

Executive Directors Report

For the month of January 2022

1. Administration

COVID-19 Update

Harvest Lodge Outbreak:

The Harvest Lodge has no new positive COVID-19 cases, and all symptomatic residents are out of isolation. The outbreak status should be lifted on January 29, 2022, as long as there are no new symptomatic staff or residents.

Mandatory Vaccination Policy:

Presentation as part of the regular agenda.

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.

Order 03-2022:

CMOH Order 03-2022 was released on January 18, 2022. Upon reviewing the new Order, we did not determine there to be substantial changes to our operations, other than the shortened isolation periods (with the requirement for follow-up masking), the requirement to start using KN95's in certain circumstances and updated Active Health Screening Documents. Updates included the following:

Continuous Masking

- All staff, students, and service providers and volunteers must continuously wear either a well-fitting surgical/procedure mask OR well-fitting KN95 facemask while on shift, at all times, and in any areas of the site where care/treatment is being provided, along with any non-care areas of the site, except when alone in an office or when a barrier is in place.
 - Typically, NPHF is not providing care/treatment to residents, however, we all know that it does happen in certain instances. Going forward, NPHF staff should be wearing KN95 masks when providing resident care (e.g., situations when Home Care is not available, emergency situations, etc.)
- Order 03-2022 clarifies that visiting persons can use a well-fitted surgical/procedure mask, KN95, N95 or a respirator.
- Fully immunized persons who are coming out of a shortened isolation period (i.e., 5 days) must wear a mask at all times when in a public place, or otherwise in the company of other persons, for a period of up to five days following the end of the isolation period, as per Order 02-2022.
 - Residents would have to continue to eat in their room, as they cannot remove their mask to eat or drink outside of their room. This also means that residents cannot participate in any activities where they remove their masks but can participate in recreation activities where their mask remains on.

- When staff return to work after a period of isolation with follow-up masking required, operators will need to provide staff a room or enclosed area to be used by 1 person at a time for their breaks.

PPE

- All staff, students, service providers, and volunteers providing direct care to a probable or confirmed case of COVID-19 are required to wear eye protection, gown, gloves, as well as a KN95 or N95.
 - NPHF staff should be wearing KN95 masks when entering a room where a resident is isolating/quarantining.

Testing

- There is clarification that although rapid tests play a role, PCR testing is still the preferred method of testing for residents and staff and will be available for those working and living in congregate settings.

Isolation and Quarantining

- Fully vaccinated lodge residents are required to isolate for 5 days along with follow-up masking requirements to a total of 10 days, like all other Albertans (i.e., masks need to be worn until the end of the 10th day from either their symptom start date or their confirmed test date.).
- Non-fully vaccinated residents who are close contacts of a confirmed case MUST quarantine for 14 days whether symptomatic or asymptomatic.

Additional Comments

- There is a recommendation that large, discretionary gatherings of residents, or residents and visitors, are cancelled at this time.

Nominal Sum Properties

As updated at the beginning of January, there continues to be expressions of interest in the houses that we have advertised for sale, but no serious offers have been submitted.

West View Condominium Project

The Foundation's Director of IT, Communications and Stakeholder Relations is working on the development of the community consultation process, including questions to determine the wants of interested parties, along with other demographic information. We plan to hold the first session in early spring.

Del Air Redevelopment

After a lengthy break, the planning group met on Friday, January 28, 2022, to discuss the budget and scheduling of the redevelopment of the Del Air Lodge. We were very happy to hear that a contract for \$8.6 M has been approved by Alberta Seniors and Housing and more in-depth design work will commence.

Now that the contracts have been approved, they need to be signed, at which time formal public announcements will be made as to the successful proponents of the project. All communications will come directly from Alberta Seniors and Housing's Communications Department.

Tentatively, we are hopeful to have site work begin sometime in late May.

General discussion included material costs, which continue to vary across the board; it has been very difficult to nail down as some costs, for example lumber, have increased 2-3 times, whereas others have decreased since the last time we met in November. Also under consideration are potential transportation issues.

Additionally, the 2 vacant units next to the Lodge will need to be moved before work can begin on the development site. Once the site work schedule is confirmed, Alberta Seniors and Housing will announce their intentions publicly.

General

Heritage Tower HVAC System Replacement

No update to report.

Human Resources

Administration is currently scheduling 5 interviews for the position of Peace River Housing Accommodations Manager – Seniors Portfolio.

The Director of Human Resources position will not be posted at this time.

Harvest/Garrison Manor Parking

The Director of Housing Operations and Special Projects, Ashli Champeau, and I met with Town of Fairview CAO, Daryl Greenhill, regarding parking options for the Harvest and Garrison Manor. We had a very good discussion about a number of options, which we will explore further to determine potential costs.

Strategic Planning Session

Nolan Crouse is available and has been booked for the 2022 Strategic Planning Session scheduled for Friday, April 22 and Saturday, April 23. We are tentatively planning to hold this event in person.

2. Resident and Tenant Levels

As of the end of December 2021, we had a total of 180 lodge residents, up 2 from the month of November. Our lodge unit occupancy at the end of December was 78% of the 224 lodge units occupied.

We had 111 occupied Senior Self-Contained units at the end of December, up 1 from the previous month. Our occupancy rate at the end of December was 85%.

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

The Family Housing program had 73 of the 123 units occupied, up 4 from the previous month, and 19 of the 36 Rural units occupied, down 1 from the month of November, with an overall occupancy of 58%.

We had 25 Rent Assistance Benefit (RAB) recipients in December, consistent with the month of November.

Tammy Menssa
Executive Director