

# Executive Directors Report

*For the month of September 2020*

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## 1. Administration

COVID-19 Update

### **Homesteader Lodge**

At the time of the last Board meeting, we were in the middle of an Outbreak at the Homesteader Lodge and were concerned with, what seemed at the time, to be symptomatic residents at the Harvest Lodge who were being isolated and tested for COVID. Thankfully, none of the tests came back positive at the Harvest Lodge and all symptoms resolved without incident.

As of September 12, we had 7 residents at the Homesteader Lodge who were out of isolation and only 3 residents continued to show COVID-19 symptoms. The residents who were symptomatic were experiencing mild symptoms and were on the road to recovery. By September 18, all residents were recovered and out of isolation, but the Lodge was still being classified in Outbreak status. Generally, a COVID-19 outbreak can be declared over, two incubation periods after the last reported case in a resident (i.e. 28 days).

On September 28, the Outbreak at the Homesteader Lodge was officially declared over, by Communicable Disease Control, Alberta Health Services. Residents continue to improve daily, as many experienced mobility issues after being isolated in their rooms for 14 days or more, where necessary.

The Lodge will continue with enhanced monitoring for all residents and staff and will maintain ongoing Infection Prevention and Control measures as required, including proper hand hygiene, increased sanitizing, continuous masking, and physical distancing.

### **Del Air Lodge**

On September 11, I was notified by the Del Air Lodge Manager in Manning that 1 of her staff members had tested positive for COVID. We immediately informed residents, family, and staff and arranged to have all residents and staff tested. On September 14, we were notified that a second staff member had tested positive. All remaining staff and residents tested negative for COVID; therefore, we were not required to isolate any residents, while staff members who had tested positive, isolated at home.

Residents and staff were closely screened and monitored and luckily no one became symptomatic. By September 25, the CDC officially declared the Outbreak over, as there were only 2 staff members who ever tested positive.

Like Homesteader Lodge, Del Air Lodge will continue with enhanced monitoring for all residents and staff, and will maintain ongoing Infection Prevention and Control measures as required, including proper hand hygiene, increased sanitizing, continuous masking, and physical distancing.

## General

On September 3, the CMOH released Order 32-2020, rescinding Order 23-2020, to be effective on September 17, giving operators the opportunity to prepare accordingly.

The new order made changes or presented new guidelines for Isolation/quarantine requirements, volunteers, site tours, personal choice services and amenities, and clarified enhanced cleaning and health screening requirements, as well as changes to group recreation and dining expectations. The Order speaks to a site-based approach when making decisions based on resident and staff risk tolerance and the risk of unknown exposure, in the case of residents returning from outings, bringing volunteers on site, visitors, etc.

The expectations of the Order are intended to safeguard people during the pandemic. However, there is also the recognition that socialization and activity are an important part of quality of life in these congregate settings. The order includes guidance considered to support broader quality of life for residents, as well as to support staff quality of work life and wellbeing.

## Nominal Sum Properties

Nine of the properties that Alberta Social Housing Corporation transferred title to North Peace Housing Foundation have been listed on our website, along with information sheets and 360 tours, and have "For Sale" signs posted on the front lawn. We have been receiving calls from interested parties and our Director of Housing Operations and Special Projects, Ashli Champeau, gave a tour of 3 of the Grimshaw units on October 1.

We have sent out an RFP for legal services in relation to the sale of the properties to 4 interested firms. We will be reviewing the proposals on Wednesday, October 7 and deciding on the successful candidate at that time.

The tenants of the occupied units are being contacted to determine if they are interested in purchasing their unit. They will be offered the unit at 10% below the appraised value, as per the AGREEMENT FOR PURCHASE AND SALE OF LAND entered with Alberta Social Housing Corporation.

## Del Air Redevelopment

On August 21, Alberta Seniors and Housing posted the Del Air Lodge Redevelopment Project on Alberta Purchasing Connection. On September 22, the Steering Committee members received 6 proposals to review, score, and return to the Province. There is a call scheduled for the morning of October 7 to discuss the proposal scoring and develop a shortlist. Interviews with the shortlisted proponents will be conducted in-person in Edmonton in approximately 3 weeks time. I do not have a confirmed date at this time.

## West View Condominium Project

We are in the initial stages of contacting existing condo owners to gain a better understanding of what features they value most in their home, what they could do without, and what they feel could be done better. We are hopeful that the information we collect in these initial interviews will allow us to develop a robust survey that will give us a clear sense of what today's seniors value in a home. We feel that this is the safest way to conduct an initial community consultation in a COVID climate.

## Yardi 7S

Although we have not met with Yardi in September, we are looking forward to our Social Housing training session scheduled with Yardi on October 13, 14 and 15.

## 2. Resident and Tenant Levels

As of August 2020, we had a total of 183 lodge residents, down 3 from the month of July. Our lodge unit occupancy at the end of August was 79% of the 224 lodge units occupied.

We had 117 occupied Senior Self-Contained units at the end of August, up 3 from the month of July. Our occupancy rate at the end of July was 90%.

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

The Family Housing program had 77 of the 123 units occupied, down 4 from the month of July, and 20 of the 40 R&N units occupied, consistent with the month of July, with an overall occupancy of 60%.

We had 38 Rent Supplement recipients in the month of August, consistent with the month of July. 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