

**October 2020**

<b>Lodge Resident Activity</b>	<b>Del-Air</b>	<b>Homesteader</b>	<b>* Heritage</b>	<b>Harvest</b>	<b>Total</b>
Total Number of Units	49	27	82	66	224
Total Number of Residents for Month	32	15	66	58	171
Total Number of Residents for Previous Month	35	15	67	60	177
Change from Previous Month	-3	0	-1	-2	-6
<b>Total Occupied Units for Month</b>	<b>32</b>	<b>15</b>	<b>61</b>	<b>59</b>	<b>167</b>
Total Occupied Units Previous Month	35	15	62	60	172
Change from Previous Month	-3	0	-1	-1	-5
Move-Ins	0	0	1	0	1
Move-Outs	3	0	2	1	6
Vacant Rooms	17	12	21	7	57
Waitlist	0	0	0	0	0

<b>Staff Summary</b>	<b>Del-Air</b>	<b>Homesteader</b>	<b>Heritage</b>	<b>Harvest</b>
<b>Total Productive Hours</b>	<b>1692.00</b>	<b>1201.50</b>	<b>3795.00</b>	<b>3082.50</b>
Number of Residents	32	15	66	58
Staff Hours per Resident	52.88	80.10	57.50	53.15

<b>Personnel</b>	<b>Del-Air</b>	<b>Homesteader</b>	<b>Heritage</b>	<b>Harvest</b>	<b>Admin.</b>
<b>Total Commencements</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Food Services					
Resident Services					
Activities Attendant					
Students					
Administrative/Maintenance					

<b>Total Resignations/Terminations</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Food Services					
Resident Services					
Activities Attendant					
Students					
Administrative/Maintenance					

<b>Vacant Positions</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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<b>Affordable Housing</b>	<b>Cadotte</b>	<b>Garden Court</b>	<b>Total</b>
Total Units	8	63	71
Total Units Occupied for Month	5	58	63
Total Units Occupied Previous Month	5	58	63
Change from Previous Month	0	0	0
Move-Ins	0	2	2
Move-Outs	0	2	2
Vacant Units	3	5	8
Waitlist	0	0	0

\* Heritage Tower Apartment Conversion to Lodge

Last Revised 01-JAN-12

Summary of Monthly Lodge Operations

Form #1020

**3.2B**

October

<b>Senior Self-Contained</b>	<b>Autumn Villa</b>	<b>Legion Court</b>	<b>Legion Place</b>	<b>Manning Seniors</b>	<b>Heritage Tower</b>	<b>Greene Valley</b>	<b>Nampa Seniors</b>	<b>Garrison Manor</b>	<b>Pioneer Village</b>	<b>Total</b>
Number of Units	8	16	8	16	L o n d o n C o n v e r s i o n T o w e r	20	12	46	4	130
<b>Occupied for Month</b>	<b>8</b>	<b>13</b>	<b>8</b>	<b>10</b>		<b>19</b>	<b>12</b>	<b>42</b>	<b>3</b>	<b>115</b>
Occupied Prev. Month	8	13	8	10		18	12	42	3	114
<b>Change from Prev. Month</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
Move-Ins	0	0	0	0		0	0	1	0	1
Move-Outs	0	0	0	0		0	0	1	0	1
Vacant Units	0	3	0	6		1	0	4	1	15
Waitlist	0	0	0	0		0	0	0	0	0

<b>Community Housing</b>	<b>Peace River</b>	<b>Grimshaw</b>	<b>Manning</b>	<b>Total</b>
Number of Units	81	21	21	123
<b>Occupied for Month</b>	<b>46</b>	<b>13</b>	<b>13</b>	<b>72</b>
Occupied Prev. Month	48	15	14	77
<b>Change from Prev. Month</b>	<b>-2</b>	<b>-2</b>	<b>-1</b>	<b>-5</b>
Move-Ins	1	0	0	1
Move-Outs	3	2	1	6
Vacant Units	35	8	8	51
Waitlist	0	0	0	0

<b>Rural &amp; Native Housing</b>	<b>St. Isidore</b>	<b>Grimshaw</b>	<b>Manning</b>	<b>Nampa</b>	<b>Fairview</b>	<b>Total</b>
Number of Units	2	20	3	3	12	40
<b>Occupied for Month</b>	<b>1</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>21</b>
Occupied Prev. Month	1	13	1	0	5	20
<b>Change from Prev. Month</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
Move-Ins	0	1	0	0	0	1
Move-Outs	0	0	0	0	0	0
Vacant Units	1	6	2	3	7	19
Waitlist	0	0	0	0	0	0

<b>Rent Supplement</b>	<b>Private Landlord</b>	<b>Direct to Tenant</b>	<b>Total</b>
<b>Occupied for Month</b>	<b>14</b>	<b>23</b>	<b>37</b>
Occupied Prev. Month	14	23	37
<b>Change from Prev. Month</b>	<b>0</b>	<b>0</b>	<b>0</b>
Move-Ins	0	0	0
Move-Outs	0	0	0

**Comments**  
See attached for Vacancy Report.

**Lodge and Senior Apartments  
Vacancy Status Report October 2020**

<i>Lodges</i>		<i>Vacant Units #'s</i>	<i>Vacancy Date</i>	<i>Comments</i>	<i>Tentative ready date</i>	
<b>Del-Air Lodge</b>						
	1	W03	October 31, 2020	Vacant	Unknown	
	2	W04	October 4, 2020	Vacant	Unknown	
	3	W05	August 31, 2020	Vacant	Unknown	
	4	W08	October 31, 2020	Vacant	Unknown	
	5	W14	July 31, 2020	Vacant	Unknown	
	6	W19	September 1, 2013	Flooring/Patching/Painting	Unknown	
	7	W20	July 1, 2014	Flooring/Patching/Painting	Unknown	
	8	W21	May 24, 2013	Flooring	Unknown	
	9	W22	April 1, 2014	Flooring/Patching/Painting	Unknown	
	10	W23	December 31, 2013	Painting	Unknown	
	11	W25	September 1, 2013	Flooring	Unknown	
	12	W26	September 1, 2011	Vacant	Ready	
	13	W27	July 10, 2017	Vacant	Ready	
	14	W29	May 24, 2017	Renovation Required	Unknown	
	15	W30	March 1, 2011	Vacant	Ready	
	16	W31	<b>Storage</b>			
	17	N15	September 30, 2020	Vacant	Unknown	
<b>Homesteader Lodge</b>						
	1	2	July 14, 2020	Vacant	Ready	
	2	3	December 5, 2019	Vacant	Ready	
	3	4	March 15, 2020	Vacant	Ready	
	4	5	January 16, 2020	Vacant	Ready	
	5	8	September 30, 2020	Vacant	Ready	
	6	12	January 31, 2020	Vacant	Ready	
	7	14	September 30, 2020	Vacant	Ready	
	8	16	March 31, 2020	Vacant	Ready	
	9	17	March 15, 2020	Vacant	Ready	
	10	18	August 24, 2020	Vacant	Ready	
	11	24	November 24, 2019	Vacant	Ready	
	12	27	April 30, 2020	Vacant	Ready	
<b>Heritage Tower Lodge</b>						
	1	101	July 26, 2018	Office	Office Conversion	
	2	102	September 30, 2020	Ready	Ready	
	3	104	July 31, 2020	Renovations Required	In Progress	
	4	114	June 29, 2018	Vacant	Ready	
	5	115	February 21, 2020	Vacant	In Progress	
	6	119	May 22, 2020	Vacant	Unknown	
	7	206	September 30, 2020	Ready	Ready	
	8	211	April 13, 2020	Minor Repairs	Unknown	
	9	212	October 16, 2020	Vacant	Unknown	
	10	213	September 30, 2020	Ready	Ready	
	11	215	July 31, 2019	Minor Repairs	Ready	
	12	216	June 30, 2020	Vacant	Ready	
	13	220	May 8, 2020	Renovation required	In Progress	
	14	221	May 8, 2020	Vacant	Unknown	
	15	225	July 31, 2018	Vacant	Ready	
	16	228	May 31, 2020	Vacant	Unknown	
	17	303	July 31, 2020	Vacant	Unknown	
	18	505	September 30, 2020	Ready	Ready	
	19	506	April 30, 2020	Minor Repairs	Unknown	
	20	509	March 31, 2020	Vacant	In Progress	
	21	608	October 31, 2020	Vacant	Unknown	
<b>Harvest Lodge</b>						
	1	215	March 6, 2020	Vacant	Ready	
	2	300	March 23, 2020	Vacant	Ready	
	3	310	March 16, 2020	Vacant	Ready	
	4	317	September 31, 2020	Vacant	Ready	

	5	321	September 21, 2020	Vacant	Next
	6	323	September 30, 2020	Vacant	Next
	7	326	June 30, 2020	Vacant	Ready
<b>Legion Court</b>					
	1	14	September 30, 2020	Vacant	Ready
	2	21	July 31, 2020	Renovations Required	Unknown
	3	24	September 30, 2020	Vacant	Unknown
<b>Legion Place</b>					
				<b>No Vacancy</b>	
<b>Autumn Villa</b>					
				<b>No Vacancy</b>	
<b>Manning Senior Apt.</b>					
	1	100	May 31, 2019	Renovations Required	In progress
	2	102	June 30, 2019	Minor Repairs Required	Next
	3	104	April 30, 2019	Vacant	Ready
	4	106	March 13, 2019	Major Renovation Required	In Progress
	5	206	January 31, 2020	Vacant	Ready
	6	207	November 30, 2019	Vacant	Ready
<b>Garrison Manor</b>					
	1	103B	October 22, 2019	Ready	Ready
	2	204B	October 31, 2020		
	3	301A	August 31, 2020	Ready	Ready
	4	302A	November 1, 2019	Ready	Ready
<b>Pioneer Village</b>					
	1	1	April 30, 2020	Ready	Ready
<b>Greene Valley</b>					
	1	301	June 18, 2020	vacant	In Progress
<b>Nampa Legion Manor</b>					
				<b>No Vacancy</b>	
<b>Garden Court</b>					
	1	112	January 31, 2020	Vacant	Ready
	2	207	December 15, 2019	Vacant	Ready
	3	208	July 31, 2017	Vacant	Ready
	4	210	September 30, 2019	Vacant	Ready
	5	316	February 21, 2020	Vacant	Ready

Vacancy Status Report  
October 2020

	Unit	Vacancy Date	Address	Comments	Please type in the status of each unit - what's been done so far, what's left to do, what items have been purchased or ordered for the unit and are waiting to be installed	Tentative Ready Date	
<b>Peace River</b>							
	1	12-105	2020- June	9718-78 ave	3 Br Move out	Major Repairs	Down
	2	12-106	2020-Aug				
	3	12-110	2012-Jun	9708 Spruce Court	3 BR Eviction	Complete Redo	Down
	4	12-111	2010-Jun	9706 Spruce Court	3 BR	Removed old kitchen cabinets, removed existing subfloor in kitchen and back entrance, purchased new kitchen cabinets	Down
	5	12-112	2015/Sept	9704-78 Avenue	3 BR Abandonment	Complete Redo	Down
	6	12-113	2020 Sept	9702-78 ave	3 Br move out	Minor repairs	unknown
	7	12-114	2014/July	9701-78 Avenue	3 BR Eviction	Complete Redo	Down
	8	12-115	2020-Aug	9703-78 Ave	4 Br move out	Minor repairs	unknown
	9	12-117	2020-Aug	9707-78 Ave	3 Br move out	Minor repairs	unknown
	10	12-119	2020-Aug	9711-78 ave	3 Br move out	Minor repairs	unknown
	11	12-123	2020 June	9719-78 ave	3 BR move out	Complete Redo	Down
	12	12-124	2020/July	9721-78 Ave	3 BR Move out	Minor Repairs	unknown
	13	12-126	2020-Sep	9725-78 ave	3 Br move out	Minor repairs	unknown
	14	12-129	2017-Sep	7713-98 Street	3 BR Move Out	Renovations Required	In Progress
	15	12-130	2017-Jul	7711-98 Street	3 BR Move Out	Renovations Required	Unknown
	16	12-201	2020- June	9518-79 ave	3 BR Move out	Renovations Required	Unknown
	17	12-202	2019-Oct	9702-79 Ave	3 BR Move out	Minor Repairs Required	unknown
	18	12-303	2020-Oct	9906-90 Avenue	3 BR Move out	Minor repairs	unknown
	19	12-304	2020-Feb	9906-90 Avenue	3 BR eviction	Repairs required	unknown
	20	12-305	2020-Oct	9906-90 Avenue	3 BR move out	Minor Repairs	unknown
	21	12-308	2020-Aug	9906-90 Avenue	2 Br move out	Minor repairs	unknown
	22	12-310	2020- June	9906-90 Avenue	2 BR Move out	Repairs Required	Unknown
	23	12-313	2020-Aug	9906-90 Avenue	2 Br move out	Minor repairs	unknown
	24	12-315	2020-Aug	10002-90 ave	2 Br move out	Minor repairs	unknown
	25	12-316	2020-Sep	10002- 90 ave	2 Br move out	Minor repairs	unknown
	26	12-403	2015/ May	8114-103 Avenue	3 BR Move Out	Painting, Flooring, Minor Repairs	Unknown
	27	12-502	2020-Oct	10510-81 Street	3 BR Move out	Minor repairs	Next
	28	12-603	2020-Apr	10015- 82 street	3 BR Move out	Painting, flooring, Minor repairs, cleaning	Unknown
	29	12-604	2020-Aug	10017-82 street	3 Br move out	Minor repairs	unknown
	30	12-608	2020-Aug	10025-82 street	3 Br move out	Minor repairs	unknown
	31	12-612	2020-Feb	10033-82 street	3 BR move out	Repairs Required	unknown
	32	12-613	2019-Nov	10035-82 street	3 BR Eviction	Garbage Removal, Cleaning and Minor Repairs	unknown
	33	12-617	2018-Jul	10101 - 82 Street	3 BR Move Out	Ready	Ready
	34	12-620	2020- June	10107-82 Street	3BR move out	Minor Repairs	Unknown
	35	12-701	2019-Aug	9710-81 Ave	3 BR move out	Repairs Required	Unknown
	36	12-901	2016-Oct	6 Lavoie Street, St. Isidore	3 BR Move Out	Complete Renovation Required	Unknown
<b>Grimshaw</b>							
	1	13-104	2020-Oct	4514 47A Street	3BR Move out	Renovations Required	Unknown
	2	13-201	2019-Oct	4212-52 Street	3BR transfer	In Progress	Unknown

Vacancy Status Report  
October 2020

	3	13-202	2011-Oct	4213 - 52 Street	3 BR Handicapped Unit Move Out	Complete Renovation Required	Unknown
	4	13-205	2019- Sept	4510-55 Street	3 BR Move out	Minor Repairs	unknown
	5	13-209	2013-Aug	4410-55 Street	3BR Abandonment	In Progress	unknown
	6	13-213	2020-Oct	4410 55 Street	3BR Move out	Renovations Required	Unknown
	7	13-401	2015-May	5405-50 Avenue	3 BR Abandonment	Cleaning, Garbage Removal, Major repairs	Unknown
	8	13-402	2015-Jun	4518-47A street	3 BR Move Out	Renovations Required	Unknown
	9	13-502	2020-Sep	5418-53 street	3 Br move out	Renovations Required	Unknown
	10	13-703	2018-Mar	4716-44 Avenue	2 BR Eviction	Complete Renovation Required	Unknown
	11	13-705	2019 Sept	5410-53 street	3 BR Move out	Ready	Ready
	12	13-802	2012-Oct	4717-44 Avenue	3 BR Move Out	Renovations Required	Unknown
	13	13-803	2017-Nov	5221-55 Avenue, Berwyn	3 BR Move Out	Minor Repairs Required	Unknown
	14	13-805	2018-Nov	4823 45 Street	3 BR Move Out	Ready	Ready
<b>Manning</b>	1	17-601	2019-Sept	407A-1st street NE	3BR Move out	Seniors conversion	Ready
	2	17-603	2019-Mar	405A - 1 St NE	3 BR Move Out	Major Renovations Required (Senior Conversion)	Next
	3	17-604	2019-Apr	405B 1 ST NE	3 BR Move Out	Major Renovations Required (Senior Conversion)	Next
	4	17-605	2019-Aug	403A- 1ST NE	3 BR Eviction	Repairs Required	unknown
	5	17-610	2020-Feb	406A- 2nd street NE	4 BR Move out	Ready	Ready
	6	17-704	2020-Oct	502B- 2nd street NW	3 BR Move out	Minor Repairs	unknown
	7	17-706	2020-Oct	504B- 2nd street NW	3 BR move out	Minor Repairs	unknown
	8	17-801	2020 June	206-6 ave NW	3 BR move out	Minor Repairs	unknown
	9	17-001	2020 June	120- 1st ave SW	3 BR Move out	Lodge re-development	Down
	10	17-901	2018-Jan	203 6 AVE NW	3 BR Move Out	Major Renovations Required	Unknown
<b>Fairview</b>	1	10-001	2017-Feb	11100-107 AVE	3 BR Move Out	Total Redo - Down	Unknown
	2	11-001	2019-Mar	628 10 ST, Hines Creek	3 BR Transfer	Ready	Ready
	3	11-002	2020 July	10904-114 Street	3 BR Eviction	Minor Repairs	Unknown
	4	11-003	2019-Feb	304 10 Street, Bluesky	3 BR Move Out	Minor Renovations and Painting Required	Unknown
	5	11-004	2020-Feb	10912-114 street	3 BR Move out	Minor Repairs	Unknown
	6	11-008	2013-Oct	303-10th Street, Bluesky	3 BR Move Out	Total Redo - Down	Down
	7	18-002	2018-Jul	10515-105 Street	3 BR Eviction	Complete Renovation Required	In Progress
<b>Nampa</b>	1	17-401	2019-Apr	10205A - 99 Avenue	3 BR Move Out	Major Renovations Required	Unknown
	2	17-402	2017-Sep	10205B - 99 Avenue	3 BR Move Out	Ready	Ready
	3	17-501	2019-Apr	9713-103 Street	3 BR Move Out	Major Renovations Required	Unknown
<b>Cadotte</b>	1	1	2019/Nov	942- Carifelle Ave	3 BR move out	Complete Renovation Required	Unknown
	2	3	2015/Feb	1085-Cardinal Street	3 BR Eviction	Ready	Ready
	3	6	2014/Nov	840 Nosey Ave	3 BR Eviction	Complete Renovation Required	Unknown

# MAINTENANCE REPORT

## OCTOBER 2020

### All Projects

Minor repairs and maintenance  
Inspect vacant units  
Snow removal

### Del-Air Lodge

Unit #W-6 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- minor repairs

Unit #N-15 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- minor repairs

### Heritage Tower

Unit #206 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- minor repairs

Unit #509 Unit renovation in progress:

- repair damaged walls
- interior painting
- removal and disposal of existing flooring
- prep floors for new flooring
- minor repairs

Unit #503 Unit renovation in progress:

- repair damaged walls
- interior painting
- removal and disposal of existing flooring
- prep floors for new flooring
- removal and disposal of existing appliances
- minor repairs

### Harvest Lodge

Unit #321 Work completed/ready for occupancy

- removal and disposal of existing flooring
- prep floors for new flooring
- minor repairs

### **Harvest Lodge**

Unit #323 Work completed/ready for occupancy

- removal and disposal of existing flooring
- prep floors for new flooring
- repair closet doors
- minor repairs

### **Legion Court**

Unit #24 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- removal and disposal of existing carpet
- prep floors for new flooring
- minor repairs

Unit #14 Work completed/ready for occupancy

- removal and disposal of existing bathtub and tub surround
- install new shower faucet and plumbing
- install new shower base and wall kit
- install new shower doors
- install new grab bars
- repair damaged walls
- interior painting
- minor repairs

Unit #21 Unit renovation in progress:

- repair damaged walls
- install new ceramic tile tub surround
- minor repairs

### **Legion Place**

Service and clean furnaces

### **Greene Valley Apts.**

Unit #301 Work completed/ready for occupancy

- install new kitchen cabinets and bathroom vanity
- build and install new countertops
- install new ceramic tile backsplash
- install new kitchen sink, faucet and new plumbing
- install new vanity sink, faucet and new plumbing
- install new ceramic tile tub surround
- install new grab bars
- install new toilet
- replace light fixtures
- replace switches and receptacles
- interior painting
- garbage removal and disposal
- minor repairs

### **Pioneer Village**

Service and clean furnaces

### **Manning Community Housing**

Unit #07- 704 Unit renovation in progress:

- garbage removal and disposal
- repair damaged walls
- interior painting
- minor repairs

### **Peace River Community Housing**

Unit #12-115 Work completed/ready for occupancy

- repair damaged walls and ceilings
- interior painting
- replace vinyl flooring in bathroom only
- replace damaged drywall in basement
- minor repairs

Unit #12-620 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- minor repairs

Unit #12-106 - garbage removal and disposal

### **Grimshaw Community Housing**

Unit #13-806 Work completed

- removal and disposal of existing vinyl flooring and subfloor
- install new subfloor and prep for new flooring
- install new vinyl planks
- minor repairs

### **Contract Work**

Annual fire extinguisher inspections

Heritage Tower Unit #509 - supply and install new flooring

Harvest Lodge Unit #317 - interior painting

Harvest Lodge Unit #321 - interior painting

- supply and install new flooring

Harvest Lodge Unit #323 - interior painting

- supply and install new flooring

Autumn Villa - install new flooring in mechanical room

Legion Court Unit #24 - supply and install new flooring

Manning Apts. Unit #100 - supply and install new flooring

Unit #12-115 - replace water heater