

Executive Directors Report

July 2019

(For the month of June 2019)

1. Business Plan

We have been busy throughout the month of June making the final edits to the Business Plan and completing the required appendices for submission prior to the June 30, 2019 deadline.

2. Energy Efficiency

On June 11, 2019, North Peace Housing met with Dean Tithecott, Field Coordinator with Energy Efficiency Alberta's delivery partner, Ecofitt, to discuss the size of our portfolio and the proposed implementation plan for the fall of 2019. Ecofitt's team hopes to be back in Peace River in late August or early September to get started with the changeover to more energy efficient lighting, faucet aerators, low-flow shower heads, pre-rinse spray valves, smart power strips, smart thermostats and outdoor outlet timers.

3. Telecom Savings

North Peace Housing Foundation is currently working with Costek, telecom industry professionals and cost reduction specialists, to review our current telecom expenses to determine if we are eligible to take part in their cost savings program. Costek is a complete telecom consulting service program that is designed to help organizations reduce telecom costs and optimize services; they boast a 30%-50% savings.

There is zero risk to the Foundation with no upfront fees, as Costek only gets paid when we save; they have extensive telecom cost reduction services that include internet, telephone, mobility, Wi-Fi, etc.; Costek will help the Foundation find the most savings possible, as they have designed a variety of pricing models, strategies and service innovations for leading telecom carriers; and, because they have no vendor preferences, we will not be required to change our current vendors.

Additionally, we discussed our need to upgrade our existing mobility devices with our Costek representative, who felt confident that he would be able to offer us substantial savings. We hope to receive a service proposal in the upcoming weeks.

4. Del Air Lodge Evacuation, Manning

Now that all emergency alerts have been lifted for the Manning area, I am working with the Manning and Fairview/Hines Creek Managers to plan an appreciation event for staff and volunteers who helped with the Manning evacuation.

At present, there is no information regarding the evacuation debriefing that was discussed at the June Board meeting; we will be investigating further to see if North Peace Housing will be included in the session, as we feel that it will be an invaluable learning opportunity.

5. Practicum Student

North Peace Housing Foundation had the pleasure of having a student from the Northern Lakes College Social Work program complete her first practicum at Central Office. Our Community Housing Accommodations Manager spent a great deal of time and effort organizing and scheduling opportunities to not only become familiar with the programs offered by the Foundation, but also programs and services provided by outside community agencies that we regularly come into contact with. She had the opportunity to visit and interview seniors in our Lodges, work with the Recreation department, assist FCSS in hosting a senior's event, interview potential tenants, assist in Annual Income Reviews, assist in unit inspections, visit the Employment and Immigration office and had the chance to help out at the evacuation centre. The Foundation wanted to ensure that the experience was fulfilling and educational and I believe that through combined efforts, we succeeded.

6. Resident and Tenant Levels

As of May 31, 2019, we had a total of 189 lodge residents, consistent with the month of April. 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 March; this equates to a 94% occupancy rate.

Garden Court Seniors Apartments had 57 out of 63 units occupied at the end of May, which is up 1 tenant from the month of April. We continue to have 6 out of the 8 trailers in Cadotte occupied, with no pending applications.

The Family Housing units had 79 of the 123 Community Housing units occupied, down 1 from the month of April, and 23 of the 40 R&N units occupied, with an overall occupancy of 63%.

Rent Supplement tenancies decreased by 1 for the month of March; 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