

# Executive Directors Report

*For the month of February 2021*

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## 1. Administration

COVID-19 Update

### Critical Worker Benefit

On February 10, 2021, Premier Jason Kenney announced the Alberta government will cost share in the federal government's program to recognize the importance of critical workers' contributions and the risks that they take during the pandemic.

The Alberta's Critical Worker Benefit program will distribute more than \$465 million, including \$118 million in provincial funds, through a one-time payment to workers in the health care and social services sectors, as well as some parts of the private sector, such as grocery and pharmacy retail, transportation and warehousing, and funeral services.

Seniors and Housing's lodge operators and staff play a key role and have done an admirable job for the province in maintaining a safe living environment for Alberta seniors. This one-time payment shows appreciation for the hard-work and continued sacrifices these workers make to support Albertans during the pandemic.

Alberta's Critical Worker Benefit program will provide a \$1,200 one-time payment to front line critical staff who meet the following criteria:

Workers must have worked 300 hours for the 16-week period from October 12 – January 31.

The Foundation's Critical workers include lodge:

- On-site management staff
- Building maintenance staff
- Housekeeping staff
- Food services staff
- Other front-line staff

Staff hours are calculated for the Foundation overall. This means if they work at multiple locations, the hours from each location can be totaled to see if the staff member meets the 300 hours criteria.

HMB staff can only receive the payment of \$1,200 once.

Central Office staff are not eligible as they do not work in the Lodge.

### Vaccinations

I am very happy to report that all our Lodge facilities had residents vaccinated between February 22 and 24<sup>th</sup>.

We had a total of 109 residents, or 66%, receive the vaccination, 50 declined (30%), 2 residents had previously received their vaccination while in hospital, and 5 were unable to receive the vaccination at this time, for several different reasons; 3 staff received vaccinations with doses that were left over.

At present, there have been no reports of negative reactions, other than sore arms.

We continue to follow all CMOH orders and await a new order that we have been told is soon to be released.

#### Nominal Sum Properties

The Foundation continues to advertise the units for sale weekly on Facebook but there has been no real interest. We are hoping that things will pick up in the Spring.

#### West View Condominium Project

No update currently.

#### General

##### Heritage Tower Makeup Air Units

Administration has sent the successful bid to the province for approval. Our Maintenance Supervisor has been in contact with the Capital Maintenance department and we hope to have confirmation next week.

##### Water Issues

The extreme cold conditions followed by a warming trend has had a negative impact on our buildings, specifically Heritage Tower and Harvest Lodge.

We tend to be plagued by water issues at Heritage Tower, however this month we had 2 more severe flooding events. The first was on the main floor in the TV lounge area which affected most of the electronic components (TV, DVD player, VHS, amplifier, electric keyboard, etc.) and some recreation equipment. The second originated in a vacant unit on the 3<sup>rd</sup> floor but was flooding into the dining room before it was discovered at 3:00 a.m. over the Family Day long weekend.

Upon investigation, the TV lounge area flood was due to inadequate insulation in the ceiling space above the windows on the south side of the building, combined with the heat in the greenhouse having

been turned right down (the greenhouse is part of the building and is located directly off the TV lounge). The 3<sup>rd</sup> floor flood was due to a faulty water supply line connection to the toilet.

The insulation issue has been resolved and our maintenance department is currently upgrading the toilet supply line materials throughout the facility, as this is the second occurrence, and we want to reduce the likelihood of any future events.

The Harvest Lodge flood took place on the Family Day long weekend as well but required more manpower for cleanup and repairs; unfortunately, additional repairs will be required in the spring, as we foresee issues in the near future if this is not addressed.

It took hours to determine where the leak was coming from, but as you will see from the pictures below, a water line leading into the building had corroded and sprung a leak. The pictures also show that this must have been a problem in the past, as a portion of the metal pipe had already been repaired with a metal clamp.



In the spring, we hope to replace the remaining pipe that extends into the building, as we anticipate that we will be dealing with the same issue down the road.

We are very appreciative of the help that we received from the Town of Fairview, who really went above and beyond to help us while investigating the water leak. They supplied the equipment and manpower required to remove the soil and water after the water was shut off.

In all cases, thanks to the quick action of our maintenance department and staff, there was minimal damage, and the Foundation will not be required to make an insurance claim.

### Human Resources

We will be interviewing for the Director of Human Resources position the first week of March and are still receiving applications for the Fairview Housing Manager position as the posting is still open.

## 2. Resident and Tenant Levels

As of January 2021, we had a total of 166 lodge residents, down 5 from the month of December. Our lodge unit occupancy at the end of January was 72% of the 224 lodge units occupied.

We had 117 occupied Senior Self-Contained units at the end of January, down 2 from the month of December. Our occupancy rate at the end of January fell to 90%.

Garden Court Seniors Apartments had 54 of the 63 units occupied at the end of January, down 3 from the month of December; our occupancy rate was 86%. We had 5 out of the 8 trailers in Cadotte occupied at the end of January.

The Family Housing program had 75 of the 123 units occupied, consistent with the previous month, and 22 of the 38 R&N units occupied, up 2 from the month of December, with an overall occupancy of 60%.

We had 34 Rent Supplement recipients in the month of January, consistent with November. No new applications for rent supplements are being accepted at this time while the existing programs are being reviewed for consistency of benefits and to ensure households that need assistance most are prioritized.

Tammy Menssa  
Executive Director