



June 10, 2025

Reeve and Council
Municipal District of Greenview No. 16
Administration Office
Valleyview, Alberta

Dear Reeve and Council,

Re: Request for \$10,000,000 Contribution – Red Willow Lodge Enhanced Living Addition

On behalf of Heart River Housing, I am writing in follow-up to the presentation on May 27th, to respectfully request a capital contribution of **\$10,000,000** from the Municipal District of Greenview toward the **Red Willow Lodge Enhanced Living Addition** project. This initiative represents a critical investment in the future of seniors housing in our region and directly supports the growing demand for enhanced living options.

Heart River Housing is a provincially mandated Housing Management Body serving over 900 individuals across 635 units, with an additional 265 units managed for Lesser Slave Lake Regional Housing. Our service area spans 38,000 square kilometers, including the MD of Greenview, and we are committed to providing accessible, affordable, and dignified housing for seniors and families.

Project Overview

The Enhanced Living Addition at Red Willow Lodge will add **30 new enhanced lodge units**, designed to meet the needs of functionally independent seniors who require some support services. These units will feature:

- 1- and 2-bedroom suites (675–855 sq. ft.)
- Full kitchens, in-suite laundry, and accessibility features
- Optional service packages including meals, housekeeping, and recreation

This addition is urgently needed, as current waitlists include:

- 33 individuals for Enhanced Lodge units (proposed)
- 34 for existing Lodge units
- 16 for Seniors Self-Contained apartments

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Financial Summary

The total project cost is estimated at **\$22.3 million**, with funding structured as follows:

- **AHPP Contribution:** \$2.55 million
- **CMHC Financing:** \$3.4 million
- **CMHC Contribution:** \$1.5 million
- **Heart River Housing Upfront Capital:** \$15 million

We are seeking **\$10 million** of this upfront capital from the MD of Greenview, which represents approximately 53% of the current requisition base. This investment will significantly reduce the need for long-term debt and ensure the sustainability of lodge operations.

Community & Regional Impact

This project will:

- Address the growing housing needs of seniors in Greenview and surrounding areas
- Reduce pressure on existing facilities
- Create local construction and operational jobs
- Support aging in place with dignity and independence

We are grateful for the MD of Greenview's ongoing support and leadership in regional housing. Your contribution will be instrumental in bringing this vital project to life.

Please do not hesitate to contact us for further details. We look forward to the opportunity to collaborate on this transformative initiative.

Sincerely,



Darla Driscoll
Chief Administrative Officer
Heart River Housing

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