

# Planning Workshop

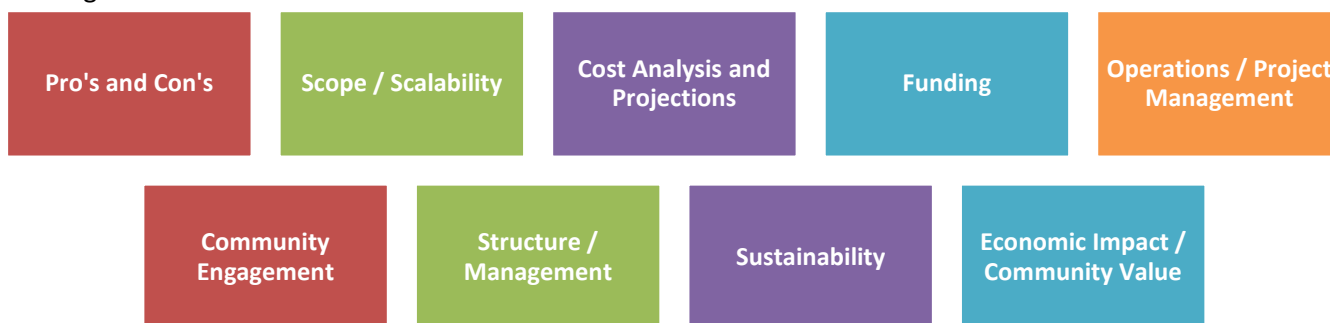
## Summary Notes

September 19, 2019

### Recap of Planning Day

The purpose of the Taber & District Housing Foundation (TDHF) Planning Workshop on September 19, 2019 was to provide TDHF board members with an opportunity to continue working on their strategic plan priorities. The key point of the discussion was to discuss TDHF's organizational readiness and business case for Clearview Lodge renovations.

Categories for consideration:



Of the above categories, Board members had an opportunity to further discuss:

- The pros and cons for the CVL renovation project;
- Scoping and scenarios / analysis

### Pros and Cons

The TDHF board identified the following pros and cons:

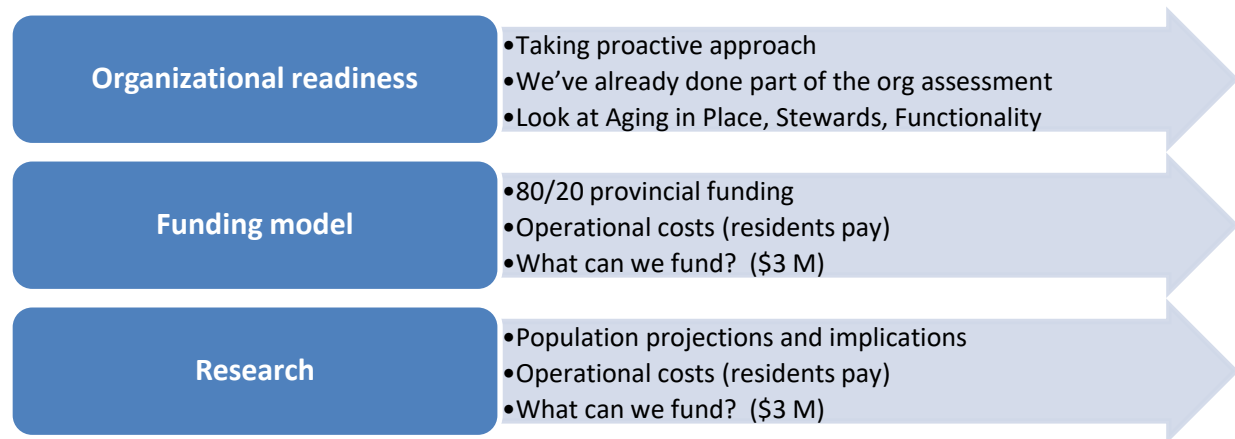
| Pros                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Cons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What are the advantages, benefit, impact of pursuing the renovations at CVL?</b> <ul style="list-style-type: none"> <li>• If we build, we can move people and renovate</li> <li>• Compliment existing reno ('complete' facility)</li> <li>• More parking and transportation access</li> <li>• Younger ages coming in (Boomer demographics)</li> <li>• Staff morale (important to contribute feedback and be heard)</li> <li>• Improve operations <ul style="list-style-type: none"> <li>◦ Energy efficiency</li> <li>◦ Services offered (one-stop)</li> </ul> </li> <li>• Residents experience (Quality of Life, Quality of Rooms)</li> <li>• Improving appearance of building</li> <li>• Improving current standards / technology</li> </ul> | <b>What are the challenges we face? What are the implications?</b> <ul style="list-style-type: none"> <li>• If we don't, it could be an empty building</li> <li>• Cost</li> <li>• Impact property tax <ul style="list-style-type: none"> <li>◦ Capital and operational costs</li> </ul> </li> <li>• Sustainability</li> <li>• Disruptive to tenants and neighbors (2/3 of their cycle)</li> <li>• Staff morale</li> <li>• Competition (Lethbridge and surrounding areas)</li> <li>• If we don't do it right, could end up with new, expensive and empty building</li> </ul> |

# Scoping / Scenario Analysis

Board members discussed some of the key considerations for further exploration into the CVL renovations:

- Ideally reno's would be onsite
  - Need to outline WHY, advantages, etc.
- 3 sites / scenarios
  - Size / Phased / Pros and Cons of each
- Clarify what we are renovating and why
  - Changing footprint / model
- What is the tipping point (for onsite)
- Emphasis on increasing size of rooms, not # of rooms
- Identify the needs and wants of residents
- **What needs are we trying to address / solve?** (important for justifying rationale)

## Steps / Process



## What do we do? What's first?

### Scenarios and Budgets

- Pros and cons of each
- Same #, larger rooms, couples, don't want renovations like Coaldale
  - Minimize effects (in phases), same site
  - New building, infrastructure (tower)
  - Need staff for operational perspectives
  - Processional, appealing

## Next Steps

### Next Steps in Strategic Planning (TBD)

- **What is important? What's next?**