



Request for Decision

Regular Council Meeting

May 2, 2023

Report prepared by: Shanna Pierson, Executive Assistant

Wheatland Housing Management Body - Correspondence

Recommendation from Administration

THAT Council accept the Wheatland Housing Management Body correspondence as information.

Chief Administrative Officer's Comments

N/A

Report

Division County-wide

At the April 18, 2023, Regular Council Meeting, CAO Henderson noted to Council that a "what we heard" report from the Wheatland Housing Management Body and approximately five letters of support from ratepayers had been received after the agenda for the April 18th Council Meeting had been published. CAO Henderson stated that these items would be published in the May 2nd agenda package for Councils review.

Relevant Policies, Practices, and Legislation

N/A

Alignment with the Strategic Plan

N/A

Response Options

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

Implications of Recommendation

General

N/A

Organizational

N/A

Financial

N/A

Environmental, Staff, and Public Safety

N/A

Follow-up Action / Communications

N/A

Report Approval Details

Document Title:	Wheatland Housing Management Body - Correspondence.docx
Attachments:	- WHMB Report.pdf - WHMB Letters of Support.pdf
Final Approval Date:	Apr 24, 2023

This report and all of its attachments were approved and signed as outlined below:



Brian Henderson

Introduction



Six community presentations were completed in Spring 2023 and highlighted the extraordinary desire of Wheatland residents to understand the varied upstream and downstream challenges in seniors housing and seniors healthcare in their own lives and in the community. In addition to overwhelming support for the new lodge/seniors housing project, we heard from residents that:

- **Municipal collaboration** should be pursued with not-for-profits (Wheatland Housing Management Body and Wheatland & Area Hospice Society), provincial (Affordable Housing Partnership Program), and federal (Canada Mortgage and Housing Corporation) housing partners that support residents' key values of family, community, and rural sustainability.
- Decision makers should focus their future actions on **coordinated planning and funding models** as put forward by consultants to minimize taxpayer impact and leverage available provincial and federal programs.
- The broader **social and economic benefits** of community seniors housing exceed the investment and sustainability costs on the service delivery side (The Need is greater than the Cost).
- Wheatland residents strongly recommend an **"all hands on deck"** and **"put your shoulder to the wheel"** attitude.

Thank you to all who attended the presentations, asked questions, signed petitions, and wrote letters to council members, as well as those who contributed content and revisions to presentation material during two arduous yet inspiring weeks. WHMB and WAHS recognize your diverse interests and your shared goal of advocating for seniors housing and hospice care, and your strength, honesty, and optimism has touched our hearts. Future community presentations will occur as the project continues to be refined.

Dr. Joni McNeely, Chair, WAHS

Denise Peterson, Chair, WHMB

Overview



The Need **Our housing challenge:**

- Average age currently is 85 years
- 1 in 4 seniors in Wheatland County require housing support ^(2,5,10)
- Total of 400 spaces required within 25 years (current lodge has 89 spaces) ⁽¹⁰⁾
- Reasons to move to a lodge: lack of caregiver availability, loss of mobility within home, increasing social isolation, housekeeping and house maintenance difficulties, loss of driver's licence/distance to services

“ This is what leaders do-set the parameters for the safe, reliable, high quality, and accountable models based on best evidenced data, technical insight, and engagement with the public. ⁽⁸⁾

The Build **Our housing solution:**

- Multi-phased build on 7 acres east of Kinsmen Park
- Initial phase is 120 new spaces (and keep 89 existing spaces)
- 320 (vs 195) sq.ft with up to date standards, social and environmental improvements, state-of-the-art HVAC and infection control, and integration with park and downtown
- Room rents community affordable or community service (a community appropriate model of low-income rent)
- Future expansion space prepared and available

“ Building on successful examples and applying their lessons should be a part of reform, rather than ruling in/ruling out any one particular model. ⁽⁸⁾

The Cost **Our housing pledge:**

- Project budget estimated at \$53M.
- Further cost refinement as project management progresses to Class C Budget and Tender Ready proposal.
- Funds pursued by WHMB:
 - o \$6.04M by municipalities based on equalized assessment (land and improvements value) set by Gov AB. Our “Down Payment”.
 - o \$7.14M by Gov AB as a grant- proposal submission deadline June 30,2023
 - o \$39.5M by CMHC as a mortgage/loan at 2.8% interest and potential of \$2.6M forgivable if mortgage payments are made annually for 10 years.
- \$700k Annual WHMB requisition to municipalities is our “Mortgage” to pay back CMHC loan in 50 years.
- Innovative revenue model will supply up to \$100k surplus caused by efficiencies of new building and equipment. This could be used for faster mortgage paydown or lower requisitions AND no new WHMB operating requisitions for additional 120 beds.

“ Collaboration and common cause among governments and community groups are required to mobilize quickly... we can no longer ignore the inextricable link that health and wellbeing have on our economic resiliency and visa versa. ⁽⁹⁾



Numbers



Project assembly of capital is demonstrated below:

Capital Funding Source	\$ Equity
CMHC Loan	\$ 36,917,429
CMHC (loan 'forgivable')	\$ 2,636,959
CMHC Loan - subtotal	\$ 39,554,388
Province Partnership Program	\$ 7,140,000
Municipal Land Contribution	\$ 1,400,000
Municipal up-front equity	\$ 4,644,796
Total Resources	\$ 52,739,184



WHMB is entering Phase 1 of a large, multi-part building and design process. As with any major project, there is much to consider and many moving parts. With each phase (there are 4) we will have clearer financials and hope for respect and patience during the process.

Number of communities presented to: 6
Number of people attended: 353
Petitions signed: 508+

The one-time capital requisition is demonstrated below based on equalized assessment (the down payment):

	Equalized Assessment (current)	Land Equity Contribution	\$ Equity	Total Contribution
Wheatland	65.94%		\$3,985,914	\$ 3,985,914
Strathmore	32.53%	\$1,400,000	\$566,625	\$ 1,966,625
Rockyford	0.50%		\$30,224	\$ 30,224
Standard	0.75%		\$45,463	\$ 45,463
Hussar	0.27%		\$16,571	\$ 16,571
One Time Requisition Total		\$1,400,000	\$4,644,796	\$ 6,044,796

The annual requisition demonstrated below is based on 50 year amortization (paying off the mortgage):

	Equalized Assessment (current)	Annual Requisition 50 yr amortization	CMHC Loan Value and Municipal Allocation
Wheatland	65.94%	\$ 461,577	\$ 26,082,000
Strathmore	32.53%	\$ 227,739	\$ 12,868,695
Rockyford	0.50%	\$ 3,500	\$ 197,770
Standard	0.75%	\$ 5,265	\$ 297,487
Hussar	0.27%	\$ 1,919	\$ 108,436
Annual Requisition Total		\$ 700,000	\$ 39,554,388

Estimates are for up to \$100,000 surplus revenues generated by lodge rent, services, and loan forgiveness. The extra money could be used to pay the debt/mortgage faster or with lower requisitions.

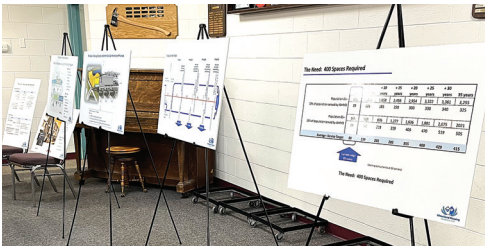
The Need. The Build.

Timeline



Phase 1

Project Manager hired
 Conditional municipal commitment
 Class C budget prepared
 Endpoint: AHPP submission (June 2023)
 Revised project schematics



Phase 2

Municipal reporting and commitment confirmation
 Class B budget prepared
 Endpoint: AHPP approval
 CMHC submission
 Advanced project schematics

Phase 3

Municipal reporting and commitment confirmation
 CMHC approval (Term Sheet)
 Endpoint: Tender ready project

Phase 4

Municipal reporting and commitment confirmation
 CMHC approval
 Endpoint: Construction contract

Derek Weiss
 Independent Consultant

Berry Architecture
 and Associates

M3 Development
 Management



Support



“ The HOA believes in the future need of such facilities due to the limited spaces currently available and the growing population of the baby boomer demographic. This is a perfect opportunity for Wheatland County and Strathmore to be leaders in this area...

TM and MH, Lakes of Muirfield Home Owners Assoc

“ We do this because it brings our community together and gives us hope that we are doing something to better our future...

MG, 4th generation resident of Wheatland County

“ As a resident of the county, I feel it's important to build community that supports all facets of life. Seniors have had a life time of paying taxes and growing our communities. We need to RESPECT that.

DC, County resident



“ ...when a senior starts to deteriorate in the community they are identified by numerous sources but if there is no place for them to go often the only option is an acute care bed. This has far reaching consequences... resources are strained.

AMG, from 40 years nursing career

“ As a resident of the county of Wheatland for over 55 years and a taxpayer I am very concerned with the limited number of available lodge rooms in this area moving forward. This joint facility makes a lot of sense to my wife and I...

BG, Standard AB

“ I have the greatest respect or the individuals who are trying to bring this essential piece of health care to our community.

LH, County resident



Conclusions



There was overwhelming support for the New Lodge Build project at the community presentations and in many locations 100% of residents expressed their approval. However, there were common themes noted in the discussions and follow-up correspondence with WHMB and WAHS:

A. Confusion still exists about differentiating Housing vs. Healthcare roles and public, private, and not-for-profit resources for each in our community facilities and homes.

Advancing the vision: Continued education to our community about responsibilities of various provincial ministries and community providers, including municipal governments to supply Housing needs.

B. Difficulty understanding County Council's hesitancy and/or lack of acceptance of project build costs and future refinements, proposed operating models, or their own financing models to support this project.

Advancing the vision: Provide ongoing opportunities for communication between WHMB project consultants and County administration to address councillors' concerns.

C. Frustration in perceived conflicting roles and objectives of councillors to advocate for direction set by community boards to which they are appointed, as the appointments carry definite responsibilities laid out by the Ministry.

Advancing the vision: Encourage and expect within our community and work environments respect, responsibility, and professional excellence while safeguarding each organizations mission, goals, and values. Encourage municipal councils and WHMB to collaborate and provide appropriate on-boarding and in-services highlighting roles and responsibilities.

D. Intense personal responses were noted in all community presentations about close family members receiving housing support at the current lodge and the emotional, social, and physical benefits provided to themselves, family, and the community in general. Speakers expressed fear that delays in building a new lodge would require many community members to seek lodging elsewhere or be at risk if choosing to stay in their own home.

Advancing the vision: Recognizing that each of us has a role to play in our own unique way to contribute to the growth and sustainability of our community as a whole, WHMB can further support and advocate for seniors and their value within Wheatland County.



Sources



1. Dr. Martin Labrie; University of Calgary Compassionate Community Engagement Wheatland Study, 2018
2. Gordon and Associates; Seniors Housing and Hospice Needs Assessment and Business Case, 2019
3. Berry and Associates; WHMB and Hospice Community Engagement and Schematic Design sessions, 2021
4. Government of Alberta (Health); Advancing Palliative and End of Life Care in Alberta, 2021
5. Government of Alberta (Seniors and Housing, Health); Strathmore LGA Seniors and Community Profile, 2021
6. MeyersNorrisPenny; Improving Quality of Life for Residents in Facility-Based Continuing Care, 2021
7. Covenant Health Palliative Institute; Building Compassionate Communities: Raising Awareness of Palliative Care and Advance Care Planning in Alberta, 2022
8. Government of Alberta (Seniors and Housing); Stronger Foundations: Alberta Affordable Housing Partnership Program, 2022
9. Public Policy Forum; Taking Back Health Care How to Accelerate People-Centered Reform Now, 2023
10. Derek Weiss, independent consultant; WHMB Need, Funding, and Financing Presentation, 2023



APR 17 2023

RECEIVED

Attention:

Wheatland Council

Amber Link

Glen Koester

Scott Klassen

Tom Iker

Donna Biggar

Rick Laursen

I agree with the Wheatland Housing Management Body and the Wheatland and Area Hospice Society Board's decision to go forward with the proposal to build a new Senior / Hospice Facility in Strathmore.

Yours truly

Anne Marie Yule

From: June McArthur [REDACTED]
Sent: Monday, April 17, 2023 6:34:08 PM
To: Shannon Laprise <shannon.laprise@wheatlandcounty.ca>
Subject: Hospice and Lodge Project

FOIP s17(1)

FOIP s17(1)

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Shannon and Wheatland County Council,

We fully support the proposed new lodge and hospice project. Your decision directly affects the residents in our county and communities for at least the next two generations and should not be delayed.

PLEASE VOTE YES!!

Bruce and June McArthur

[REDACTED]

FOIP s17(1)

From: Carol Callaghan [REDACTED]

FOIP s17(1)

Sent: Monday, April 17, 2023 10:51 PM

To: Brian Henderson <brian.henderson@wheatlandcounty.ca>; Amber Link <amber.link@wheatlandcounty.ca>; Donna Biggar <donna.biggar@wheatlandcounty.ca>; Glenn Koester <glenn.koester@wheatlandcounty.ca>; Rick Laursen <rick.laursen@wheatlandcounty.ca>; Scott Klassen <scott.klassen@wheatlandcounty.ca>; Shannon Laprise <shannon.laprise@wheatlandcounty.ca>; Tom Ikert <tom.ikert@wheatlandcounty.ca>

Subject: Letter of Support for the New Lodge and Hospice Projects - Standard Area Resident

FOIP s17(1)

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[Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Wheatland County Councillors:

I am very much in support of proceeding with the proposed build of a new lodge and adjoining hospice. Much planning and fundraising has already been done and it is time to get the build started to provide additional care and services for our seniors.

I am a Wheatland County rate-payer and resident, residing near the Village of Standard. The proposed build has been a frequent topic of conversation in our community and from the attendance and show of hands at our recent informational meeting, the Standard community shows very strong support for these proposed projects. Our community is represented by Division 2 (Amber Link, Reeve), Division 1 (Shannon Laprise), Division 6 (Glenn Koester) and Division 7 (Rick Laursen), and I ask that these councillors all vote in favor of supporting the new Lodge and Hospice Proposal.

Yours truly,

Carol Callaghan

[REDACTED]

FOIP s17(1)

Sent from [Mail](#) for Windows

Shanna Pierson

From: Shanna Pierson
Sent: Tuesday, April 18, 2023 8:02 AM
To: Shanna Pierson
Subject: FW: Support Seniors and Palliative Care Within the Municipal Boundary of Wheatland County as seen on Change.cor
Attachments: Petition as of 0630 04-18-2023.pdf

From: Doug & Fern Pagenkopf [REDACTED] FOIP s17(1)
Sent: Tuesday, April 18, 2023 6:44 AM
To: Brian Henderson <brian.henderson@wheatlandcounty.ca>; Shannon Laprise <shannon.laprise@wheatlandcounty.ca>; Amber Link <amber.link@wheatlandcounty.ca>; Donna Biggar <donna.biggar@wheatlandcounty.ca>; Tom Ikert <tom.ikert@wheatlandcounty.ca>; Scott Klassen <scott.klassen@wheatlandcounty.ca>; Glenn Koester <glenn.koester@wheatlandcounty.ca>; Rick Laursen <rick.laursen@wheatlandcounty.ca>
Subject: Support Seniors and Palliative Care Within the Municipal Boundary of Wheatland County as seen on Change.cor FOIP s17(1)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council,
Please find the attached copy of signature from the online petition in support of this proposal downloaded at 0630 04-18-2023. The petition now has 1230 signatures.

The online petition can be viewed at: <https://chng.it/KnwKFQRv>

Thank you,
Fern Pagenkopf

FROM THE DESK OF
MARKUS LEHMANN

April 18, 2023

To: Wheatland County Councillors

Amber Link - Reeve, Division 2 Councillor, Shannon Laprise - Division 1 Councillor,
Donna Biggar - Division 3 Councillor, Tom Ikert - Division 4 Councillor, Scott Klassen -
Division 5 Councillor, Glenn Koester - Division 6 Councillor, Rick Laursen - Division 7
Councillor, Brian Henderson - Wheatland County CAO.

Dear Councillors,

"A society is measured by how it cares for its elderly citizens," World Health Organization¹. Imagine living in a community that does not value the contribution you make to it. Imagine living in a community where there is no place for you, your spouse, the moment you are not "productive".

During our productive lives, we (are expected to) provide and produce for our community. I believe that the community should return that favour - when we become "senior" and less "usefully productive".

The best countries in the world to live in, take the best care of their seniors. It is as simple as that. As per the 2022 GLOBAL LONGEVITY MANAGEMENT SCORECARD² Canada is not even in the top 10. I believe that as a community, as a nation, we are better than that.

As a resident and ratepayer of Wheatland County, I would like to express my support for Wheatland Housing Management Boards (WHMB) in its objective to build a new lodge and hospice for the benefit of Wheatland County seniors.

I would also like to request that the elected members of the Wheatland County Council support the WHMB financially and administratively in this honourable aim to provide best palliative care possible to our seniors, so that we can claim to be a community that truly does take care of our elderly citizens.

Attentively,

Markus Lehmann

FOIP s17(1)

¹ <https://www.who.int/news-room/feature-stories/detail/a-society-is-measured-by-how-it-cares-for-its-elderly-citizens>

² https://20-first.com/wp-content/uploads/2022/02/Longevity-Scorecard_2022.pdf



Do you believe that our seniors deserve access to safe and affordable housing?

Join us in advocating for seniors housing funding by signing this petition.
It will be forwarded to our municipal councils.

Print Name:

Signature:

Phone or email:
(optional)

Debra Craig

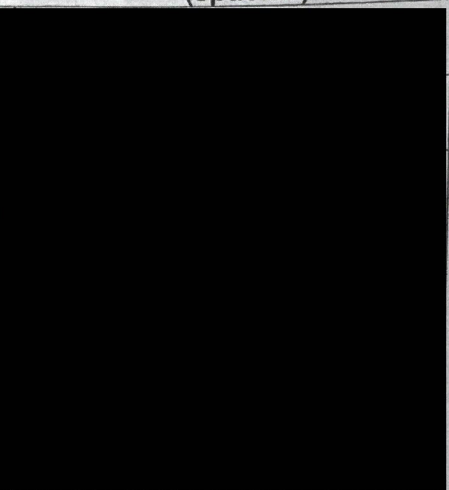
Doug Craig

DONNA DOUGLAS

Theo Owel

Linda Pekrul

Jodi Pilsner



FOIP s17(1)