

Executive Directors Report

For the months of July & August 2021

1. Administration

COVID-19 Update

This will be report as part of the regular agenda, allowing for discussion and Q&A's.

Nominal Sum Properties

NPHF recently sold one of the properties in Berwyn and continue to receive calls from interested individuals; we have given tours of the properties in Grimshaw, Berwyn, and Blue Sky and have recently had interest in one of the Fairview properties as well. We have now sold 4 houses.

West View Condominium Project

No update currently.

Del Air Redevelopment

We have been presented with an updated draft of the pre-award document and are working through additional areas that require clarification. The goal is to have the final document presented to the planning group within the upcoming weeks.

General

Heritage Tower HVAC System Replacement

On July 12, 2021, we received approval for phase I of the replacement of the Heritage Tower HVAC system, which includes ventilation and water heating upgrades up to \$600,000.00. The tendering process is complete, and contracts were sent to the province for final approval. We have yet to hear word.

We have been in contact with the engineering company to see if they would be able to get started on manufacturing the make-up air units, but they require a 50% deposit in the amount of \$170,000.00. Due to the delays in getting this project approved and wanting to get the work done before December, we inquired as to whether NPHF could pay the deposit and get reimbursed by the province. Unfortunately, the Alberta Government does not allow for the use of down payments and work does not start without an approved contract in place.

Round Table Discussion with the Honorable Minister Pon

On Tuesday, August 24, 2021, from 9:00 a.m. – 10:30 a.m., I attended a roundtable discussion at Lakeview Seniors Lodge in Clairmont, with the Honorable Minister Pon, several of her team members, including Executive Director of Housing Operations Dean Lussier, MLA Tracy Allard, in addition to numerous seniors and housing representatives from the North region.

As we start re-connecting and rebuilding, Minister Pon was interested in how Alberta Seniors and Housing can continue to support seniors and Albertans with low income, and organizations like ours that support them. She asked us to share our ideas and concerns as we continue to work in partnership.

Minister Pon started the conversation with an overview of what Alberta Seniors and Housing is focusing their efforts on now and into the near future including educational webinars provided by the department, Elder Abuse initiatives, the Affordable Housing Review and the resulting 19 recommendations, and the Collaborative Online Resources and Education (CORE) website providing seniors the opportunity to go to one place to connect to over 860 registered organizations.

The approximately 18 representatives of various organizations then had the opportunity to introduce themselves and their organization to the group and briefly share a good news story or concern. Topics of discussion included funding, the current Rent Assistance Benefit, and concerns that the rural areas are not eligible to receive the short-term Temporary Rent Assistance Benefit, COVID recovery, transfer of title of community housing units to increase borrowing capacity for larger projects, and red tape reduction with programs such as Capital Maintenance and Renewal and CMHC funding initiatives.

Minister Pon and her team answered questions, took notes, and were very candid about where they felt they may be able to offer assistance. The meeting went quickly and unfortunately, each group had a very limited time to speak as there was a tight schedule to keep.

2. Resident and Tenant Levels

As of the end of July 2021, we had a total of 164 lodge residents, up 3 from the month of June. Our lodge unit occupancy at the end of July was 71% of the 224 lodge units occupied.

We had 115 occupied Senior Self-Contained units at the end of July, consistent with the month of June. Our occupancy rate at the end of July was 88%.

Garden Court Seniors Apartments had 60 of the 63 units occupied at the end of July, up 2 from the month of June; our occupancy rate was 95%. We continued to have 5 out of the 8 trailers in Cadotte occupied at the end of July.

The Family Housing program had 81 of the 123 units occupied, down 1 from the previous month, and 21 of the 38 Rural units occupied, consistent with the month of June, with an overall occupancy of 63%.

We had 32 Rent Supplement recipients in the month of July, consistent with the month of June.

The Rent Assistance Benefit (RAB), formerly the Direct to Tenant Rent Supplement, is a long-term benefit which will continue to subsidize the rent for Albertans with low income. Households are eligible if they are below local income thresholds; subsidy amounts are calculated based on household income and local market rent.

The previous Private Landlord Rent Supplement is not reopening for new applications. Current recipients will be transitioned to the Rent Assistance Benefit, as funding agreements for those units expire.

Tammy Mensa
Executive Director