

Executive Directors Report

For the month of June 2021

1. Administration

COVID-19 Update

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

Nominal Sum Properties

We continue to receive calls from interested individuals and have shown the properties in Grimshaw, Berwyn, and Blue Sky, but unfortunately, we have had no offers to date.

West View Condominium Project

We have started our research on focus groups/community consultation and RFP's dealing with such. This continues to be on our list of priorities.

Del Air Redevelopment

We have been presented with an updated draft of the pre-award document and are working through areas that require further clarification. The Geotechnical and Surveying contracts have been awarded and work/mobilization was scheduled for June 22 – 24, 2021. The Geotechnical report should be available approximately 4 weeks upon completion of drilling. The site survey plan should be ready by the week of July 6.

General

Heritage Tower HVAC System Replacement

We have submitted a revision to our original budget request and presented a phased approach to the replacement of the HVAC system; however, we have yet to receive confirmation that our request has been approved.

ASCHA Promotional Video

The filming of our promotional video took place from June 21-24th, 2021. Our Director of IT, Communications and Stakeholder Relations, Don Good, spent the 4 days with the Videographer touring our Lodges and different Senior Self-Contained and Family Housing properties. We are very excited to

see the finished product, as several resident, tenant, and staff interviews were filmed. We had beautiful weather throughout the filming, and everything was lush and blooming after the rainfall the previous week.

2. Resident and Tenant Levels

Please note, errors were made in the numbers reported for the month of April; May's numbers are reflective of the changes.

As of the end of May 2021, we had a total of 159 lodge residents, consistent with the Month of April. Our lodge unit occupancy at the end of May was 69% of the 224 lodge units occupied.

We had 115 occupied Senior Self-Contained units at the end of May, down 1 from the month of April. Our occupancy rate at the end of May was 88%.

Garden Court Seniors Apartments had 57 of the 63 units occupied at the end of May, consistent with the month of April; our occupancy rate was 90%. We continued to have 5 out of the 8 trailers in Cadotte occupied at the end of May.

The Family Housing program had 80 of the 123 units occupied, up 3 from the previous month, and 20 of the 38 Rural units occupied, consistent with the month of April, with an overall occupancy of 62%.

We had 32 Rent Supplement recipients in the month of May, consistent with the month of April.

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 Menssa
Executive Director