



Request for Decision

Regular Council Meeting

May 7, 2024

Report prepared by: Shanna Pierson, Executive Assistant

Wheatland Housing Management Body Funding Request Follow Up

Recommendation from Administration

THAT Council accept the Wheatland Housing Management Body (WHMB) funding request follow up report as information.

Chief Administrative Officer's Comments

N/A

Report

Division County-wide

At the April 2, 2024, Regular Meeting, a request for decision was presented to Council by Administration regarding a funding request from the WHMB. The following resolution arose from the presentation:

THAT Wheatland County approve \$916,702 to Wheatland Housing Management Body as a portion of the \$3,985,914 approved by Council on April 18, 2023, to be used towards the development of a Class A budget and construction documents to bring the project to "shovel ready" status, contingent on:

- *A letter indicating Ministerial support for the sum of \$14,000,000.00 for the project.*
- *That Wheatland Housing Management Body request Derek Weiss to update the financial proforma from May, 2023 and provide it to all WHMB Board Members.*
- *Answers to a Council approved list of questions be provided to all Councils of the Management Body board.*
- *Further that the WHMB request quarterly updates of this analysis as the project progresses and costs change.*
- *Further, that WHMB provide to all municipal partners each time the analysis is redone, the high level information of:*
 1. *What is the total project cost?*
 2. *What is the AHPP portion?*

A copy of the resolution along with the list of questions was forwarded on to the WHMB CAO on April 4, 2024.

The WHMB board has provided responses to the list of questions, which can be found attached to this report. Also provided are links to view the recordings from the Government Advisors meeting and the April 18, 2024, WHMB board meeting.

https://us06web.zoom.us/rec/share/g7_2KnzIxlHxHmCy3rgQd8oyWsZ899zFla62KV7sVhSiKULhxmWQam5O37dXfb8l.8JcBikoN5OOLLoGH

https://us06web.zoom.us/rec/share/gio3fWUvRKCIZSKi9027SVlqqZoaX6WS9fk4wTAgMM7uDDA7maKALEVorVxY-7Sx.2Sr2_uBP3JVE01gN

Relevant Policies, Practices, and Legislation

N/A

Alignment with the Strategic Plan

Pillar 3 – Strategic Partnership

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

Based on Council direction/decision.

Report Approval Details

Document Title:	Wheatland Housing Management Body Funding Request Follow Up.docx
Attachments:	- Questions from County of Wheatland to Board Members.pdf - AHPP Submission Confirmation_redacted.pdf
Final Approval Date:	Apr 30, 2024

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



Brian Henderson

April 22, 2024

To Wheatland Housing Management Body Board Members

As per the WHMB Board of Directors motion please see the answers to the questions presented by the County of Wheatland. **PETERSON MOVED** to direct administration to send response letter and link to Derek Weiss' presentation to each board member and that they will communicate this information with their respective councils.

- Carried Unanimously.

Here is the resolution that was made at the April 2, 2024, Regular Council Meeting regarding WHMB Funding Request.

RESOLUTION CM-2024-04-19

THAT Wheatland County approve \$916,702 to Wheatland Housing Management Body as a portion of the \$3,985,914 approved by Council on April 18, 2023, to be used towards the development of a Class A budget and construction documents to bring the project to “shovel ready” status, contingent on:

- *A letter indicating Ministerial support for the sum of \$14,000,000.00 for the project.*
- *That Wheatland Housing Management Body request Derek Weiss to update the financial proforma from May, 2023 and provide it to all WHMB Board Members.*
- *Answers to a Council approved list of questions be provided to all Councils of the Management Body board.*
- *Further that the WHMB request quarterly updates of this analysis as the project progresses and costs change.*
- *Further, that WHMB provide to all municipal partners each time the analysis is redone, the high level information of:*
 - 1. What is the total project cost?*
 - 2. What is the AHPP portion?*

A copy of the list of questions requested by Council in the motion is attached as well for your reference.

Questions and Answers:

I've been asked to request evidence the application was submitted in full and on time to AHPP.

Derek Weiss Consulting is a professional consulting company that has been in business for over 20 years. His company has successfully secured many housing projects in Alberta. Derek was highly recommended by Lynda Cuppins from Seniors Housing Capital. WHMB has no reason to believe there has been a breach of contract with Derek Weiss by not submitting the October 15th AHPP submission. Furthermore, conversation with Seniors Housing Directors have clarified that WHMB AHPP submission has been received.

Attached email from Derek Weiss

List of all assumptions for financial modelling

Proforma was updated and presented by Derek Weiss April 18th, 2024. See attached recording.

Details on data sources. What geographic area is captured in projections? Are all existing and committed facilities considered? Is the same geographic area being used for the hospice need modelling. I didn't see manors listed on any of the recent models presented to municipality in the region.

Derek Weiss utilized statistics from geographic data based on Statistics Canada for WHMB projections. Derek explains this in further detail in his presentation.

The WAHS gather data from these sources:

WAHS data has been captured from several different sources:

1. Treasury Board and Finance Census Division (2023-2051)
2. AHS Calgary Zone Rural Palliative Care Team (RPCT)
3. AHS biannual service reports
4. Canadian Cancer Society Report (Oct 2023)
5. Canadian Institute for Health Information (CIHI) (up to and including 2023)
6. Canadian Society of Palliative Care Physicians Report (2023)

Consideration of AHS data points includes (but not exclusive to):

- a. Number of patients within acute care 90 days prior to death.
- b. Number of patients with /without palliative coding.
- c. Number of PEOLC secondary level consults in acute care.
- d. Postal codes of palliative patients.
- e. Transfers of palliative patients into Strathmore Hospital from Sagewood, home, and Calgary.
- f. Discharge to home of palliative coded patients, and their return within 90 days.
- g. ER utilization 30,60,90 days prior to death of palliative patients.
- h. Number of palliative EMS visits within Wheatland County.
- i. Daily acute care costs for those who died within the last 90 days of admission.
- j. Daily homecare costs for those who died within last 90 days of life.
- k. Utilization of homecare inhouse HCA's and vendored care.
- l. Utilization of client directed home care invoicing (CDHCI).

- m. Utilization of rural in-home funding (RIH).
- n. Utilization of self managed care (SMC) funding.
- o. Transfers of HC or acute care patients to hospice.
- p. New: transfer of palliative patients to LTC beds in Calgary Zone and elsewhere.
- q. Location of death vs. preferred location of death.
- r. Patient and family satisfaction regarding PEOLC received at hospital and with PEOLC homecare.

Modelling incorporated geographic areas, and attempts were made to create as specific as data base as possible regarding:

1. Zone: There is a total of 5 zones in Alberta eg Calgary Zone.
2. Local Geographic Areas (LGA's): there is a total of 132 LGA's in Alberta eg. Strathmore LGA.
3. Local known traffic and utilization patterns of county and non-county residents.

Comments on Methodology:

Currently Alberta data has documented limitations that muddy our picture of palliative care. Much data in the past is based on hospitals alone. This means we are missing much on community-level care (homes, hospices, LTC, and other settings). A big problem is that much of the data does not “follow a patient across data sections” as care may transition between home care, acute or subacute hospital units, LTC, hospices, etc. In many cases, pediatric populations is excluded entirely. Regardless, data and patient reports consistently present widening gaps in access and quality of palliative care in Alberta.

A new research project from Pallium Canada, the Canadian Atlas of Palliative Care, piloted in Ontario, does provide hope for better data collection. An Alberta edition prepared by the University of Calgary as part of 2022 AB Health PEOLC grants (of which WAHS was also a recipient) is underway to map the landscape and support much needed evidence-based policy making. Publication date of these results is unknown.

Dr. Joni McNeely,

Chair, Wheatland & Area Hospice Society

Can some examples of the mixed pricing model that are currently operating and generating surplus in rural Alberta be provided to all the municipalities that are requisitioned by WHMB?

Asked Derek Weiss if it is possible to supply some info. This is a large and costly study.

Regarding the assumption of full capacity- What does modelling predict if it doesn't fill?

See Derek Weiss presentation.

Have multiple scenarios been run, and if so, why is that data not being provided.

See Derek Weiss presentation.

What percentage of current residents of the lodge would be better served with a higher level of care, such as what will be available at Shasta?

WHMB is not aware of the level of care that will be provided by Shasta.

WHMB is not privy to resident care plans. WHMB does not make health related decisions as to when a resident has reached the maximum care plan level provided by AHS nurse. For more information feel free to contact AHS.

Analysis of WHMB project to relative need across Alberta?

All questions can be answered in the proforma presented by Derek Weiss Consulting.

Do you think it would be useful to ask Derek to list all the successful projects across Alberta that he alone has been a part of? Derek references these in his presentation.

Shanna Pierson

From: Vickey Cook <CAO@whmb.ca>
Sent: Tuesday, April 9, 2024 10:19 AM
To: Derek Weiss
Subject: RE: AHPP submission confirmation Wheatland Housing Management Body

Thanks!

FOIP s. 17(1)

From: Derek Weiss [REDACTED]
Sent: Tuesday, April 9, 2024 10:17 AM
To: Vickey Cook <CAO@whmb.ca>
Subject: AHPP submission confirmation Wheatland Housing Management Body

Submission confirmation.

Cheers

Derek Weiss

FOIP s. 17(1)

From: Tara Weiss [REDACTED]
Sent: Monday, October 16, 2023 11:35 AM
To: Derek Weiss [REDACTED]
Subject: FW: AHPP Application Checklist - Wheatland Housing Management Body

Sorry – forgot to cc you on this – Wheatland is now completed.

From: Tara Weiss
Sent: Monday, October 16, 2023 11:31 AM
To: 'SCSS Affordable Housing Partnerships Program' <SCSS.HousingPartnerships@gov.ab.ca>
Subject: AHPP Application Checklist - Wheatland Housing Management Body

Please find attached the completed checklist for Wheatland Housing Management Body's AHPP application.

As the instructions are a little unclear; for convenience and completeness I've attached the following items in this email:

1. Checklist PDF (as per email below)
2. Zip file of Mandatory Documents (as per checklist instructions)

3. Link to Folder containing Checklist Preferential Documents:
https://1drv.ms/f/s!AmcEyA8YrjZDgdpvf12N_N7C6ZkDXw?e=8XxLJ2 (convenience)

Clarifications or technical issues with any of the above please do not hesitate to contact me.

Kind regards, Tara Weiss

FOIP s. 17(1)

From: SCSS Affordable Housing Partnerships Program <SCSS.HousingPartnerships@gov.ab.ca>
Sent: Friday, October 6, 2023 2:23 PM
To: Tara Weiss [REDACTED] SCSS Affordable Housing Partnerships Program
<SCSS.HousingPartnerships@gov.ab.ca> FOIP s. 17(1)
Subject: RE: Document Checklist - Clarification

Thank you for your email,

Please submit the Application Checklist via our email (SCSS.HousingPartnerships@gov.ab.ca) and specify which proposed project your Checklist pertains to. The Application Checklist outlines the minimum documentation applicants may be requested to submit as part of their submission to the Affordable Housing Partnership Program.

The information required for evaluation is not limited to this checklist. The Ministry of Alberta Seniors, Community and Social Services reserves the right to request further clarification and additional documentation. The documents and information requested via the Online Affordable Housing Partnership Program Form is necessary for evaluation purposes.

If you have any supporting documentation that further defines or helps to explain your proposal to the AHPP please send it in via email.

For more information and resources please visit our website at [Affordable Housing Partnership Program | Alberta.ca](https://www.alberta.ca/affordable-housing-partnership-program)

Thanks again.

Classification: Protected A

From: Tara Weiss [REDACTED] FOIP s. 17(1)
Sent: October 3, 2023 9:34 AM
To: SCSS Affordable Housing Partnerships Program <SCSS.HousingPartnerships@gov.ab.ca>
Subject: Document Checklist - Clarification

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Again,

In the Application Checklist instructions, I understand the Checklist form is to be submitted with all declared documentation, through the online application form, but I don't see where the Application Checklist should be uploaded in the online form. (See snip below.)

Can you please provide instructions as to where on the online program form the checklist should be uploaded?

Many thanks. Tara Weiss

Application Checklist

Affordable Housing Partnership Program

General Information

The Application Checklist outlines the minimum documentation applicants **may be requested** to submit as part of their submission to the Affordable Housing Partnership Program. Applications are reviewed for project readiness, program eligibility and completion.

Applications missing any of the mandatory information and minimum documentation may be delayed or withdrawn from consideration. The Ministry of Alberta Seniors, Community and Social Services at its discretion may request additional documentation as required to complete its assessment of a project proposal. *The information required for evaluation is not limited to this checklist. The Ministry of Alberta Seniors, Community and Social Services reserves the right to request further clarification and additional documentation.*

Please check and date this checklist and submit with all declared documentation. Applications and all supporting documents are to be submitted through the Online Affordable Housing Partnership Program Form. Requested documentation are to be submitted to SCSS.housingpartnerships@gov.ab.ca.