

Executive Directors Report

For the month of October 2021

1. Administration

COVID-19 Update

Harvest Lodge Outbreak:

CDC has informed Kelli Drake, Fairview Housing Accommodations Manager, that the outbreak at the Harvest Lodge will end on November 13, if we do not have any additional symptomatic or positive staff (North Peace Housing or AHS) or residents.

Upon further investigation, CDC determined that the Health Care Aide who last tested positive worked at the Lodge on Oct. 15, while also working at the Fairview Hospital. We asked about the single site order and if it applied to her and CDC confirmed that it did. The matter is being investigated.

Mandatory Vaccination Policy:

Administration is currently working on the Mandatory Vaccination Policy for staff, as per Board motion. A memo to staff notifying them of the Board decision and policy development went out on November 4.

CMOH Order 49-2021 Signed October 20, 2021:

Order 49-2021 had minimal impact to our operations. With the order, all staff, students, service providers, and volunteers are required to wear a surgical/procedure mask continuously, at all times and in any areas of the site, except when working alone in an office or where a barrier is in place.

Visiting persons are required to wear a surgical/procedure mask in all indoor areas of the building. Visiting persons who are spending time with residents with communication challenges, where a mask would inhibit communication being provided, can remove the mask while in a private space in the building if the resident consents and a distance of two metres is maintained at all times.

Additionally, the Order states that operators may choose to implement additional site-base policies and processes for COVID-19 prevention based on local context. Visitors must comply with site-based policies and processes.

Proof of Vaccination:

On October 20, 2021, Dr Deena Hinshaw released a letter to Residents and Families stating that *“Access to support and companionship from family and friends continues to be supported as essential to the maintenance of resident mental and physical health and wellbeing. As residents' risk tolerance varies across these settings, proof of vaccination for families and friends will not be a provincially mandated requirement. I am however implementing some increased required measures as noted below. In addition, operators have authority 1 to implement additional site-based policies and processes for COVID-19 prevention (including requiring proof of vaccine or rapid testing) as appropriate to local*

context and consideration of resident preferences. Once the site-based policies and processes have been developed, they will apply to all persons entering the site.

As always, I strongly recommend and encourage that all Albertans, and especially the family and friends of residents in these settings, be fully immunized against COVID-19. This is the most important thing you can do to protect not only yourself but also residents and staff. In addition to being fully immunized, wearing a mask continuously while indoors and in resident rooms (unless a significant communication barrier is present) and staying home if you have any symptoms of COVID-19 (even if mild and even if you are fully vaccinated) are critical.”

After much deliberation, and with the intent of keeping our Lodge residents and staff safe and healthy, Administration made the decision that **effective November 15, 2021**, we will be requiring all visitors and volunteers to provide proof of vaccination, or a negative rapid test result, to enter any of our seniors Lodges. Those who are not fully immunized are at significantly higher risk to transmit COVID-19 to people living and working in the Lodge.

Residents are able to leave the site and visit with those individuals who choose not to provide proof of vaccination or rapid test results; however, all provincial measures are still in place once they leave the site.

Nominal Sum Properties

The offer that the Foundation received last month for one of the houses in Grimshaw fell through; however, we have received a second offer on the same house. We are hopeful that this offer will be successful.

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

West View Condominium Project

No update currently.

Del Air Redevelopment

The Development Permit application has been approved by the Town of Manning.

We continue to have project meetings, typically on a weekly basis, but until the budget is finalized, we are at somewhat of a standstill. The construction team has been receiving updated trade pricing and is hopeful that by working with local contractors, they will experience more savings. This would be welcomed news by all, as the project is currently overbudget due to escalating prices because of the pandemic.

General

Heritage Tower HVAC System Replacement

No update currently.

2. Resident and Tenant Levels

As of the end of September 2021, we had a total of 177 lodge residents, up 7 from the month of August. Our lodge unit occupancy at the end of September was 77% of the 224 lodge units occupied.

We had 108 occupied Senior Self-Contained units at the end of September, down 2 from the previous month. Our occupancy rate at the end of September was 83%.

Garden Court Seniors Apartments had 58 of the 63 units occupied at the end of September, up 1 from the month of August; our occupancy rate was 92%. We have 4 out of the 8 trailers in Cadotte occupied at the end of September, down 1 from the previous month.

The Family Housing program had 73 of the 123 units occupied, down 2 from the previous month, and 20 of the 38 Rural units occupied, down 1 from the month of August, with an overall occupancy of 58%.

We had 26 Rent Supplement recipients in the month of September, down 2 from the month of August.

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.

Tammy Menssa
Executive Director