

A photograph of two women working in a greenhouse. On the left, an elderly woman with short white hair and glasses, wearing a red sweater, is kneeling and tending to plants. On the right, a younger woman with long brown hair, wearing a white t-shirt and blue denim overalls, is also kneeling and working. The background shows various potted plants and the structure of the greenhouse. The image has a semi-transparent dark overlay.

Silver Birch Haven Update

The logo for Heartland Housing Foundation, featuring a stylized white house icon with a heart shape inside the roofline.

Heartland

HOUSING FOUNDATION

Silver Birch – A Campus of Care



- Developed as a priority project on Heartland Housing Foundation's Strategic Plan
- Designed to meet the local housing need for low to mid-income seniors.
- Created to allow seniors to age in place within the Silver Birch campus.
- Ongoing operational costs will be entirely self-sustaining.

Construction Update

- July → Contact people on waitlist.
Application & marketing package out at end of month.
- August → Begin accepting applications
- September → Begin accepting deposits
- October → Set up pre-leases for November/December
- November → Estimated building completion.
- December → Building prepared for occupancy
- January 2019 → Begin moving in residents.

Pro Forma

- Construction funded by a loan obtained through Strathcona County.
- Total construction cost: app. \$19,500,00.00
- Borrowing assumption: 3.3%
- The Capital Requisition for 2019 will remain the same as last year.
- There will be no impact on the operating requisition.



Units & Services

- Address
 - 906 Bison Way, Sherwood Park, AB, T8H 2C4
- Unit Composition
 - 28 Bachelor Suites (388 sq. ft.)
 - 60 1 Bedroom Suites (549 sq. ft.)
 - 6 2 Bedroom Suites (786 sq. ft.)
- Price Range
 - \$2550-\$2950
- Services Available
 - Meals, utilities, recreation, 24-hour staffing, housekeeping, laundry, emergency pendant

Home Care Support

- Tenants will have the option of utilizing Home Care services to provide personal or medical support within their units.
- Strathcona County Family & Community Services will be providing Home Care services to clients within Silver Birch Haven. This arrangement will allow them to continue the excellent service they provide to the residents of Silver Birch Lodge to the adjoining building.



Questions?

