of Co-ops on "the role community-delivered, coop-assisted affordable homeownership plays in addressing the needs of low-income families and inner city neighbourhoods."

Pleasant Hill Place

Pleasant Hill Place (PHP) works with women aged 16 - 35 with dependent children, who may be at risk of or already have, their children placed in care with the Ministry of Social Services. They could be homeless or on the verge of homelessness and in need of a variety of supports to help create a path toward independent living and self-reliance. Pleasant Hill Place is staffed 24 hours a day with staff who offer programming in areas of assessment and career counselling, recreation, healthy lifestyles, and basic life skills.

A total of 5 families lived at PHP last year (5 moms and 12 children aged newborn to 5 yrs). Two families successfully graduated to independent living.

The license for PHP was changed to allow the housing capacity to increase from a total of 10 to 12 people.

Male Youth Lodge

The Youth Lodge was created in order to provide housing and support for 10 young men, ages 16-22. By providing safe and supported accommodations and round-the-clock staffing, it has been possible to provide housing where formerly-homeless young men have opportunities to seek training, employment or other support necessary to make positive changes in their lives. Some of programs provided include Life skills training, Financial Literacy, Addiction Training, Parenting Training.

Approximately forty young men lived at the lodge during the past year (full capacity) and of these 85% were successful in obtaining employment and 53% were enrolled in school or training courses.

Good Food Junction Co-op

Quint continues to actively support the co-op in its efforts to establish a full service grocery store at Station 20 West. This past year Quint submitted a proposal to the federal Coop Development Initiative on behalf of the GFJ that was successfully funded. These funds were used to update the market research and to subsequently update the co-op's business plan.

The co-ops volunteer board of directors have been very busy guiding this work and are now working on the implementation of their business plan.

Small Business Loans

Quint facilitates and provides loans to small business through the operation of Saskatchewan Industry and Resources' Small Business Loans Association Fund.

We continue to provide business planning assistance, and administered 5 loans with an approximate total value of \$30,000

## Employment Development

Core Neighbourhoods At Work (CNAW)

The CNAW program's three employment coordinators have had a great deal of success helping neighbourhood residents connect to training and employment. In addition CNAW staff has developed relationships with many employers and businesses to assist in identifying employment opportunities. The program also developed numerous workshops and training opportunities that either helped overcome identified barriers to employment or helped people meet the labour market needs.

Last year 494 people were registered with CNAW and over 170 of those found employment. Another 49 people were assisted in enrolling in education or training programs.

Looking Ahead

The CNAW program signed a three funding agreement that will allow Quint to hire a fourth employment coordinator and expand the services we are able to provide.

## Community Development

### Community Outreach and Engagement

Quint continues to take a proactive outreach and engagement approach in order to enhance community involvement and to expand the partnerships and support needed for core neighbourhood revitalization.

- Produced 3 editions of *QuintEssentials* newsletter and distributed to all core community households
- Organized and hosted the third annual "Our Core Communities Shine" Celebration on June 6, 2008 in Pleasant Hill Park. This event focused on the positive work and features in the core communities.

### Supporting Community Initiatives

Quint has been using its organizational capacity to partner with other organizations or groups that have complimentary development objectives.

Quint has always understood that in order to substantively improve the social and economic well being of the core neighbourhoods, it would require the creation of an infrastructure, consisting of a series of new partnerships and or organizations that support CED principles and objectives.

Some examples of this are as follows:

- Community University Institute on Social Research (CUISR)
- Center for the Study of Co-operatives and CUISR – multi-year research project entitled "Linking learning and Leveraging – Social Enterprises, Knowledgeable Economies and Sustainable communities
- Building Health Equities – Community Advisory Committee
- Community First Development Fund of Saskatoon
- Rainbow Community Centre
- Canadian Community Economic Development Network (CCEDNET)
- Saskatoon Anti Poverty Coalition
- Good Food Junction Food Cooperative
- CHEP Good Food Inc.
- Station 20 West Development Corp.
- Community Associations in the Core Neighbourhoods

## Acknowledgements and Appreciation

### Funders and contributors

We would like to express our appreciation to the following for their ongoing financial support.



Ministry of Social Services  
Saskatchewan Housing Corporation  
Ministry of Corrections and Public Safety

Canada Saskatchewan Career and Employment Services



### Quint Board Members

Thanks to all of Quint volunteer board of directors. Your dedication to Quint and the core neighbourhoods is very much appreciated. A special thanks to Sean Shaw, Sheila Pocha, Jacqui Barclay, Anne Hardy and Chris Richards who have agreed to take on the extra responsibility as executive officers of Quint.

### Quint Representatives to Station 20 West Board

A special thanks also to Don Kossick, Sheila Pocha, Belinda Daniels, Jacqui Barclay and Len Usiskin who given their time to sit as Quint's representatives on the Station 20 West Development Corporation board.

## Election of Directors 2010

Quint's bylaws state:

6.01

(a) At each annual meeting or at each meeting called for the purpose of electing directors, the members shall be advised of the names of those seeking election to the board and then shall determine, by ordinary resolution, the number of directors required to constitute a full board provided there shall be no less than eight (8) directors and no more than twelve (12) directors that constitute a full board.

(b): The members shall elect from among the General Members or representatives of General Members, the number of directors needed to complete the board.

(c): Nomination of directors by general members must be submitted in writing fourteen (14) days in advance of the annual meeting.

(e): Directors will be appointed or elected for a two (2) year term. There will be rotation of terms to allow the election or appointment of a portion of the directors each year.

6.02 Composition of the Board (revised by board this year)

At least two-thirds (2/3) of the board of directors shall consist of people who live or work in the Quint service area: Riversdale, Westmount, Caswell, Pleasant Hill, and King George.

The following directors will be continuing in the 2<sup>nd</sup> year of a two year term:

- Jacqui Barclay (Riversdale)
- Anne Hardy
- Don Kossick
- Sheila Pocha
- Sean Shaw (Caswell)
- Johnny Marceland (Pleasant Hill)
- Vern Linklater (Westmount)
- Chris Richards
- Aleyna May Stone (Riversdale)

We have received written nominations from the following nine individuals:

- Lou Rogers (Pleasant Hill)
- Maxine Kinakin (Caswell Hill)
- Nicole White (Westmount)

As there were no other nominations received, the committee recommends that all three nominees be elected to the Board by acclamation.

Ex-officio director

Kathie Pruden-Nansel has agreed to continue sitting as a non-voting member of Quint board of directors.



**Moving Forward Workshop Graduation**



**Displaced families pulling together after the apartment fire.**



**New townhouses in Pleasant Hill Village**