



Valley Manor LTC Redevelopment Project Community Update 2024

Why is this redevelopment project taking so long?

The redevelopment planning faced significant delays due to the pandemic, which hit just as plans were solidifying in 2019. Valley Manor's application to the Ontario Financing Authority was unsuccessful since they do not lend to independent long-term care homes without hospital partnerships. Attempts to partner did not come to fruition. Additionally, Renfrew County is unable to provide additional municipal support, and our small community lacks the fundraising capacity to meet the 10% local share requirement of 4.5 million dollars, further complicating the project, despite the fantastic fundraising campaign that the Foundation executed.

1. Why does this project cost so much?

The cost escalated significantly due to rising labor and construction material prices, with estimates rising from \$27.6 million in 2019 to nearly \$48.9 million in 2024.

2019-	\$27,576,004 PRE-COVID
2021-	\$34,789,709 MID COVID
2024-	\$48,891,949 POST COVID CURRENT and escalating

Although the Ministry introduced temporary construction funding subsidies, they remain insufficient for the not-for-profit sector's needs.



Aerial View - Artist's Concept



Rear Parking Lot & Receiving Area



Leasable Space Entrance

2. Why is it so hard for the Manor to close the funding gap when other homes clearly have?

As a not-for-profit rural home, Valley Manor faces inflated building costs due to its geographical location. Unlike stand-alone homes that are partnered with hospitals and thus qualify for better financial loans, Valley Manor does not receive municipal subsidies, making it harder to meet funding requirements. Other communities also have stronger fundraising capabilities due to location and base population, while ours is limited; however, not due to unwillingness of the community.

3. Why are other long-term care homes developing before Valley Manor?

Funding structures differ between homes. Not-for-profit homes like Valley Manor do not receive additional funding beyond the construction subsidy, while municipal and for-profit homes benefit from different financing arrangements that facilitate their redevelopment.

4. What about the funds raised by the Foundation for the redevelopment? What is happening to them?

The funds raised by the Foundation are being held specifically for the redevelopment project and will continue to be held until final approval from the Ministry of Long-Term Care is obtained. A pay out schedule will then be determined with our Foundation partner. Valley Manor graciously appreciates the support and funds donated to the campaign by our community to date.

5. Will the license be renewed for Valley Manor past 2025?

Yes, license approvals for five-year extensions are underway due to the common funding challenges faced by many not-for-profit homes. Valley Manor is actively pursuing this extension, highlighting the ongoing need for long-term care in our area.

6. What is Valley Manor doing with the property beside the hospital while it sits vacant?

Valley Manor is collaborating with SFMH to utilize the property until the final approval for our redevelopment is received.

7. What is the difference between Not-for-Profit, Municipal, and For-Profit LTC homes?

- Ontario has **627 long-term care homes**, housing over **78,000 residents**.
- The breakdown is approximately **16% publicly owned**, **57% for-profit**, and **27% not-for-profit**.
- All homes must be licensed by the **Ministry of Long-Term Care**, which also determines the number and location of beds across the province.

This structure highlights the varying funding mechanisms and operational goals across the different types of LTC homes, influencing the level of care residents receive.

In Ontario, there are three main types of long-term care (LTC) homes:

1. Not-for-Profit LTC Homes

- **Ownership:** Owned by private organizations that reinvest surplus funds into services and operations.
- **Funding:** Receive government funding based on bed count and service types, but do not benefit from additional financial incentives compared to for-profit or municipal homes.
- **Goal:** Focus on enhancing resident care rather than generating profit.

2. Municipal LTC Homes

- **Ownership:** Owned and operated by municipalities.
- **Funding:** Receive provincial funding similar to not-for-profit homes, plus additional financial support from municipal tax revenues.
- **Advantage:** This supplementary funding can improve operational cash flow and sustainability.

3. For-Profit LTC Homes

- **Ownership:** Owned by private companies that operate for profit.
- **Funding:** Receive the same government funding as not-for-profit homes but can generate surplus profits, which may be distributed to shareholders.
- **Concern:** Profits can impact the overall funding and quality of care within the long-term care system.

8. What else needs to be done?

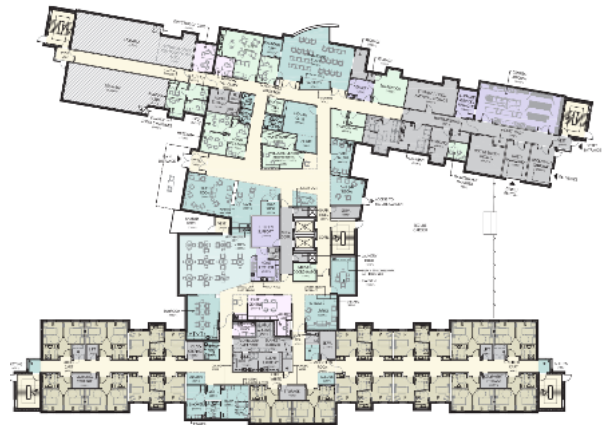
Valley Manor is actively advocating, independently and provincially for improved funding formulas for not-for-profit homes at the provincial level. Until significant changes are made, the redevelopment project will remain stalled. We remain committed to this endeavor and will continue to keep the community updated as new information arises.



What's Needed to Get An Approval to Construct?

Project Approval	<ul style="list-style-type: none"> Obtain ministry project approval to confirm that funding for development/ redevelopment of beds has been approved
Capital and Licensing Review	<ul style="list-style-type: none"> Secure land and confirm financing is in place or will be in place to complete the project Execute a Development Agreement, once the licensing and project review approval processes are completed
Project Design	<ul style="list-style-type: none"> Submit preliminary plans, working drawings and operational plan for ministry's review and approval <p style="font-size: small; border: 1px solid black; padding: 2px;">Adding New Covid Infection Prevention & Control piece to the drawings for resubmission.</p>
Tendering	<ul style="list-style-type: none"> Tender for construction Submit Approval to Construct Package (FEC, Procurement and Bonding Attestation, Certificate of Insurance, building permits, construction schedule, etc.)

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Recently, Minister of Long-Term Care Natalia Kusendova toured Valley Manor to discuss the challenges posed by the Construction Funding Subsidy, particularly for not-for-profit homes in rural areas. Valley Manor is actively collaborating with the Ministry and advocating through our association for an improved funding plan to address these shortfalls.

We remain hopeful for some relief in th new year, and with the support of John Yakabuskie, MPP, we are committed to pushing forward. Our goal is to secure the necessary funding to ensure quality healthcare for the Barry's Bay community. We appreciate the ongoing support and will keep everyone updated on our progress!

Redevelopment updates continue to be shared with our residents, staff and families in addition to healthcare and municipal partners. Up to date information can always be located on the Valley Manor website.

