

Executive Directors Report

June 2019

(For the month of May 2019)

1. Long Service Awards

The end of April and beginning of May was busy with the planning of North Peace Housing's Long Service Award celebration, in which we recognized the service and dedication of our long serving staff. Long term service is recognized in intervals of five (5) years of uninterrupted and continuous employment with the Foundation.

The celebration was held on May 10, 2019 in Manning and was a great success. It was wonderful to have everyone come out to cheer on their colleagues and enjoy an evening of good food, company and laughter.

2. Energy Efficiency

In late 2018, Alberta Social Housing Corporation (ASHC) partnered with Energy Efficiency Alberta to install energy efficiency products at no charge in provincially and municipally owned assets. Energy Efficiency Alberta's program will be replacing inefficient products inside residential units and the common areas of multi-family residences. The goal of Energy Efficiency Alberta's program is to help reduce energy consumption and utility bills, increase environmental and financial sustainability of affordable housing, and reduce greenhouse gas emissions while creating more comfortable homes for tenants.

Energy Efficiency Alberta will be:

- Replacing existing incandescent nightlights and light bulbs with LED products (installers will only exchange working incandescent nightlights and light bulbs);
- Replacing inefficient shower heads with high-efficiency shower heads;
- Updating kitchen faucet aerators if existing faucets are inefficient or no aerator is present;
- If tenants don't have a power bar or have a 'traditional power bar', installing a smart power bar (in instances where at least two electronic devices and one television can be plugged into a single power bar);
- Replacing a single, working, 'non-programmable thermostat' with a single smart thermostat (for single-family units only);
- Providing a block heater timer (if required; while quantities last, for single-family units only);
- Installing a single ENERGY STAR® rated refrigerator if existing fridge is 28 years old or older (supplies are limited); and
- In common areas, installing LED exit signs and lamps, low-flow shower heads, faucet aerators and pre-rinse spray valves for senior lodges (commercial kitchen facilities only).

Energy Efficiency Alberta's delivery partner, Ecofitt, has reached out to North Peace Housing to discuss their implementation plan. We met with Dean Tithecott, Field Coordinator, on Wednesday, May 22, 2019 to discuss

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what measures would be taken and when. We will meet with him again in June and he hopes to be back in Peace River with an installation team in July or August when they finish up some of their other projects.

3. Del Air Lodge Evacuation, Manning

On Thursday, May 23, 2019 North Peace Housing received word that AHS was evacuating the Manning Hospital due to the poor air quality. Manning Accommodations Manager, Sharon Henitiuk, and Maintenance worker, Richard Hodgins, met with Forestry and Fire Officials to determine our next best course of action. After all of the information was received we made the call to order a voluntary evacuation of the Manning Seniors Apartments and the Del Air Lodge. Some of the Tenants and Residents decided to stay in Manning with family, some individuals went to long term care due to medical conditions, 2 residents went to the Harvest Lodge in Fairview and 13 went to the Homesteader Lodge in Hines Creek.

North Peace Housing staff really came together as a team to make this happen with no real disruption in service. For the most part, we are running with minimal staff at the Manning Lodge; those scheduled have hotshot necessary supplies for the Residents to Hines Creek, taken on extra cleaning in the facility and at the Manning Seniors Apartments, and have been preparing the facility for the re-entry of the evacuated Residents.

The Harvest Lodge staff are doing their very best to make their 2 new Residents feel at home. Homesteader Lodge staff have been trouper with the influx of 13 new Residents to their facility. Our Accommodations Manager, Katika Schaeffer has gone out of her way to make extra trips to Homesteader to ensure that all Residents and staff are comfortable.

The original plan was to bring the Residents and Tenants home on Wednesday, May 29, 2019, but due to evacuation and air quality alerts for the surrounding area, we determined that the best course of action was to have everyone stay put. We are taking it day by day at this time, until we feel confident that it is safe for everyone to come home. We will continue to work with Home Care to ensure that our Residents have all of their medication and personal needs met.

Update May 30, 2019 – Due to an evacuation alert for Manning at approximately 9:00 p.m. on May 29, 2019, the Del Air Lodge staff was sent home, mechanical systems were shut down and the facility has been secured. Operations will commence when conditions are safe to do so.

Resident and Tenant Levels

As of April 30, 2019, we had a total of 189 lodge residents, down 1 resident from the month of March. Our lodge unit occupancy currently equates to 84% occupied of the 224 lodge suites.

We had 122 occupied senior apartment suites at the end of April, which is the same occupancy as the previous month; this equates to a 94% occupancy rate.

Garden Court Seniors Apartments had 56 out of 63 units occupied at the end of April, which is up 4 tenants from the month of March. We still have 6 out of the 8 trailers in Cadotte occupied, with no pending applications.

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The Family Housing units had 80 of the 123 Community Housing units occupied, up 1 from the month of March, and 23 of the 40 R&N units occupied, down 2 units from the month of March. Overall, occupancy is at 63%.

Rent Supplement tenancies decreased by 2 for the month of April; we are currently at our maximum capacity as determined by our Rent Supplement budget and the total amount of monthly subsidies that are being allocated at this time.

Tammy Menssa

Acting Executive Director, Director of Human Resources and Housing Operations