

September 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	35	15	67	60	177
Total Number of Residents for Previous Month	35	17	69	61	182
Change from Previous Month	0	-2	-2	-1	-5
Total Occupied Units for Month	35	15	62	60	172
Total Occupied Units Previous Month	35	17	64	61	177
Change from Previous Month	0	-2	-2	-1	-5
Move-Ins	0	0	0	0	0
Move-Outs	0	2	2	1	5
Vacant Rooms	14	12	20	6	52
Waitlist	0	0	0	0	0

Staff Summary	Del-Air	Homesteader	Heritage	Harvest
Total Productive Hours	1374.25	1153.50	3604.00	2891.75
Number of Residents	35	15	67	60
Staff Hours per Resident	39.26	76.90	53.79	48.20

Personnel	Del-Air	Homesteader	Heritage	Harvest	Admin.
Total Commencements	2	0	0	1	0
Food Services					
Resident Services			1	1	
Activities Attendant					
Students	2				
Administrative/Maintenance					

Total Resignations/Terminations	0	0	1	0	0
Food Services					
Resident Services			1		
Activities Attendant					
Students					
Administrative/Maintenance					

Vacant Positions	0	0	1	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	5	57	62
Change from Previous Month	0	0	0
Move-Ins	0	1	1
Move-Outs	0	1	1
Vacant Units	3	6	9
Waitlist	0	0	0

* Heritage Tower Apartment Conversion to Lodge

September 2020

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	13	8	10		19	12	42	3	115
Occupied Prev. Month	8	14	8	10		19	12	42	3	116
Change from Prev. Month	0	-1	0	0		0	0	0	0	-1
Move-Ins	0	0	0	0		0	0	0	0	0
Move-Outs	0	1	0	0		0	0	0	0	1
Vacant Units	0	3	0	6		1	0	4	1	15
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	48	15	14	77
Occupied Prev. Month	49	14	14	77
Change from Prev. Month	-1	1	0	0
Move-Ins	1	1	0	2
Move-Outs	2	0	0	2
Vacant Units	33	6	7	46
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	13	1	0	5	20
Occupied Prev. Month	1	13	1	0	5	20
Change from Prev. Month	0	0	0	0	0	0
Move-Ins	0	1	0	0	0	1
Move-Outs	0	1	0	0	0	1
Vacant Units	1	7	2	3	7	20
Waitlist	0	0	0	0	0	0

Rent Supplement	Private Landlord	Direct to Tenant	Total
Occupied for Month	14	23	37
Occupied Prev. Month	14	24	38
Change from Prev. Month	0	-1	-1
Move-Ins	0	0	0
Move-Outs	0	0	0

Comments
See attached for Vacancy Report.

**Lodge and Senior Apartments
Vacancy Status Report September 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	W05	August 31, 2020	Vacant	Unknown
	3	W14	July 31, 2020	Vacant	Unknown
	4	W19	September 1, 2013	Flooring/Patching/Painting	Unknown
	5	W20	July 1, 2014	Flooring/Patching/Painting	Unknown
	6	W21	May 24, 2013	Flooring	Unknown
	7	W22	April 1, 2014	Flooring/Patching/Painting	Unknown
	8	W23	December 31, 2013	Painting	Unknown
	9	W25	September 1, 2013	Flooring	Unknown
	10	W26	September 1, 2011	Vacant	Ready
	11	W27	July 10, 2017	Vacant	Ready
	12	W29	May 24, 2017	Renovation Required	Unknown
	13	W30	March 1, 2011	Vacant	Ready
	14	W31		Storage	
Homesteader Lodge					
	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
Heritage Tower Lodge					
	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	213	September 30, 2020	Ready	Ready
	10	215	July 31, 2019	Minor Repairs	Ready
	11	216	June 30, 2020	Vacant	Ready
	12	220	May 8, 2020	Renovation required	In Progress
	13	221	May 8, 2020	Vacant	Unknown
	14	223	April 30, 2020	Minor Repairs	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
Harvest Lodge					
	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	326	June 30, 2020	Vacant	Ready

Legion Court					
	1	14	September 30, 2020	Vacant	Ready
	2	21	July 31, 2020	Renovations Required	Unknown
	3	24	September 30, 2020	Vacant	Unknown
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	Ready
	2	108B	July 1, 2020	Ready	Ready
	3	301A	August 31, 2020	Ready	Ready
	4	302A	November 1, 2019	Ready	Ready
Pioneer Village	1	1	April 30, 2020	Ready	Ready
Greene Valley					
	1	301	June 18, 2020	vacant	In Progress
Nampa Legion Manor					
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	216	September 30, 2020	vacant	ready
	6	316	February 21, 2020	Vacant	Ready

Vacancy Status Report
September 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	12-105	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	12-304	2020-Feb	9906-90 Avenue	3 BR eviction	Repairs required	unknown
	19	12-308	2020-Aug	9906-90 Avenue	2 Br move out	Minor repairs	unknown
	20	12-310	2020- June	9906-90 Avenue	2 BR Move out	Repairs Required	Unknown
	21	12-313	2020-Aug	9906-90 Avenue	2 Br move out	Minor repairs	unknown
	22	12-315	2020-Aug	10002-90 ave	2 Br move out	Minor repairs	unknown
	23	12-316	2020-Sep	10002- 90 ave	2 Br move out	Minor repairs	unknown
	24	12-403	2015/ May	8114-103 Avenue	3 BR Move Out	Painting, Flooring, Minor Repairs	unknown
	25	12-603	2020-Apr	10015- 82 street	3 BR Move out	Painting, flooring, Minor repairs, cleaning	Unknown
	26	12-604	2020-Aug	10017-82 street	3 Br move out	Minor repairs	unknown
	27	12-608	2020-Aug	10025-82 street	3 Br move out	Minor repairs	unknown
	28	12-612	2020-Feb	10033-82 street	3 BR move out	Repairs Required	unknown
	29	12-613	2019-Nov	10035-82 street	3 BR Eviction	Garbage Removal, Cleaning and Minor Repairs	unknown
	30	12-616	2018-Nov	10041 82 Street	3 BR Move Out	Minor Repairs Required	As Required
	31	12-617	2018-Jul	10101 - 82 Street	3 BR Move Out	Ready	Ready
	32	12-620	2020- June	10107-82 Street	3BR move out	Minor Repairs	Unknown
	33	12-701	2019-Aug	9710-81 Ave	3 BR move out	Repairs Required	Unknown
	34	12-901	2016-Oct	6 Lavoie Street, St. Isidore	3 BR Move Out	Complete Renovation Required	Unknown
Grimshaw							
	1	13-201	2019-Oct	4212-52 Street	3BR transfer	In Progress	Unknown
	2	13-202	2011-Oct	4213 - 52 Street	3 BR Handicapped Unit Move Out	Complete Renovation Required	Unknown
	3	13-205	2019- Sept	4510-55 Street	3 BR Move out	Minor Repiars	unknown

Vacancy Status Report
September 2020

	4	13-209	2013-Aug	4410-55 Street	3BR Abandonment	In Progress	unknown
	5	13-401	2015-May	5405-50 Avenue	3 BR Abandonment	Cleaning, Garbage Removal, Major repairs	Unknown
	6	13-402	2015-Jun	4518-47A street	3 BR Move Out	Renovations Required	Unknown
	7	13-502	2020-Sep	5418-53 steet	3 Br move out		
	8	13-503	2020 June	5210- 52 A street	3 BR move out	Minor reapears and cleaning	ready
	9	13-703	2018-Mar	4716-44 Avenue	2 BR Eviction	Complete Renovation Required	Unknown
	10	13-705	2019 Sept	5410-53 street	3 BR Move out	Ready	Ready
	11	13-802	2012-Oct	4717-44 Avenue	3 BR Move Out	Renovations Required	Unknown
	12	13-803	2017-Nov	5221-55 Avenue, Berwyn	3 BR Move Out	Minor Repairs Required	Unknown
	13	13-805	2018-Nov	4823 45 Street	3 BR Move Out	Ready	Ready
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	17-610	2020-Feb	406A- 2nd street NE	4 BR Move out	Ready	Ready
	6	17-701	2020 July	500A -2 street NW	3 BR Move out	Minor Repairs	Ready
	7	17-801	2020 June	206-6 ave NW	3 BR move out	Minor Repiars	unknown
	8	17-001	2020 June	120- 1st ave SW	3 BR Move out	Lodge re-development	Down
	9	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	11-002	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 Painint 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
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 Eviciton	Ready	Ready
	3	6	2014/Nov	840 Noskey Ave	3 BR Eviciton	Complete Renovation Required	Unknown

MAINTENANCE REPORT

SEPTEMBER 2020

All Projects

Minor repairs and maintenance
Inspect vacant units
Lawn care

Del-Air Lodge

Unit #W-5 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- minor repairs

Heritage Tower

Unit #220 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- prep floors for new flooring
- minor repairs

Unit #104 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- minor repairs

Autumn Villa

Replace flooring in hallways and mechanical room

- removal and disposal of existing flooring and subfloor
- install new plywood subfloor
- replace heating vents
- minor repairs

Legion Court

Unit #21 Unit renovation in progress:

- removal and disposal of existing ceramic tile tub surround
- removal and disposal of existing bathtub
- install new bathtub and plumbing
- install new tub/shower faucet
- install new drywall around bathtub, tape and patch
- minor repairs

Greene Valley Apts.

Unit #301 Unit renovation in progress:

- install new kitchen cabinets and bathroom vanity
- install new range hood and venting
- build new countertops
- install new bathtub and plumbing
- install new tub/shower faucet
- install new drywall around bathtub, tape and patch
- prep floor for new flooring
- interior painting
- garbage removal and disposal
- minor repairs

Manning Apts.

Unit #100 Unit renovation in progress:

- interior painting
- prep floors for new flooring
- minor repairs

Nampa Legion 1, 2 @ 3

Service furnaces

Nampa Legion 3

Exterior painting - paint steps and storage shed

Manning Community Housing

Unit #07- 701 Work completed/ready for occupancy

- repair damaged walls
- interior painting
- minor repairs

Peace River Community Housing

Unit #12-115 Unit renovation in progress:

- repair damaged walls
- interior painting
- garbage removal and disposal
- repair water damaged floor in bathroom
- repair/replace damaged roof shingles
- minor repairs

Unit #12-403 Unit renovation in progress:

- build new rear deck and stairs
- install new aluminum railings, rear deck and stairs
- install new kitchen cabinets and bathroom vanity
- build and install new countertops
- install new kitchen sink, faucet and new plumbing
- install new vanity sink, faucet and new plumbing
- minor repairs

Peace River Community Housing

Unit #12-401 - exterior painting, wood siding and trim

Grimshaw Community Housing

Unit #13-701 Work completed/ready for occupancy

- repair damaged walls
- partial interior painting
- repair damaged flooring
- replace curtain rods
- minor repairs

Unit #13-201 Unit renovation in progress:

- install and paint new interior doors, trim and baseboards
- minor repairs

Unit #13-206 - replace exterior doors, locks and trim

Unit #13-401, 13-703 & 13-802 - garbage removal and disposal

Contract Work

Install new gas line to garage in Berwyn

Heritage Tower - build 3 concrete pads for new benches

Heritage Tower - repair emergency generator/replace batteries and diesel fuel

Heritage Tower Unit #220 - supply and install new flooring

Harvest Lodge emergency generator - replace diesel fuel

Autumn Villa - install new parking lot lights

Autumn Villa - install new flooring/hallway and mechanical room

Greene Valley - replace section of damaged concrete sidewalk

Greene Valley Unit #301 - supply and install new flooring

Nampa Legion 3 - replace two concrete pads, sidewalk and landscaping

- upgrade moving strip/boarder around the base of the building and landscaping

Unit #12-202 - replace roof singles, house and garage

Workshop - replace roof shingles

Unit #13-605 - replace water heater