

May 2020

Lodge Resident Activity	Del-Air	Homesteader	* Heritage	Harvest	Total
Total Number of Units	49	27	82	66	224
Total Number of Residents for Month	39	20	71	61	191
Total Number of Residents for Previous Month	39	20	74	61	194
Change from Previous Month	0	0	-3	0	-3
Total Occupied Units for Month	36	22	68	61	187
Total Occupied Units Previous Month	36	22	71	61	190
Change from Previous Month	0	0	-3	0	-3
Move-Ins	0	0	0	0	0
Move-Outs	0	0	3	0	3
Vacant Rooms	13	5	14	5	37
Waitlist	0	0	0	0	0

Staff Summary	Del-Air	Homesteader	Heritage	Harvest
Total Productive Hours	1583.25	1234.25	3853.50	3057.50
Number of Residents	39	20	71	61
Staff Hours per Resident	40.60	61.71	54.27	50.12

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

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

Vacant Positions	0	0	0	0	0
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Affordable Housing	Cadotte	Garden Court	Total
Total Units	8	63	71
Total Units Occupied for Month	5	57	62
Total Units Occupied Previous Month	6	56	62
Change from Previous Month	-1	1	0
Move-Ins	0	1	1
Move-Outs	1	0	1
Vacant Units	3	6	9
Waitlist	0	0	0

* Heritage Tower Apartment Conversion to Lodge

Senior Self-Contained	Autumn Villa	Legion Court	Legion Place	Manning Seniors	Heritage Tower	Greene Valley	Nampa Seniors	Garrison Manor	Pioneer Village	Total
Number of Units	8	16	8	16	C o n v e r s i o n	20	12	46	4	130
Occupied for Month	8	15	8	10		18	10	43	4	116
Occupied Prev. Month	8	15	8	10		18	11	43	4	117
Change from Prev. Month	0	0	0	0		0	-1	0	0	-1
Move-Ins	0	0	0	0		0	0	0	0	0
Move-Outs	0	0	0	0		0	1	0	0	1
Vacant Units	0	1	0	6		2	2	3	0	14
Waitlist	0	0	0	0		0	0	0	0	0

Community Housing	Peace River	Grimshaw	Manning	Total
Number of Units	81	21	21	123
Occupied for Month	57	13	16	86
Occupied Prev. Month	59	13	16	88
Change from Prev. Month	-2	0	0	-2
Move-Ins	0	0	0	0
Move-Outs	2	0	0	2
Vacant Units	24	8	5	37
Waitlist	0	0	0	0

Rural & Native Housing	St. Isidore	Grimshaw	Manning	Nampa	Fairview	Total
Number of Units	2	20	3	3	12	40
Occupied for Month	1	14	2	0	6	23
Occupied Prev. Month	1	15	2	0	6	24
Change from Prev. Month	0	-1	0	0	0	-1
Move-Ins	0	0	0	0	0	0
Move-Outs	0	1	0	0	0	1
Vacant Units	1	6	1	3	6	17
Waitlist	0	0	0	0	0	0

Rent Supplement	Private Landlord	Direct to Tenant	Total
Occupied for Month	14	24	38
Occupied Prev. Month	15	24	39
Change from Prev. Month	-1	0	-1
Move-Ins	0	0	0
Move-Outs	1	1	2

Comments
See attached for Vacancy Report.

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

<i>Lodges</i>		<i>Vacant Units #'s</i>	<i>Vacancy Date</i>	<i>Comments</i>	<i>Tentative ready date</i>
Del-Air Lodge					
	1	W06	March 22, 2020	Vacant	In Progress
	2	W14	March 31, 2020	Vacant	In Progress
	3	W19	September 1, 2013	Flooring/Patching/Painting	Unknown
	4	W20	July 1, 2014	Flooring/Patching/Painting	Unknown
	5	W21	May 24, 2013	Flooring	Unknown
	6	W22	April 1, 2014	Flooring/Patching/Painting	Unknown
	7	W23	December 31, 2013	Painting	Unknown
	8	W25	September 1, 2013	Flooring	Unknown
	9	W26	September 1, 2011	Vacant	Ready
	10	W27	July 10, 2017	Vacant	Ready
	11	W29	May 24, 2017	Renovation Required	Unknown
	12	W30	March 1, 2011	Vacant	Ready
	13	W31		Storage	
Homesteader Lodge					
	1	3	December 5, 2019	Vacant	Ready
	2	5	January 16, 2020	Vacant	Ready
	3	12	January 31, 2020	Vacant	Ready
	4	24	November 24, 2019	Vacant	Ready
	5	27	April 30, 2020	Vacant	Ready
Heritage Tower Lodge					
	1	101	July 26, 2018	Office	Office Conversion
	2	114	June 29, 2018	Vacant	Ready
	3	115	February 21, 2020	Vacant	In Progress
	4	119	May 22, 2020	Vacant	Unknown
	5	203	January 10, 2020	Vacant	Ready
	6	208	August 26, 2019	Minor Repairs	In progress
	7	211	April 13, 2020	Minor Repairs	Unknown
	8	215	July 31, 2019	Minor Repairs	Ready
	9	221	May 8, 2020	Vacant	Unknown
	10	223	April 30, 2020	Minor Repairs	Unknown
	11	225	July 31, 2018	Vacant	Ready
	12	228	May 31, 2020	Vacant	Unknown
	13	506	April 30, 2020	Minor Repairs	Unknown
	14	509	March 31, 2020	Vacant	In Progress
Harvest Lodge					
	1	110	March 26, 2020	Vacant	Cleaning
	2	215	March 6, 2020	Vacant	Ready
	3	222	March 16, 2020	Vacant	Cleaning
	4	300	March 23, 2020	Vacant	Cleaning
	5	310	March 16, 2020	Vacant	Cleaning
Legion Court					
	1	26	February 29, 2020	Vacant	Ready
Legion Place					
				No Vacancy	
Autumn Villa					
				No Vacancy	
Manning Senior Apt.					
	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
Garrison Manor					
	1	103B	October 22, 2019	Ready	Next

	2	301A	January 21, 2020	Vacant	Ready
	3	302A	November 1, 2019	Ready	Ready
Pioneer Village				No Vacancy	
Greene Valley	1	101	August 24, 2019	Complete Renovation	In Progress
	2	105	March 15, 2020	Vacant	In progress
Nampa Legion Manor	1	4	April 30, 2020	Minor Repair	Next
	2	2	May 31, 2020	Cleaning	Assigned
Garden Court					
	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
	6	401	May 31, 2018	Vacant	Ready

Vacancy Status Report
May 31, 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	
Peace River							
	1	12-102	2020-May	9724-78 ave	3 BR Eviction	Minor Repairs	Ready
	2	12-109	2020-May	9710-78 ave	3 BR Eviction	Minor Repairs	Ready
	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	12-114	2014/July	9701-78 Avenue	3 BR Eviction	Complete Redo	Down
	7	12-129	2017-Sep	7713-98 Street	3 BR Move Out	Renovations Required	In Progress
	8	12-130	2017-Jul	7711-98 Street	3 BR Move Out	Renovations Required	Unknown
	9	12-202	2019-Oct	9702-79 Ave	3 BR Move out	Minor Repairs Required	unknown
	10	12-303	2018-May	9906-90 Avenue	3 BR Eviction	In Progress	Unknown
	11	12-304	2020-Feb	9906-90 Avenue	3 BR eviction	Repairs required	unknown
	12	12-307	2018-Dec	9906-90 Avenue	3 BR Eviction	Renovations Required	Unknown
	13	12-317	2020-Apr	10002-90 ave	2 BR Move out	Minor repairs and cleaning next	unknown
	14	12-403	2015/ May	8114-103 Avenue	3 BR Move Out	Painting, Flooring, Minor Repairs	Unknown
	15	12-501	2017-May	8409-101 Avenue	2 BR Move Out	Ready	Ready
	16	12-603	2020-Apr	10015- 82 street	3 BR Move out	Painting, flooring, Minor repairs, cleaning	Unknown
	17	12-605	2018-Oct	10019 82 Street	3 BR Move Out	Garbage Removal, Cleaning and Minor Repairs	Unknown
	18	12-612	2020-Feb	10033-82 street	3 BR move out	Repairs Required	unknown
	19	12-613	2019-Nov	10035-82 street	3 BR Eviction	Garbage Removal, Cleaning and Minor Repairs	unknown
	20	12-616	2018-Nov	10041 82 Street	3 BR Move Out	Minor Repairs Required	As Required
	21	12-617	2018-Jul	10101 - 82 Street	3 BR Move Out	Ready	Ready
	22	12-622	2017-Dec	10111-82 Street	3 BR Eviction	Renovations Required	In Progress
	23	12-701	2019-Aug	9710-81 Ave	3 BR move out	Repairs Required	Unknown
	24	12-802	2019-Jul	10230 82 Street	3 BR Move Out	Renovations Required	Unknown
	25	12-901	2016-Oct	6 Lavoie Street, St. Isidore	3 BR Move Out	Complete Renovation Required	Unknown
Grimshaw							
	1	13-102	2019- Sept	4520-47A Street	3 BR Abandonment	Minor Repairs Required	In Progress
	2	13-103	2020-Feb	4516-47 A street	3 BR move out	Ready	Ready
	3	13-105	2018-Dec	4510 47A Street	3 BR Eviction	Ready	Ready
	4	13-201	2019-Oct	4212-52 Street	3BR transfer	In Progress	Unknown
	5	13-202	2011-Oct	4213 - 52 Street	3 BR Handicapped Unit Move Out	Complete Renovation Required	Unknown
	6	13-209	2013-Aug	4410-55 Street	3BR Abandonment	In Progress	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	13-701	2020-May	4302-53 Street	3 BR Move Out	Painting and Cleaning	Next
	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

Vacancy Status Report
May 31, 2020

Manning	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	17-609	2020-Feb	406A- 2nd street NE	4 BR Move out	Repairs Required	unknown
	6	17-901	2018-Jan	203 6 AVE NW	3 BR Move Out	Major Renovations Required	Unknown
Fairview	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	11-003	2019-Feb	304 10 Street, Bluesky	3 BR Move Out	Minor Renovations and Paint Required	Unknown
	4	11-004	2020-Feb	10912-114 street	3 BR Move out	Minor Repairs	Unknown
	5	11-008	2013-Oct	303-10th Street, Bluesky	3 BR Move Out	Total Redo - Down	Down
	6	18-002	2018-Jul	10515-105 Street	3 BR Eviction	Complete Renovation Required	In Progress
Nampa	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
Cadotte	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 Noskey Ave	3 BR Eviction	Complete Renovation Required	Unknown

MAINTENANCE REPORT

MAY 2020

All Projects

Minor repairs and maintenance
Inspect vacant units
Lawn care

Manning Apts.

Unit #100 Unit renovation in progress:
- repair damaged walls
- interior painting
- minor repairs

Peace River Community Housing

Unit #12-307 Work completed/ready for occupancy
- install new kitchen cabinets
- repair damaged walls
- interior painting
- repair and paint interior doors
- install new ceramic tile backsplash
- install new tub surround
- replace switches and receptacles
- replace light fixtures
- repair/replace damaged drywall in basement
- replace curtain rods
- repair window screens
- replace range
- garbage removal and disposal
- minor repairs

Unit #12-317 Work completed/ready for occupancy
- repair damaged walls
- interior painting
- replace damaged bathroom door
- minor repairs

Unit #12-304 Unit renovation in progress:
- repair damaged walls
- interior painting
- install new tub surround
- garbage removal and disposal
- minor repairs

Peace River Community Housing

Unit #12-802 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 interior doors
- removal and disposal of existing bathtub and tub surround
- repair water damaged floor in bathroom
- install new tub/shower faucet
- install new bathtub and new plumbing
- install, tape and patch new drywall around bathtub
- install new subfloor in bathroom
- removal and disposal of existing countertops
- garbage removal and disposal
- minor repairs

Unit #12-603 - garbage removal and disposal

Unit #12-613 - garbage removal and disposal

Unit #12-314, 315, 316 & 317 - prep, prime and paint exterior wood trim

Grimshaw Community Housing

Unit #13-209 - removal and disposal of damaged stucco (front of the house only)

- install new vinyl siding
- prep, prime and paint exterior wood trim

Unit #13-201 Unit renovation in progress:

- install and paint new interior doors and trim
- install new door locks
- paint and install new window casing
- paint and install new baseboards
- replace exterior doors and locks
- replace switches and receptacles
- replace light fixtures
- garbage removal and disposal
- minor repairs

Contract Work

Heritage Tower - replace A/C compressor