

Executive Directors Report

For the month of November 2021

1. Administration

COVID-19 Update

Harvest Lodge Outbreak:

On November 13, 2021, CDC notified Kelli Drake, Fairview Housing Accommodations Manager, that the outbreak at the Harvest Lodge was over and the file was closed.

Mandatory Vaccination Policy:

Administration continues to work on the Mandatory Vaccination Policy for staff, as per Board motion. Once completed, it will be sent to a Lawyer for final review before implementing.

Proof of Vaccination:

As of November 15, 2021, we require all visitors and volunteers to provide proof of vaccination, or a negative rapid test result, to enter any of our seniors Lodges.

For the most part, feedback has been positive. Most residents understand and are comfortable with the Foundation's decision. Some have said it makes them feel safer in their own home and wished it was implemented sooner.

The Foundation has received negative feedback from a handful of residents and family members who are not vaccinated and are frustrated with the current entrance requirements.

Nominal Sum Properties

The Foundation has successfully sold one of the houses in Grimshaw; the possession date was Friday, November 26. We have now sold 5 of the 15 Nominal Sum properties.

We continue to advertise the houses for sale and give tours on a regular basis.

West View Condominium Project

No update currently.

Del Air Redevelopment

No update currently.

General

Heritage Tower HVAC System Replacement

In addition to the replacement of the domestic hot water tanks, which has been completed, Phase 1 of the mechanical replacement at Heritage Tower includes the air handling and make up air units. The Manufacturing of the air handling units will not begin until March of 2022 and will not be ready for shipment from Edmonton until mid-May, best case scenario.

Once shipped, the units will take approximately 1 week to install, start to finish.

Phase 2 of the project, which has yet to be approved, is to replace the condensing units prior to heating season. We are hoping to receive the approved Capital Maintenance Budget before year end and start the bid process. The Foundation has been told that the waiting period on these units is approximately 4-5 months, which will coincide with the replacement of the air handling and make up air units and warmer temperatures.

Human Resources

The Foundation has been unsuccessful in filling the Housing Accommodations Manager position for the Peace River/Grimshaw/Berwyn/Nampa senior portfolio since the retirement of Linda Landaker. The position is being reposted.

The Director of Human Resources position will also be posted after the recent resignation of Leslie Brecht.

2. Resident and Tenant Levels

As of the end of October 2021, we had a total of 177 lodge residents, consistent with the month of September. Our lodge unit occupancy at the end of October was 77% of the 224 lodge units occupied.

We had 108 occupied Senior Self-Contained units at the end of October, consistent with the previous month. Our occupancy rate at the end of October was 83%.

Garden Court Seniors Apartments had 57 of the 63 units occupied at the end of October down 1 from the month of September; our occupancy rate was 90%. We had 4 out of the 8 trailers in Cadotte occupied at the end of October, consistent with the previous month.

The Family Housing program had 72 of the 123 units occupied, consistent with the previous month, and 19 of the 38 Rural units occupied, down 1 from the month of September, with an overall occupancy of 57%.

We had 25 Rent Assistance Benefit (RAB) recipients in October, down 1 from the month of September.

Tammy Menssa
Executive Director