

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 15<sup>th</sup> 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 18<sup>th</sup>, 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.