

Executive Directors Report

For the month of September 2021

1. Administration

COVID-19 Update

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

Nominal Sum Properties

NPHF has received an offer on one of the Grimshaw houses and hopes that the sale will proceed in the next month. We continue to advertise the houses for sale on a weekly basis and have given many tours. The houses have not sold as quickly as we hoped they would; we have sold 4, with 8 more yet to sell.

West View Condominium Project

The draft Focus Group RFP document is in its final review and will be posted in the upcoming weeks.

Del Air Redevelopment

The Pre-Award document has been presented to Alberta Seniors and Housing and will require approximately 3-4 weeks for approval. The Development Permit application has been submitted to the Town of Manning.

A Project Steering Committee meeting has been scheduled to discuss budget concerns due to escalating costs of materials/electrical/mechanical and the element of future risk (i.e., contingency).

Currently, it looks as though construction will not start until the spring of 2022.

General

Heritage Tower HVAC System Replacement

On July 12, 2021, we received approval for phase 1 of the replacement of the Heritage Tower HVAC system, which includes ventilation and water heating upgrades up to \$600,000.00.

On September 16, at 5:30 am, Heritage Tower lost the second of 3 hot water tanks, which was discovered once it started leaking into the dining room from the 7th floor. Down to one tank, not capable of supplying enough hot water to service the entire building, we reached out to Alberta Seniors to determine if the contract for Heritage Tower was close to being approved. We received verbal authorization to proceed with the hot water tank replacement that same day.

On September 17, we received official notification that the bid for \$535,404.00 was accepted and that the contract for phase 1 was awarded to LSM Lee's Sheet Metal of Grande Prairie.

The hot water tank replacement work started on Monday, September 27 and was completed on Thursday, September 30.

Shop drawings for the manufacturing of the HVAC system are complete and work will be proceeding.

2. Resident and Tenant Levels

As of the end of August 2021, we had a total of 170 lodge residents, up 6 from the month of July. Our lodge unit occupancy at the end of August was 74% of the 224 lodge units occupied.

We had 114 occupied Senior Self-Contained units at the end of August, down 2 from the previous month. Our occupancy rate at the end of August was 88%.

Garden Court Seniors Apartments had 57 of the 63 units occupied at the end of August, up 2 from the month of July; our occupancy rate was 90%. We continued to have 5 out of the 8 trailers in Cadotte occupied at the end of August.

The Family Housing program had 75 of the 123 units occupied, down 4 from the previous month, and 21 of the 38 Rural units occupied, consistent with the month of July, with an overall occupancy of 60%.

We had 28 Rent Supplement recipients in the month of August, up 2 from the month of July (please note that July's numbers reported at the last Board meeting were incorrect, as many changes were taking place due to the Annual Income Review process and the change to the Rent Supplement program).

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; previous recipients have been transitioned to the Rent Assistance Benefit or have transitioned out of the program.

Tammy Menssa
Executive Director