



**Taber & District
HOUSING FOUNDATION**

Provide individuals, families and seniors with affordable and caring accommodation.

AGENDA
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, March 27 @ 1:30 p.m.
TDHF Admin Office Boardroom

- 1. Approval of Agenda**
- 2. Approval of Minutes:**
 - a) Minutes – Board of Directors Meeting – February 27, 2025
- 3. Business Arising:**
 - a) Drug & Alcohol Policy – UNDER REVIEW
 - b) Meals on Wheels – Statistics to February 28, 2025
- 4. Financial Statements**
 - a) Income Statement & Bank Reconciliation – CVL – YTD to February 28, 2025
 - b) Income Statement & Bank Reconciliation – Social Housing – YTD to February 28, 2025
 - c) Bank Reconciliation – Security Deposit – February 28, 2025
- 5. Reports**
 - a) Lodge Manager Report
 - b) Relations Manager Report
 - c) Operations Coordinator/Health & Safety Report
 - d) Operations Manager Report
 - e) Placement Officer Report
 - f) CAO Report
- 6. New Business:**
 - a) Affordable Housing
 - i) CMHC Seed Funding
 - b) CVL – Design Process Ideas & Schedule
 - i) Class A/B costing - value engineering design
 - c) Letter – AB Seniors, Community & Social Services – 2025 Operating Budget
 - d) Policy T-53.1: Rental Assistance Benefit (RAB) Program
 - e) Revenue Analysis – Continuing Care Rates & Max Rent Calculation
 - f) CVL – Accessible Bus – UNDER REVIEW
- 7. Information**
 - a) Report – Social Housing – March 21, 2025
 - b) ASCHA Summary & Analysis of Alberta's 2025 Provincial Budget – March 4, 2025
- 8. Adjournment**

Next Meeting: Board of Directors Thursday, April 24, 2025 1:30 pm TDHF Admin Office - Boardroom



**Taber & District
HOUSING FOUNDATION**

Provides individuals, families and seniors with affordable and caring accommodation

MINUTES
Regular Monthly Board Meeting
Taber and District Housing Foundation
Thursday, February 27, 2025
TDHF Admin Office Boardroom

ATTENDANCE

Board:	Tom Machacek Rosanne Horrocks	Tamara Miyanaga	Joe Strojwas
Absent:	Dan Remfert	Jake Hiebert	Russ Norris
Administration:	Tim Janzen (CAO), Joan Hart (CVL Lodge Manager), Corey Beck (Operations Manager), Tanya Fallon (Operations Coordinator), Carrie Wilson (Relations Manager) and Michelle McCann (Placement Officer)		

Rosanne Horrocks, Chairperson, called the meeting to order at 1:32 pm.

1. Approval of Agenda

Motion 2025 - 019

MOVED by T. Machacek to approve the agenda as presented.

CARRIED

2. Approval of Minutes

Motion 2025 - 020

MOVED by T. Miyanaga to accept the minutes from the Board of Directors meeting of Thursday, February 6, 2025, as presented.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.

4. Reports

a) CVL Lodge Manager Report

Motion 2025 - 021

MOVED by J. Strojwas to accept the Lodge Manager report, as presented.

CARRIED

b) Relations Manager Report

Motion 2025 - 022

MOVED by T. Machacek to accept the Relations Manager report, as presented.

CARRIED

c) Operations Coordinator / Health & Safety Officer Report

Motion 2025 - 023

MOVED by T. Miyanaga to accept the Operations Coordinator and Health & Safety Officer report, as presented.

CARRIED

d) Operations Manager Report

Motion 2025 - 024

MOVED by J. Strojwas to accept the Operations Manager report, as presented.

CARRIED

e) Placement Officer Report

Motion 2025 - 025

MOVED T. Machacek to accept the Placement Officer report, as presented.

CARRIED

f) Chief Administrative Officer Report

Motion 2025 - 026

MOVED T. Miyanaga to accept the Chief Administrative Officer report, as presented.

CARRIED

5. New Business

a) **Cherry & Main Affordable Housing Project:**

- i) CAO reported that he had a meeting with CMHC representatives, and it was suggested that TDHF complete a Seed Funding application to access funding and loans to complete Cherry & Main project drawings and Class B Costing.
The Seed Funding application will take a bit of time to complete and would require Board approval to proceed (assuming an approval is received). Hopefully, within that timeframe, TDHF will have received more information about the Affordable Housing Partnership Program and not need the Seed funding.

ii) Asset Transfer

CAO reported that he had completed the review of the Building Condition Assessment Report (with Operations Manager) and forwarded a submission of deficiencies to Ministry of Seniors, Community & Social Services (SCSS).

b) **Clearview Lodge – Expansion & Modernization**

CAO reported that an updated Class A or B cost study may be required for a CMHC submission for Clearview Lodge. The former cost study was completed in September 2023.

c) TDHF Annual General Meeting – May 22, 2025

Consensus among those present indicated that May 22, 2025, would be a suitable day for the Annual General Meeting to be held at Clearview Lodge and the regular monthly TDHF Board of Directors meeting thereafter.

CAO was encouraged to use a variety of means to communicate the date to the public, residents and resident families including but not limited to:

- Newspaper display ad
- Posting on TDHF website
- Social Media
- Posters at Clearview Lodge
- Emails to CVL Resident Family members – distribution list
- Phone calls to CVL Resident Council members

d) Policy T-63: Tenant Administration – Tenant Association

Motion 2025 - 027

MOVED by T. Miyanaga that Policy T-63: Tenant Administration – Tenant Association be accepted as presented.

CARRIED

e) Resident Suggestion – TDHF Accessible Bus

CAO presented information about an advertisement for an accessible bus that a CVL resident had shown him. The CAO was directed to prepare a brief analysis about the cost of bus ownership and usage vs. the possibility of securing transportation more often through local bus options (either rentals or community bus). The analysis to be presented at subsequent TDHF Board meeting.

6. Other Information

- a) Letter – Feb 7, 2025 – Clearview Lodge – Licence – Continuing Care Home – Type B
- b) Letter – Feb 7, 2025 – Clearview Lodge – Licence – Supporting Living Accommodation
- c) Report – Social Housing – February 21, 2025

8. Adjournment

Motion 2025 - 028

MOVED by J. Strojwas to adjourn this meeting at 3:10 pm

CARRIED

Next Meeting:

Board of Directors Thurs, March 27, 2025 1:30 pm TDHF Admin Office - Boardroom

Rosanne Horrocks, Chairperson

Tom Machacek, Vice-Chairperson

2025 MOW Summary

Month	# Clients	# of Meals	YTD	Days/Mon Discount	
January	29	395	395	36	1,056.00
February	32	382	777	28	1,027.50
March			777		
April			777		
May			777		
June			777		
July			777		
August			777		
September			777		
October			777		
November			777		
December			777		
YTD MEALS		777		64	2,083.50
\$/MEAL		\$10.00		Days/Mon Discount	
Discounted to	#1 - less \$1.50	\$8.50			
Discounted to	#2 - less \$6.00	\$4.00			

<u>Year</u>	<u># of clients</u>	<u># of meals</u>
2020	17	511
2021	40	1159
2022	35	895
2023	39	970
2024	43	1074

Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2025 to Feb 28, 2025	Budget Jan 01, 2025 to Dec 31, 2025
REVENUE		
Rental Revenue		
Resident Rent	274,655.00	1,656,021.00
Lodge Fees	50.00	800.00
Rent Rebates	-2,883.00	-12,000.00
Sundry Rent Revenue	0.00	0.00
Total Rental Revenue	271,822.00	1,644,821.00
Resident Services		
Parking	690.00	1,800.00
Laundry	3,907.00	13,500.00
Tenant Meal Service	0.00	0.00
Sundry Resident Revenue	0.00	0.00
Medication Fees	3,307.00	18,000.00
Resident Fundraising	0.00	500.00
Therapeutic Bath	1,000.00	1,000.00
Transporation Fee	0.00	0.00
Activity Fee	0.00	0.00
Housekeeping Fee	0.00	0.00
Personal Emergency Call System	990.00	4,500.00
Storage	0.00	0.00
Fridge Rental	0.00	0.00
Fridge Plug In	0.00	0.00
Total Sundry Resident Revenue	5,297.00	24,000.00
Tenant Maintenance Recovery	0.00	500.00
Total Resident Services	9,894.00	39,800.00
Non Resident Services		
Facility Rental	300.00	1,800.00
Meals on Wheels	7,770.00	54,000.00
Meals on Wheels Discounts	-2,083.50	-14,400.00
Other Meal Services	0.00	0.00
Guest Meals	240.00	3,000.00
Staff Meals	1,270.00	6,000.00
Canteen Revenue	33.00	1,000.00
Total Other Meal Services	1,543.00	10,000.00
Tuck Shop	143.00	1,000.00
Catering	0.00	0.00
Sundry Revenue	0.00	50.00
Total Non Resident Services	7,672.50	52,450.00
Grants		
ASHC Grants	0.00	0.00
ASHC Maintenance Grant	0.00	0.00
AHSC Covid Funding	0.00	0.00
ASHC Grant - Specific Restriction	0.00	0.00
ASHC LAP Grant	67,342.00	334,000.00
Total ASHC Grants	67,342.00	334,000.00
Provincial Grants	0.00	4,000.00
Federal Grants	0.00	0.00
Federal Maintenance Grant	0.00	0.00
Federal Other Grants	4,616.25	0.00
Total Federal Grants	4,616.25	0.00
Municipal Grants	0.00	0.00
Municipal Other Grants	0.00	0.00
Total Municipal Grants	0.00	0.00
Total Grants	71,958.25	338,000.00
Operation Funding		

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Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2025 to Feb 28, 2025	Budget Jan 01, 2025 to Dec 31, 2025
Health Funding	147,232.12	836,303.00
COVID Health Funding	8,784.00	0.00
Other Funding	0.00	0.00
Requisition Revenue	86,216.66	517,300.00
Total Operation Funding	242,232.78	1,353,603.00
Management & Administration		
Management Fee	0.00	0.00
Intercompany Recovery	0.00	0.00
Insurance Recovery	0.00	0.00
Other Recovery	900.00	13,600.00
Maintenance Recovery	0.00	0.00
Gain or Loss on Sale of Capital	0.00	0.00
NSF/Late Fees	25.00	25.00
Sundry Revenue	0.00	1,200.00
Total Management and Admini...	925.00	14,825.00
Investment Income		
Interest	3,024.25	20,000.00
Amort of Deferred Cap, Contrib	0.00	0.00
Total Investment Income	3,024.25	20,000.00
Charitable Revenue		
Donations	100.00	0.00
Resticted Donations	1,120.00	0.00
Fundraising	0.00	0.00
Other Charitable Revenue	0.00	0.00
Total Charitable Revenue	1,220.00	0.00
TOTAL REVENUE	608,748.78	3,463,499.00
EXPENSE		
Utilities		
Heating	20,337.64	68,000.00
Electricity	8,840.18	66,000.00
Water & Sewer	3,420.30	20,000.00
Waste Removal	406.48	2,700.00
Telephone	2,281.48	8,030.00
Cable Television	0.00	0.00
Bulk Contract Expenses	5,348.42	32,894.00
Total Utilities	40,634.50	197,624.00
Operating		
Bakery	5,394.94	30,000.00
Dairy	9,748.80	56,500.00
Groceries	27,388.58	140,000.00
Juice	0.00	0.00
Meat	19,586.96	105,000.00
Total Food	62,119.28	331,500.00
Food Supplies	4,669.77	25,000.00
Cleaning	0.00	0.00
Janitorial & Housekeeping	7,735.60	51,960.00
Laundry	1,570.74	9,000.00
Linen Supplies	0.00	4,000.00
Total Cleaning	9,306.34	64,960.00
Equipment & Furn Purchase	798.00	24,335.00
Equipment & Furn Repairs	56.68	5,000.00
Insurance	2,042.32	17,000.00
Resident/Volunteer Programs	0.00	0.00

4/2/25

Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2025 to Feb 28, 2025	Budget Jan 01, 2025 to Dec 31, 2025
Craft Supplies	230.37	250.00
Entertainment Supplies	201.03	3,000.00
Trip Expenses	0.00	0.00
Recreation Supplies (Vol Apprec)	1,521.09	6,000.00
Tuck Shop (Recoverable)	0.00	0.00
Total Resident/Volunteer Progra...	1,952.49	9,250.00
Bad Debt Expense	0.00	0.00
Publicity & Promotion	0.00	675.00
Pest Control	0.00	2,500.00
Sundry	0.00	670.00
Total Operating	80,944.88	480,890.00
Operating Maintenance		
Appliances	5,410.94	31,060.00
Bldg Safety & Security Systems	1,131.78	25,801.00
Sundry	39.90	325.00
Vehicles	87.22	1,400.00
Building Interior	0.00	0.00
Building Int Painting Common Area	1,325.00	800.00
Building Interior Painting Units	0.00	4,800.00
Building Interior Flooring	0.00	4,900.00
Building Interior Suite Reno	32.02	3,800.00
Building Exterior	0.00	500.00
Building Remedation	0.00	0.00
Heating, Ventilation & A/C	7,087.42	13,025.00
Plumbing	830.89	9,850.00
Electrical	72.95	4,050.00
Grounds & Maintenance	402.45	17,300.00
Elevators	0.00	0.00
Maintenance Equipment - Repair	0.00	1,000.00
Maintenance Equipment - Purch...	0.00	500.00
Maintenance - Tools & Supplies	46.95	1,000.00
Facility Condition Insprection	0.00	0.00
Total Operating Maintenance	16,467.52	120,111.00
Human Resources		
Salaries & Wages	0.00	0.00
Administration Salaries	57,116.75	395,030.00
Door Greeters Salaries COVID 19	0.00	0.00
Housekeeping Salaries	49,537.15	300,997.00
Food Service Salaries	80,617.05	548,986.00
Maintenance Salaries	14,123.54	82,580.00
Resident Care Salaries	18,049.95	122,951.00
Total Salaries & Wages	219,444.44	1,450,544.00
Benefits	0.00	0.00
CPP	10,433.80	82,000.00
EI	4,132.93	32,000.00
EE Benefits	12,591.19	90,000.00
Other Pension Contributions	4,903.04	40,000.00
WCB	-59.41	27,000.00
Total Benefits	32,001.55	271,000.00
Contract Employment	0.00	0.00
Personal Recruitment	103.21	3,900.00
Staff Functions & Recognition	617.40	13,000.00
Training & Development	2,786.75	32,922.00
Health & Safety	1,247.87	16,876.00
Legal Fees	1,748.35	5,000.00
Labour Relations	0.00	0.00
Total Human Resources	257,949.57	1,793,242.00
Administration		

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Taber and District Housing Foundation - cvlodge **Comparative Income Statement**

	Actual Jan 01, 2025 to Feb 28, 2025	Budget Jan 01, 2025 to Dec 31, 2025
Bank Charges	543.20	3,650.00
Courier & Postage	221.58	1,000.00
Stationery & Other Supplies	1,421.40	7,500.00
Office Rent	1,108.81	8,610.00
Office Equipment & Furn Purchase	683.85	440.00
Office Equipment & Furn Repairs	311.70	1,500.00
Vehicle & Travel	606.00	3,840.00
Board Expenses	0.00	8,200.00
Association Fees	2,157.33	4,805.00
Professional Fees	0.00	0.00
Legal Fees	0.00	150.00
Audit Fees	0.00	18,000.00
Consulting Fees	0.00	1,200.00
IT Services	1,867.34	17,170.00
Sundry	119.19	725.00
Accreditation	889.56	10,000.00
Total Administration	9,929.96	86,790.00
Health Expenditures		
Salaries - Resident Care	102,493.02	677,089.00
Nursing Management	0.00	0.00
HCA	0.00	0.00
Total Salaries - Resident Care	102,493.02	677,089.00
Benefits - Resident Care	16,448.88	139,107.00
Nursing Management	0.00	0.00
HCA	0.00	0.00
Total Benefits - Resident Care	16,448.88	139,107.00
Materials & Supplies Resident C...	4,046.11	15,000.00
Total Health Expenditures	122,988.01	831,196.00
Interest & Bank Charges		
Long Term Interest	0.00	0.00
Extraordinary Expenses	0.00	0.00
Amortization	0.00	0.00
Total Interest & Bank Charges	0.00	0.00
Capital Maintenance		
Bldg Safety/Security Systems (C...	0.00	0.00
Building Interior (Cap)	0.00	0.00
Building Exterior (Cap)	0.00	0.00
Heating, Ventilation, A/C (Cap)	0.00	0.00
Painting (Cap)	0.00	0.00
Electrical (Cap)	0.00	0.00
Grounds Maintenance (Cap)	0.00	0.00
Elevator (Cap)	0.00	0.00
Total Capital Maintenance	0.00	0.00
TOTAL EXPENSE	528,914.44	3,509,853.00
NET INCOME	79,834.34	-46,354.00

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**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

CLEARVIEW LODGE
MONTH ENDING JANUARY 31, 2025

<u>GENERAL LEDGER BALANCE END OF PREVIOUS MONTH</u>		381,287.56
RECEIPTED DEPOSITS FOR THE MONTH		5,164.25
PADS		143,958.00
Misc DD		962.50
Intercompany		138,000.00
GIC PURCHASE		0.00
GIC INTEREST EARNED		0.00
Direct Deposit Requisitions		0.00
DEPOSIT INTEREST		1,472.83
LESS DISBURSMENTS FOR THE MONTH		
	Eft's	-113,302.06
	RBC Express / PAD's	-71,139.01
LESS DISBURSMENTS FOR THE MONTH		
	Payroll	-159,571.46
	RRSP	-9,264.75
	Bank Error	0.00
	Deposit Forms ordered	0.00
Miscellaneous		
RBC DIRECT DEBIT AGREEMENT		-286.80
AB Seniors	LAP	33,671.00
AHS Funding - Direct Deposit		68,748.60
PAD Return		0.00
DRSP - PDS		-13,363.00
<u>GENERAL LEDGER ENDING BALANCE</u>		<u>\$406,337.66</u>
 <u>BALANCE PER BANK STATEMENT</u>		 406,337.66
LESS OUTSTANDING CHEQUES (SEE ATTACHED)		0.00
OUTSTANDING DEPOSITS		
<u>NET BALANCE END OF MONTH</u>		<u>\$406,337.66</u>

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ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBD30000_3600044 E D 09179 00048

TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

December 31, 2024 to January 31, 2025

Account number: 09179 100-146-0

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal®2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on December 31, 2024	\$381,287.56
Total deposits & credits (11)	+ 392,709.18
Total cheques & debits (26)	- 367,659.08
Closing balance on January 31, 2025	= \$406,337.66

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			381,287.56
02 Jan	Direct Payment (PAD's) service total GRADS1097890000		143,958.00	525,245.56
	Misc Payment AHS AP EFT CAD		68,748.60	
	Misc Payment COINAMATIC CANA	182.18		
	Cable TV Bill Pmt SHAW CABLE TV	2,807.92		
	Business PAD Bnfts by Dsgn	16,354.54		574,649.52
	Deposit interest		1,472.83	576,122.35
03 Jan	Donations CANADA HELPS		962.50	
	Bill Payment DE BUSINESS	6,235.14		570,849.71
07 Jan	Activity fee	286.80		570,562.91
09 Jan	Misc Payment Government of A		33,671.00	604,233.91
13 Jan	Deposit 0061		490.00	
	Bill Payment Telus Comm	131.92		604,591.99

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Business Account Statement

December 31, 2024 to January 31, 2025
Account number: 09179 100-146-0

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
15 Jan	Direct Deposits (PDS) service total GRADS7204090000	1,607.46		602,984.53
16 Jan	Direct Deposits (PDS) service total GRADS7204090000	11,700.00		591,284.53
17 Jan	Cable TV Bill Pmt SHAW CABLE TV	144.03		591,140.50
20 Jan	Deposit 0062		184.00	591,324.50
24 Jan	Direct Deposits (PDS) service total GRADS7204090000	5,616.14		
	ACCOUNT TRANSFER 9502479057	836.07		
	ACCOUNT TRANSFER 9502479055	885.77		583,986.52
27 Jan	Deposit 0063		4,211.25	588,197.77
29 Jan	Direct Deposits (PDS) service total GRADS7204090000	144,901.32		
	Misc Payment RBC PAYROLL	2,064.76		
	Misc Payment RBC PAYROLL	7,199.99		
	Misc Payment TransAlta Enrgy TEM-25-1384192	4,696.50		429,335.20
30 Jan	Account transfer Interoffice		138,000.00	567,335.20
	Bill payment - 9991 SECURTEK MONIT.	49.30		
	Bill payment - 9967 TABER HM HARDWR	81.57		
	Bill payment - 9994 GOVT AB NON GRP	354.00		
	Bill payment - 9971 MEDLINE CANADA	2,794.05		
	Bill payment - 9985 CENTENNIAL FOOD	7,634.02		
	Bill payment - 9975 SYSCO-CALGARY	9,378.18		
	Bill payment - 9980 GFS CANADA LTD	13,739.07		
	Direct Deposits (PDS) service total GRADS7204090000	123,143.60		410,161.41
31 Jan	Direct Deposit Service (PDS) returns GRADS7204090000		732.00	410,893.41
	Deposit 0064		279.00	
	Bill payment - 1645 GFS CANADA LTD	3,462.87		
	Misc Payment TOWN OF TABER Pre-Author	1,371.88		406,337.66
	Closing balance			406,337.66

Deposit Interest Earned: \$1,472.83

Account Fees: \$286.80

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

CLEARVIEW LODGE

MONTH ENDING FEBRUARY 28, 2025

<u>GENERAL LEDGER BALANCE END OF PREVIOUS MONTH</u>		406,337.66
		0.00
RECEIPTED DEPOSITS FOR THE MONTH		5,304.25
PADS		144,410.00
Misc DD		96.25
Intercompany		76,100.00
GIC PURCHASE		0.00
GIC INTEREST EARNED		0.00
Direct Deposit Requisitions		0.00
DEPOSIT INTEREST		1,551.42
LESS DISBURSMENTS FOR THE MONTH	Eft's	-50,078.91
	RBC Express / PAD's	-128,650.54
LESS DISBURSMENTS FOR THE MONTH	Payroll	-143,055.90
	RRSP	-8,806.69
	Bank Error	0.00
	Deposit Forms ordered	0.00
Miscellaneous		-256.40
RBC DIRECT DEBIT AGREEMENT		33,671.00
AB Seniors LAP		77,532.60
AHS Funding - Direct Deposit		-2,195.00
PAD Return		-11,567.00
DRSP - PDS		
<u>GENERAL LEDGER ENDING BALANCE</u>		<u>\$400,392.74</u>

<u>BALANCE PER BANK STATEMENT</u>	400,392.74
LESS OUTSTANDING CHEQUES (SEE ATTACHED)	0.00
OUTSTANDING DEPOSITS	
<u>NET BALANCE END OF MONTH</u>	<u>\$400,392.74</u>

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ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_4195147 E D 09179 00930

TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

January 31, 2025 to February 28, 2025

Account number: 09179 100-146-0

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on January 31, 2025	\$406,337.66
Total deposits & credits (14)	+ 338,665.52
Total cheques & debits (30)	- 344,610.44
Closing balance on February 28, 2025	= \$400,392.74

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			406,337.66
03 Feb	Direct Payment (PAD's) service total GRADS1097890000		144,410.00	550,747.66
	Misc Payment AHS AP EFT CAD		68,748.60	
	Misc Payment COINAMATIC CANA	182.18		
	Cable TV Bill Pmt SHAW CABLE TV	2,807.92		
	Bill Payment DE BUSINESS	8,422.77		
	Business PAD Bnfts by Dsgn	14,507.17		593,576.22
	Deposit interest		1,551.42	595,127.64
06 Feb	Misc Payment Government of A		33,671.00	
	Pre-authorized payment returns GRADS1097890000	2,195.00		
	Activity fee	256.40		626,347.24
07 Feb	Donations CANADA HELPS		96.25	

4.2718



Business Account Statement

January 31, 2025 to February 28, 2025
Account number: 09179 100-146-0

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
07 Feb	COMMERCIAL TAXES EMPTX 6292228	68,288.18		558,155.31
10 Feb	Deposit 0065		254.00	
	Deposit 0066		2,220.00	560,629.31
11 Feb	Account transfer Interoffice		7,100.00	567,729.31
	Bill payment - 9206 TABER HM HARDWR	411.74		
	Bill payment - 9196 MEDLINE CANADA	538.65		
	Bill payment - 9189 CENTENNIAL FOOD	3,970.04		
	Bill payment - 9201 SYSCO-CALGARY	4,575.36		
	Bill payment - 9194 GFS CANADA LTD	7,339.88		
	Direct Deposits (PDS) service total GRADS7204090000	15,698.17		
	ACCOUNT TRANSFER 9504296773	243.05		
	ACCOUNT TRANSFER 9504296775	1,310.54		
	Bill Payment Telus Comm	131.92		533,509.96
14 Feb	Direct Deposits (PDS) service total GRADS7204090000	1,774.62		531,735.34
17 Feb	Cable TV Bill Pmt SHAW CABLE TV	144.21		531,591.13
18 Feb	Deposit 0067		1,493.00	
	Direct Deposits (PDS) service total GRADS7204090000	12,700.00		520,384.13
24 Feb	Deposit 0068		296.00	520,680.13
25 Feb	Account transfer Intercompany		48,000.00	568,680.13
	Bill payment - 2012 TABER HM HARDWR	28.02		
	Bill payment - 2007 SECURTEK MONIT.	49.30		
	Bill payment - 2017 SYSCO-CALGARY	1,714.11		
	Bill payment - 1999 CENTENNIAL FOOD	3,641.34		
	Bill payment - 2003 GFS CANADA LTD	8,193.17		
	Misc Payment RBC PAYROLL	2,436.38		
	Misc Payment RBC PAYROLL	6,370.31		546,247.50
26 Feb	Misc Payment AHS AP EFT CAD		8,784.00	
	Direct Deposits (PDS) service total GRADS7204090000	128,581.28		426,450.22
27 Feb	Direct Deposits (PDS) service total GRADS7204090000	11,567.00		414,883.22
28 Feb	Account transfer Intercompany		21,000.00	435,883.22
	Deposit 0069		1,041.25	
	Direct Deposits (PDS) service total GRADS7204090000	34,380.74		



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

January 31, 2025 to February 28, 2025
Account number: 09179 100-146-0

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
28 Feb	Misc Payment TOWN OF TABER Pre-Author	2,150.99		400,392.74
	Closing balance			400,392.74

Deposit Interest Earned: \$1,551.42

Account Fees: \$256.40

4. a) x's

Taber and District Housing Foundation - sochsg **Income Statement Jan 01, 2025 to Feb 28, 2025**

REVENUE

Rental Revenue	
Resident Rent (Note 1)	167,277.00
Rent Rebates	-482.00
Rent Loss COVID	0.00
Sundry Rent Revenue	0.00
Total Rent Revenue	<u>166,795.00</u>
Resident Services	
Parking	2,598.00
Utility Recovery	8,482.00
Sundry Resident Revenue	2,201.25
Tenant Maintenance Recovery	650.00
Total Resident Services	<u>13,931.25</u>
Non Resident Services	
Sundry Revenue	1,315.53
Total Non Resident Services	<u>1,315.53</u>
Grants	
ASHC - Rent Supplement Grant	2,720.00
Total Grants	<u>2,720.00</u>
Charitable Revenue	
Restricted Donations	0.00
Total Charitable Revenue	<u>0.00</u>
TOTAL REVENUE	<u>184,761.78</u>

EXPENSE

Utilities	
Heating (Gas/Heat/Fuel)	27,819.78
Electricity	11,493.12
Water & Sewer	17,174.33
Waste Removal	2,952.22
Telephone	1,800.32
Total Utilities	<u>61,239.77</u>
Operating	
Cleaning	33.47
Equipment & Furniture Purchase	0.00
Equipment & Furniture Repairs	0.00
Insurance	2,331.72
Resident/Volunteer Programs	1,200.00
Bad Debt Expense	0.00
Publicity & Promotion	0.00
Pest Control	335.86
Sundry	0.00
SUBTOTAL GRANTS IN LIEU	0.00
Toal Operating	<u>3,901.05</u>
Operating Maintenance	
Appliances	1,505.02
Bldg Safety & Security Systems	5,611.24
Sundry	50.38
Vehicles	1,351.06
Building Int Painting Common Area	0.00
Building Interior Painting Units	0.00
Building Interior Flooring	2,746.50
Building Interior Suite Reno	11,181.33
Building Exterior	0.00

4. b) i

Taber and District Housing Foundation - sochsg **Income Statement Jan 01, 2025 to Feb 28, 2025**

Building Remediation		0.00
Heating, Ventilation & A/C		2,218.08
Plumbing		18,513.36
Electrical		292.01
Grounds & Maintenance		1,599.90
Elevators		0.00
Maintenance Equipment - Repair		0.00
Maintenance Equipment - Purch...		0.00
Maintenance - Tools & Supplies		46.92
Facility Condition Inspection		0.00
Total Maintenance		<u>45,115.80</u>
Human Resources		
Salaries & Wages	0.00	
Administration Salaries	35,290.01	
Maintenance Salaries	28,321.50	
Total Salaries & Wages		<u>63,611.51</u>
Benefits	0.00	
CPP	3,634.92	
EI	1,510.18	
EE Benefits	3,814.22	
Other Pension Contributions	1,587.80	
WCB	59.41	
Total Benefits		<u>10,606.53</u>
Contract Employment		0.00
Personal Recruitment		103.20
Staff Functions & Recognition		333.05
Training & Development		420.00
Health & Safety		0.00
Legal Fees		0.00
Labour Relations		0.00
Total Human Resources		<u>75,074.29</u>
Administration		
Bank Charges		365.26
Courier/Postage		206.99
Stationery & Other Supplies		429.71
Office Rent		3,170.61
Office Equipment & Furn		0.00
Office Equipment & Furn Repairs		197.70
Vehicle & Travel		774.00
Board Expenses		0.00
Association Fees		3,491.67
Professional Fees		0.00
Legal Fees		75.00
Audit Fees		0.00
Consulting Fees		0.00
IT Services		224.50
Sundry		77.94
Total Administration		<u>9,013.38</u>
Amortization		
Amortization		0.00
Total Amortization		<u>0.00</u>
Capital Maintenance		
Building Interior (Cap)		5,645.00
Total Capital Maintenance		<u>5,645.00</u>
TOTAL EXPENSE		<u>199,989.29</u>
NET INCOME		<u><u>-15,227.51</u></u>

4. b)ii

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING FOUNDATION**

SOCIAL HOUSING

Month ending January 31, 2025

GENERAL LEDGER BALANCE END OF PREVIOUS MONTH ~~THIS~~ \$75,008.25

RECEIPTED DEPOSITS FOR THE MONTH		\$	3,408.22
Deposit	\$	2,598.90	
Auto Deposit	\$	165.32	
Interac	\$	644.00	
PAD's(pre-authorized Debit)			\$87,436.00
Sec Dep Transfer			\$401.33
Govt of AB - LAP			\$0.00
Govt of AB			\$32,815.53
Govt of AB - RAB			\$0.00
DEPOSIT INTEREST			\$562.16
RBC Express cheque'			(\$14,855.99)
Vendor PAD			(\$18,706.84)
LESS DISBURSMENTS FOR THE MONTH			\$0.00
PAD return / NSF			(\$235.00)
GIC Investment	INT		\$0.00
Deposit forms/safety box			(\$10.50)
Interac Administration Fee	pos	Jan	(\$73.18)
RBC Activity Fee			(\$111.05)
Bank dep correction	#		\$0.00
CVL Transfer			(\$138,000.00)
			\$0.00

GENERAL LEDGER ENDING BALANCE \$27,638.93

ENDING BALANCE PER BANK STATEMENT \$27,638.93

\$0.00

PLUS OUTSTANDING DEPOSIT - \$0.00

RECONCILED BANK BALANCE \$27,638.93

4, b j i i



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_3600044 E D 09179 00041

TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

December 31, 2024 to January 31, 2025

Account number: 09179 100-106-4

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on December 31, 2024	\$75,008.25
Total deposits & credits (10)	+ 124,623.24
Total cheques & debits (79)	- 171,992.56
Closing balance on January 31, 2025	= \$27,638.93

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			75,008.25
02 Jan	Safe deposit box fee Incl GST: \$0.50	10.50		
	Cable TV Bill Pmt SHAW CABLE TV	63.00		
	Cable TV Bill Pmt SHAW CABLE TV	63.00		
	Misc Payment COINAMATIC CANA	78.75		
	Misc Payment ADT Security	88.04		
	Misc Payment COINAMATIC CANA	92.64		
	Cable TV Bill Pmt SHAW CABLE TV	105.00		
	Bill Payment Telus Comm	128.15		
	Misc Payment COINAMATIC CANA	185.21		
	Misc Payment COINAMATIC CANA	185.29		
	Misc Payment COINAMATIC CANA	185.75		73,822.92
	Deposit interest		562.16	74,385.08

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Business Account Statement

December 31, 2024 to January 31, 2025
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
03 Jan	Direct Payment (PAD's) service total GRADS8751490000		87,436.00	161,821.08
	Bill Payment DE BUSINESS	8,755.62		153,065.46
06 Jan	Misc Payment Government of A		1,498.53	
	Pre-authorized payment returns GRADS8751490000	235.00		
	Bill Payment Telus Mobility	50.24		154,278.75
07 Jan	Activity fee	111.05		154,167.70
09 Jan	Misc Payment Government of A		31,317.00	185,484.70
13 Jan	EF0113 01071695		10.00	
	Bill Payment Telus Comm	42.67		
	Bill Payment Telus Comm	72.74		185,379.29
15 Jan	e-Transfer - Autodeposit candace c1293c4dcff210231a2e47b05baf5eb1		165.32	
	EF0115 01071695		634.00	186,178.61
16 Jan	Cable TV Bill Pmt SHAW CABLE TV	37.70		186,140.91
17 Jan	Cable TV Bill Pmt SHAW CABLE TV	33.62		186,107.29
20 Jan	Deposit 0059		1,408.00	
	Cable TV Bill Pmt SHAW CABLE TV	65.00		
	Cable TV Bill Pmt SHAW CABLE TV	78.98		
	Cable TV Bill Pmt SHAW CABLE TV	189.22		187,182.09
23 Jan	Utility Bill Pmt EPCOR	79.06		187,103.03
24 Jan	ACCOUNT TRANSFER 9502479056	1,219.01		185,884.02
27 Jan	Cable TV Bill Pmt SHAW CABLE TV	89.25		185,794.77
29 Jan	Deposit 0060		1,190.90	
	Bill Payment Telus Comm	226.58		
	Misc Payment TransAlta Enrgy TEM-25-1384190	6,231.48		180,527.61
30 Jan	Account transfer Sadda Wall		401.33	180,928.94
	Account transfer ACTR7503000670	138,000.00		
	Bill payment - 9913 VAUXHALL-UTIL	100.45		
	Bill payment - 9908 VAUXHALL-UTIL	104.30		
	Bill payment - 9921 MUN OF TABER-TX	117.85		
	Bill payment - 9936 BARNWELL-VIL-UT	122.50		
	Bill payment - 9944 SECURTEK MONIT.	147.89		
	Bill payment - 9948 SECURTEK MONIT.	147.89		
	Bill payment - 9931 BLUEWAVE ENERGY	157.64		
	Bill payment - 9925 TABER, ALTA-UTL	210.47		
	Bill payment - 9953 CONSOLIDATED MO	236.25		



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

December 31, 2024 to January 31, 2025
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
30 Jan	Bill payment - 9957 CONSOLIDATED MO	236.25		
	Bill payment - 9919 VAUXHALL-UTIL	334.40		
	Bill payment - 9940 BARNWELL-VIL-UT	588.58		
	Bill payment - 9963 TABER HM HARDWR	4,673.82		35,750.65
31 Jan	Bill payment - 1641 ROGERS 11 DIGIT	52.50		
	Bill payment - 1635 TELUS COMMUNICA	174.71		
	INT FEE01071695	0.73		
	MON FEE01071695	72.45		
	Misc Payment TOWN OF TABER Pre-Author	112.98		
	Misc Payment TOWN OF TABER Pre-Author	117.60		
	Misc Payment TOWN OF TABER Pre-Author	119.91		
	Misc Payment TOWN OF TABER Pre-Author	122.22		
	Misc Payment TOWN OF TABER Pre-Author	122.22		
	Misc Payment TOWN OF TABER Pre-Author	124.53		
	Misc Payment TOWN OF TABER Pre-Author	124.53		
	Misc Payment TOWN OF TABER Pre-Author	124.53		
	Misc Payment TOWN OF TABER Pre-Author	126.84		
	Misc Payment TOWN OF TABER Pre-Author	129.15		
	Misc Payment TOWN OF TABER Pre-Author	129.15		
	Misc Payment TOWN OF TABER Pre-Author	129.15		
	Misc Payment TOWN OF TABER Pre-Author	129.15		
	Misc Payment TOWN OF TABER Pre-Author	131.46		
	Misc Payment TOWN OF TABER Pre-Author	133.77		
	Misc Payment TOWN OF TABER Pre-Author	133.77		
	Misc Payment TOWN OF TABER Pre-Author	136.08		
	Misc Payment TOWN OF TABER Pre-Author	138.39		
	Misc Payment TOWN OF TABER Pre-Author	140.70		
	Misc Payment TOWN OF TABER Pre-Author	140.70		
	Misc Payment TOWN OF TABER Pre-Author	140.70		
	Misc Payment TOWN OF TABER Pre-Author	143.01		
	Misc Payment TOWN OF TABER Pre-Author	143.01		
	Misc Payment TOWN OF TABER Pre-Author	143.01		
	Misc Payment TOWN OF TABER Pre-Author	149.94		
	Misc Payment TOWN OF TABER Pre-Author	154.56		
	Misc Payment TOWN OF TABER Pre-Author	168.42		
	Misc Payment TOWN OF TABER Pre-Author	170.73		

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Business Account Statement

December 31, 2024 to January 31, 2025
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
31 Jan	Misc Payment TOWN OF TABER Pre-Author	175.35		
	Misc Payment TOWN OF TABER Pre-Author	186.90		
	Misc Payment TOWN OF TABER Pre-Author	189.21		
	Misc Payment TOWN OF TABER Pre-Author	912.91		
	Misc Payment TOWN OF TABER Pre-Author	1,078.97		
	Misc Payment TOWN OF TABER Pre-Author	1,487.78		27,638.93
	Closing balance			27,638.93
Deposit Interest Earned: \$562.16		Account Fees: \$111.05		

4.5/5

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING FOUNDATION**

SOCIAL HOUSING
Month ending February 28, 2025

GENERAL LEDGER BALANCE END OF PREVIOUS MONTH ~~THIS~~ **\$27,638.93**

RECEIPTED DEPOSITS FOR THE MONTH		\$	4,392.57
Deposit	\$	2,498.25	
Auto Deposit	\$	165.32	
Interac	\$	1,729.00	
PAD's(pre-authorized Debit)			\$88,678.00
Sec Dep Transfer			\$541.04
Govt of AB - LAP			\$0.00
Govt of AB			\$31,317.00
Govt of AB - RAB			\$0.00
DEPOSIT INTEREST			\$446.10
RBC Express cheque'			(\$3,688.82)
Vendor PAD			(\$23,083.26)
LESS DISBURSMENTS FOR THE MONTH			\$0.00
PAD return / NSF			(\$1,378.00)
GIC Investment	INT		\$0.00
Deposit forms/safety box			\$0.00
Interac Administration Fee	pos	Jan	(\$72.93)
RBC Activity Fee			(\$104.00)
Bank dep correction	#		\$0.00
CVL Transfer			(\$76,100.00)
			\$0.00

GENERAL LEDGER ENDING BALANCE **\$48,586.63**

ENDING BALANCE PER BANK STATEMENT **\$48,586.63**

PLUS OUTSTANDING DEPOSIT - **\$0.00**

RECONCILED BANK BALANCE **\$48,586.63**

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ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_4195147 E D 09179 00922
TABER AND DISTRICT HOUSING FOUNDATION
5318 48 AVE
TABER AB T1G 1S2

January 31, 2025 to February 28, 2025

Account number: 09179 100-106-4

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on January 31, 2025	\$27,638.93
Total deposits & credits (11)	+ 125,374.71
Total cheques & debits (76)	- 104,427.01
Closing balance on February 28, 2025	= \$48,586.63

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			27,638.93
03 Feb	Cable TV Bill Pmt SHAW CABLE TV	63.00		
	Cable TV Bill Pmt SHAW CABLE TV	63.00		
	Misc Payment COINAMATIC CANA	78.75		
	Misc Payment COINAMATIC CANA	92.64		
	Cable TV Bill Pmt SHAW CABLE TV	105.00		
	Misc Payment COINAMATIC CANA	185.29		
	Misc Payment COINAMATIC CANA	185.75		
	Misc Payment COINAMATIC CANA	188.73		
	Bill Payment DE BUSINESS	12,236.61		14,440.16
	Deposit interest		446.10	14,886.26
04 Feb	Direct Payment (PAD's) service total GRADS8751490000		88,678.00	103,564.26
	Bill Payment Telus Mobility	50.24		103,514.02

4. b) ix



Business Account Statement

January 31, 2025 to February 28, 2025
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
05 Feb	Pre-authorised payment returns GRADS8751490000	666.00		102,848.02
06 Feb	Misc Payment Government of A		31,317.00	
	Activity fee	104.00		134,061.02
07 Feb	Pre-authorised payment returns GRADS8751490000	712.00		133,349.02
11 Feb	Account transfer Moreland		122.02	133,471.04
	Account transfer ACTR7504200414	7,100.00		
	Bill payment - 9152 TELUS COMMUNICA	88.61		
	Bill payment - 9185 VAUXHALL-UTIL	109.21		
	Bill payment - 9146 TABER HM HARDWR	109.27		
	Bill payment - 9180 VAUXHALL-UTIL	112.62		
	Bill payment - 9166 BARNWELL-VIL-UT	125.60		
	Bill payment - 9156 BLUEWAVE ENERGY	153.35		
	Bill payment - 9171 TABER, ALTA-UTL	213.11		
	Bill payment - 9176 VAUXHALL-UTIL	417.59		
	Bill payment - 9161 BARNWELL-VIL-UT	608.41		
	ACCOUNT TRANSFER 9504296774	723.68		
	Bill Payment Telus Comm	42.67		
	Bill Payment Telus Comm	72.74		123,594.18
17 Feb	e-Transfer - Autodeposit candace 34c913ee9339b7fb28f4030f44db029f		165.32	
	Cable TV Bill Pmt SHAW CABLE TV	33.88		
	Cable TV Bill Pmt SHAW CABLE TV	37.74		123,687.88
18 Feb	Cable TV Bill Pmt SHAW CABLE TV	65.00		
	Cable TV Bill Pmt SHAW CABLE TV	79.10		123,543.78
19 Feb	Cable TV Bill Pmt SHAW CABLE TV	186.15		123,357.63
21 Feb	EF0221 01071695		933.00	
	Utility Bill Pmt EPCOR	27.53		124,263.10
24 Feb	Deposit 0061		1,000.00	125,263.10
25 Feb	Deposit 0062		761.25	
	Account transfer ACTR7505600662	48,000.00		
	Bill payment - 1989 ROGERS 11 DIGIT	52.50		
	Bill payment - 1985 MUN OF TABER-TX	120.45		
	Bill payment - 1979 GOVT AB NON GRP	354.00		
	Bill payment - 1993 TABER HM HARDWR	500.42		
	Cable TV Bill Pmt SHAW CABLE TV	89.25		76,907.73
26 Feb	EF0226 01071695		796.00	

4. b) x



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

January 31, 2025 to February 28, 2025
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
26 Feb	Bill Payment Telus Comm	297.94		77,405.79
28 Feb	Account transfer Moore/Brausen		419.02	77,824.81
	Deposit 0063		737.00	
	Account transfer ACTR7505901294	21,000.00		
	INT FEE01071695	0.48		
	MON FEE01071695	72.45		
	Misc Payment TOWN OF TABER Pre-Author	118.05		
	Misc Payment TOWN OF TABER Pre-Author	122.89		
	Misc Payment TOWN OF TABER Pre-Author	127.73		
	Misc Payment TOWN OF TABER Pre-Author	130.15		
	Misc Payment TOWN OF TABER Pre-Author	132.57		
	Misc Payment TOWN OF TABER Pre-Author	132.57		
	Misc Payment TOWN OF TABER Pre-Author	132.57		
	Misc Payment TOWN OF TABER Pre-Author	134.99		
	Misc Payment TOWN OF TABER Pre-Author	137.41		
	Misc Payment TOWN OF TABER Pre-Author	142.25		
	Misc Payment TOWN OF TABER Pre-Author	142.25		
	Misc Payment TOWN OF TABER Pre-Author	142.25		
	Misc Payment TOWN OF TABER Pre-Author	144.67		
	Misc Payment TOWN OF TABER Pre-Author	147.09		
	Misc Payment TOWN OF TABER Pre-Author	147.09		
	Misc Payment TOWN OF TABER Pre-Author	149.51		
	Misc Payment TOWN OF TABER Pre-Author	151.93		
	Misc Payment TOWN OF TABER Pre-Author	154.35		
	Misc Payment TOWN OF TABER Pre-Author	154.35		
	Misc Payment TOWN OF TABER Pre-Author	156.77		
	Misc Payment TOWN OF TABER Pre-Author	159.19		
	Misc Payment TOWN OF TABER Pre-Author	166.45		
	Misc Payment TOWN OF TABER Pre-Author	166.45		
	Misc Payment TOWN OF TABER Pre-Author	168.87		
	Misc Payment TOWN OF TABER Pre-Author	173.71		
	Misc Payment TOWN OF TABER Pre-Author	176.13		
	Misc Payment TOWN OF TABER Pre-Author	188.23		
	Misc Payment TOWN OF TABER Pre-Author	202.75		
	Misc Payment TOWN OF TABER Pre-Author	212.43		
	Misc Payment TOWN OF TABER Pre-Author	241.47		

4. b) xi



Business Account Statement

January 31, 2025 to February 28, 2025
Account number: 09179 100-106-4

Account Activity Details - continued

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
28 Feb	Misc Payment TOWN OF TABER Pre-Author	255.99		
	Misc Payment TOWN OF TABER Pre-Author	1,134.79		
	Misc Payment TOWN OF TABER Pre-Author	1,143.59		
	Misc Payment TOWN OF TABER Pre-Author	1,710.76		48,586.63
	Closing balance			48,586.63

Deposit Interest Earned: \$446.10

Account Fees: \$104.00

4. b) xii

SECURITY

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

SECURITY DEPOSIT
Month ending January 31, 2025

<u>NET BALANCE - END OF PREVIOUS MONTH (this sheet)</u>	\$54,212.90
RECEIPTED DEPOSITS FOR THE MONTH	\$666.00
Voided cheques	\$0.00
DEPOSIT INTEREST	\$157.36
TOTAL DEPOSITS	\$823.36
<u>Cheques written or Transfers out to Current Account</u>	\$0.00
NSF	\$0.00
Deposit Slips ordered	\$0.00
Transfer	(\$401.33)
NET BALANCE END OF THE MONTH	<u>\$54,634.93</u>
<u>ENDING BALANCE ON BANK STATEMENT</u>	\$54,634.93
Add: o/s deposit	
Less: o/s cheques	\$0.00
<u>NET BALANCE END OF MONTH</u>	<u>\$54,634.93</u>

4.c) i



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_3600044 E D 09179 00053

TABER AND DISTRICT HOUSING FOUNDATION
DAMAGE DEPOSIT ACCOUNT(TRUST)
5318 48 AVE
TABER AB T1G 1S2

December 31, 2024 to January 31, 2025

Account number: 09179 100-158-5

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on December 31, 2024	\$54,212.90
Total deposits & credits (2)	+ 823.36
Total cheques & debits (1)	- 401.33
Closing balance on January 31, 2025	= \$54,634.93

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			54,212.90
02 Jan	Deposit interest		157.36	54,370.26
20 Jan	Deposit 0489		666.00	55,036.26
30 Jan	Account transfer ACTR7503000669	401.33		54,634.93
	Closing balance			54,634.93

Deposit Interest Earned: \$157.36

4. c) ii

SECURITY

**MONTHLY BANK RECONCILIATION
TABER AND DISTRICT HOUSING**

SECURITY DEPOSIT

Month ending February 28, 2025

<u>NET BALANCE - END OF PREVIOUS MONTH (this sheet)</u>	\$54,634.93
RECEIPTED DEPOSITS FOR THE MONTH	\$919.00
Voided cheques	\$149.91
DEPOSIT INTEREST	\$0.00
TOTAL DEPOSITS	\$1,068.91
<u>Cheques written or Transfers out to Current Account</u>	(\$203.21)
NSF	\$0.00
Deposit Slips ordered	\$0.00
Transfer	(\$541.04)
NET BALANCE END OF THE MONTH	<u>\$54,959.59</u>
<u>ENDING BALANCE ON BANK STATEMENT</u>	\$54,959.59
Add: o/s deposit	
Less: o/s cheques	\$0.00
<u>NET BALANCE END OF MONTH</u>	<u>\$54,959.59</u>



ROYAL BANK OF CANADA
P.O. BAG SERVICE 2650
CALGARY AB T2P 2M7

Business Account Statement

RBBDA30000_4195147 E D 09179 00935

TABER AND DISTRICT HOUSING FOUNDATION
DAMAGE DEPOSIT ACCOUNT(TRUST)
5318 48 AVE
TABER AB T1G 1S2

January 31, 2025 to February 28, 2025

Account number: 09179 100-158-5

How to reach us:

Please contact your RBC Banking representative or call
1-800-Royal® 2-0
(1-800-769-2520)
www.rbcroyalbank.com/business

Account Summary for this Period

Business Current Account

Royal Bank of Canada
4818 53RD ST, TABER, AB T1G 1W4

Opening balance on January 31, 2025	\$54,634.93
Total deposits & credits (3)	+ 1,068.91
Total cheques & debits (3)	- 744.25
Closing balance on February 28, 2025	= \$54,959.59

Account Activity Details

Date	Description	Cheques & Debits (\$)	Deposits & Credits (\$)	Balance (\$)
	Opening balance			54,634.93
03 Feb	Deposit interest		149.91	54,784.84
11 Feb	Account transfer ACTR7504200412	122.02		54,662.82
24 Feb	Deposit 0490		200.00	54,862.82
26 Feb	Cheque 203.21 Serial # 616			54,659.61
28 Feb	Deposit 0491		719.00	
	Account transfer ACTR7505901293	419.02		54,959.59
	Closing balance			54,959.59

Deposit Interest Earned: \$149.91

4. c) iv

Business Account Statement

January 31, 2025 to February 28, 2025
Account number: 09179 100-158-5



Serial #: 616

Amount: \$203.21

0616

TABER & DISTRICT HOUSING FOUNDATION
2118 48th Avenue
Edmonton, Alberta T6C 1S2
Phone: 403-223-2767

CHEQUE NO 816
DATE 11022025
DDMMYY

PAY TO THE ORDER OF Two Hundred Three 21/100 \$203.21

The Estate of Harold Skretting
Box 1857
Edmonton, AB T6G 1N7

TABER & DISTRICT HOUSING FOUNDATION - IN TRUST

0000616 09179003 1001585

Deposit date/time: 02/25/2025 12:54:04
Deposit Trans Ref: 06628-219
Deposit account: 99030174410
Source Number: 36
Deposit Number: 0479463
Sequence number of item: 11
User ID: E94950
Location: 802
Location Number: 882

Endorsement - Signature of Stamp

BACK/ENDOS

Printer ID # / M d'imprimeur 1014

2118 48th Avenue
Edmonton, Alberta T6C 1S2
Phone: 403-223-2767
RBC Royal Bank
Branch: 10000174410
Branch Name: 10000174410
Branch Address: 10000174410
Branch Phone: 403-223-2767
Branch Fax: 403-223-2767
Branch Email: 10000174410@rbc.com
Branch Website: 10000174410.com

4.c) v

Joan's Report to CAO
February 25 – March 21, 2025

- 1) Resident info:
 - a. Move In's – 2
 - b. Move out - 2
 - c. SL3 – 15
 - d. SL2 Home Care residents - 36
 - e. Resident Room changes - 1
 - f. Change in Status: 0
 - g. Potential resident interviews or tours -2
 - h. 2- Preadmission meeting for new H/C residents, this includes SL2 / Type B – HCA (SL3) / Type B LPN Secure (SL4-D)
 - i. Wait list - 18
 - j. 77 residents in total.
 - k. 31 residents on MAP
 - l. 38 residents are receiving laundry services.
 - m. 17 residents with In-house pendants
 - n. 3 residents receiving supplies.
 - o. 5 family case conferences were held.
 - p. 5 residents are paying for X-baths.
- 2) Monthly meetings:
 - a. HCA meeting
 - b. JHSC meeting
 - c. CVL Management team meeting
 - d. Kitchen meeting.
 - e. Housekeeping meeting
 - f. Recreation meeting
 - g. Emergency Preparedness meeting.
 - h. UMAC meeting.
- 3) Meet with H/C and family members regarding a concern that the family has with resident. We worked on some strategies to keep her at lodge, but it looks as if she may have to be moved to a higher level of care.
- 4) Working with Taber Police department regarding a possible sexual assault within the facility; reportable incident has been completed.
- 5) A reportable incident completed for an altercation that happened in the dining room with 3 residents. A letter was provided to all three outlining their responsibility for residing in congregate living.
- 6) CCHSS and Infection control representatives meet with Tanya, Carrie, Joyce and Carlos to review standards. They provided the team with information regarding standards. Joyce has brought a wealth of knowledge with her regarding the MAP program and standards.
- 7) All new rent calculations and PADs have been completed and submitted to Bev.
- 8) Continue to work with Carrie and Tanya on lodging processes.

Relations Manager Board Report March 2025

Employees

Carlos and Joyce are finding their groove as a team.

Joyce has a lot of great ideas and improvements that can be made for the benefit of both residents and staff.

Residents

Alice Allred moved to higher level of care

Ana Turuk moved to higher level of care

Dealt with a couple of resident incidents

Residents on MAP 30

Residents on laundry 38

Residents with pendants 16

SL3 residents 15

Resident case conferences

Team meetings

HCA payroll and scheduling

CARF training sessions

March 2025 Operations Coordinator & Health & Safety Board Report:

By: Tanya Fallon

- Scheduling for February/March 2025 Completed. Scheduling for March/April 2025 is ongoing.
- Payroll for February/March 2025 Completed. Payroll for March/April 2025 is ongoing.
- Held Kitchen, Housekeeping, and Recreation meetings with minutes being completed and distributed. Competency checks and also SWP were completed at the meetings.
- Joint health & safety meeting was held with minutes completed and distributed.
- I attended the HCA meeting where Safety matters were discussed.
- No Incidents, Safety Suggestions, or near misses were reported this month.
- Monthly Safe work practices have been updated for Kitchen, Recreation, and Housekeeping teams.
- UMAC Meeting attended with minutes completed and distributed.
- 5 Resident Case conferences attended.
- Attended Homecare team huddle.
- Had equipment demonstrations brought in for the staff from SWISH.
- Set up and attended Fire safety training for all staff with the fire department.
- Attended CCHSS meeting.
- Menus completed for April 2025.
- Management meetings attended.
- Worked on updating some policies and procedures.
- Attended 4 out of 5 CARF training sessions with the last 1 to be held March 28, 2025. They have been very informative about what we need to do to become accredited.
- Worked on updating a resident survey for the kitchen will be put out in the first week of April.
- Working on updating the Orientation handbook so that all information is up to date.
- Completed numerous other day-to-day managerial tasks for the month.

Operations Report

March 2025

Clearview Lodge

- Semi-annual suppression test on kitchen hood completed.
- Liberty Chemicals hired to treat boilers.
- Replacing the motor and blower in southeast MUA unit.
- Move out in unit 211.
- North tub room has been painted.
- Public washroom has been painted and new vanity ordered.
- Royal Rug Cleaners to clean unit #217.
- Fire Depart. had training on fire extinguisher use at the Lodge.
- Replaced bearing on commercial dryer.

Homestead Manor

- *Replacement window installations in progress.*
- *Unit 211 has had a move in.*
- *Unit 308 has had a move in.*
- *Sprayed for bed bugs in two units.*
- *Upgrading our 3g network to 5g by Securcom.*
- *Took the call for hearing with RTDRS and tenant.*
- *I attended a meeting with tenants concerning bed bugs.*
- *Updated filter housing at Manor.*
- *Booked fire extinguisher training at Manor.*

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Pioneer Place

- Pump has been replaced on boiler.
- Johnson Controls gave us updated info about new controls for boiler.
- 2 units to have had windows replaced.
- Flooring replaced in unit #115 and ready to rent.
- Received pricing on controls to unlock all outside doors.
- Upgrading our 3g network to 5g by Securcom.
- Done Right /Simpsons Plumbing to install new controls for boilers.
- Updated filter housing in Manor.
- Booked fire extinguisher training at Manor.

Harmony Home

- Unit 208 is ready to move in.
- Unit 306 is ready to move in.
- Booked fire extinguisher training at Manor.
- Did a walk through with Simpsons Plumbing on pricing boiler and pneumatic replacement.

Prairie Rose Manor

- Chinook Heating worked on insulating stacks on residents' furnaces.
- Priced out replacing concrete sidewalk at Manor.
- Hot water leaks in crawl space. Fans and dehumidifier rented.

Sunshine Manor

- On-going maintenance.

Barnwell

- On-going maintenance.
- Sink repair in unit #5.

Phase One

- *Replaced frozen faucet in a unit.*

Phase Two

- *Checked unit for excessive water usage.*

Phase Three

- *We have had a move-in at unit 3802.*

Special Needs

- *On-going maintenance.*

General Maintenance.

- *New smoke detectors have been received to replace Social Housing units.*
- *Upgrading our 3g network to 5g by Securcom.*
- *Done Right to install projector in board room.*
- *Purchased a de-humidifier for maintenance dept.*
- *Receiving quotes on seasonal window cleaning.*
- *Pricing out re-paving parking lot.*
- *Booking annual inspection of fire extinguishers.*

MARCH 2025 Placement Officer Report

Senior Housing

Applications-2

Move ins-1

Move outs-0

Waitlist-5

Available units - 3

Vacant units - 3

Family Housing

Applications - 0

Move ins - 0

Move outs - 0

Waitlist – 10

Available units - 0

Vacant units - 0

Rent Assistance Benefit

Applications – 2

New Clients – 2

Total clients - 41

Waitlist - 0

First and second notice letters sent out to all Units (Taber, Vauxhall, Barnwell, Grassy Lake and delivered for Annual Rent Review.

**Community Housing Tenants have sent in all documents required.
Proceeding to next step.**

Manors and outlying communities will receive final notice at end of week March 2, 2024

CAO Report

March 2025

Duties & Activities

Regularly & Daily

- Ongoing review and authorization of cheque run payments.
- Ongoing review and authorization of Clearview Lodge documents
- Ongoing review and authorization of Social Housing documents
- Payroll timesheets, vacation requests, sick time, etc. for Out-of-Scope employees
- Emails & phone calls

Weekly

- weekly manager meeting with Joan and Corey
- Policy review

Week of March 3 - 7

- March 3 – UMAC Meeting
- March 4 – Meeting with Joan, Tanya & Carrie @ CVL
- March 4 – Videoconference with David Williams, SCSS ADM re: 2025 HMB Budgets & 2025 Provincial budget
- March 4 – Videoconference with Richelle Gardner, RBC, re: Group Savings plan – RRSP & TFSA
- March 5 – CVL Management Meeting
- March 7 – HMB 2025 Budget Letter (attached) – significant increases in Social Housing operating budget, and Rental Assistance Benefit (RAB) grant amounts. We have yet to see the Capital Maintenance and Renewal (CMR) amounts.
- March 7 – Fundraising Letter – Chamber of Commerce members re: MOW program

Week of March 10 - 14

- March 10 – Reviewed RAB statistics re: amount of subsidy paid vs. difference between calculated rent and rent actually paid. Worked on **Policy T-53.1: Rental Assistance Benefit**
- March 11 – Meeting with Joan, Tanya & Carrie @ CVL
- March 11 – Analyzed different revenue streams for CVL and impacts of specific changes:
 - Implementation of Continuing Care rates for SL3 residents
 - Progressive Change to Maximum calculated rent among CVL residents
 - Changes in service charges (outside of CVL Board package) to rates charged by other HMBs in Southern Alberta

- March 12 – Meeting with SCSS representatives re: asset transfer
- March 13 (am) – Medical Appointment
- March 14 – Interview with Cal Braid, Taber Times & Vauxhall Advance re: RAB program in MD of Taber

Week of March 17 - 21

- March 17 & 18 - FLEX
- March 19 - 21 - Vacation

Week of March 24 – 28

- March 24 – Vacation
- March 25 – Catch up on approvals, sign off on documents, find my desk
- March 26 – Rental vacancy information for Housing Needs Assessment for Taber and area. Kim Welby at SouthGrow Initiative requested information for Taber and Vauxhall
- March 26 – Social Housing 2026 Budget Kick-off meeting
- March 27 – TDHF Budget & Audit Committee - Darren Adamson, Audit Partner @ Avail LLP
- March 27 – TDHF Board of Directors Meeting
- March 28 – CMHC Seed Funding Application

Upcoming Events

April ->

- Electronic payroll system –
 - Begin repairs to iPad facial recognition timekeeping device
 - Update employee listing to current staff (archive any noncurrent staff)
 - Update reporting lines for each department
 - Work with Bev on payroll calculation rules (March/April)
- Strategic Planning – put Goals into Action Plan
 - Consider transfer of ownership of ASHC assets to TDHF (**Harmony Home – Q2 - 2025**)
 - Upon successful asset transfer, develop project planning details (**Q3/4 – 2025**) to update mechanical systems (boilers and controls), building envelope (windows and siding) and interior updates (tub to shower installs, kitchen upgrades, painting and flooring)
 - Research and develop plans for affordable housing (duplex and fourplex) embedded in community and in surrounding communities (**On hold**)
 - Find partners for Cherry & Main (given new design and costing) (**ongoing**)
 - Update business case for Clearview Lodge (based on Bergen costing) (**Hold for funding**)
 - Research and develop opportunity for third party management of housing facilities.
 - Develop proposals for Special Needs housing (**On hold**)
 - Investigate and develop relationships with local investors/developers/employers.
- Professional Development for Out-of-Scope Managers

- Research possibilities for 2025 team-building opportunities
- Human Resources & Staffing:
 - Work with benefits provider to identify options available for conversion upon end of employment.
 - Comprehensive review of CVL Management Job Descriptions – ensure that there are no gaps in responsibilities; establish clear approval pathways and incorporate coverage for absences – *This is ongoing exercise as people change roles.*
 - Succession Planning – implement approved plan (in perpetuity)
- Fundraising Program:
 - Letters to previous donors, Chamber of Commerce, public appeal (for MOW – **Nov 2025**)
 - Develop an intentional fundraising plan for the next 1 to 5 years
 - Create a “wish” list of projects (with varying cost levels) that would be available should grantors/donors approach TDHF with funds
- Building Committee:
 - Develop communications plan:
 - Housing information session for MLA Grant Hunter (Taber-Warner), and MLA Joseph Schow (Cardston-Siksika) – December? (prior to next round of applications)
 - Set up further meeting(s) with Alberta Seniors, Community & Social Services
- Policy Review & Updates
 - Disability Management Program & Return to Work (in progress)
 - Drug & Alcohol Policy (**2025**) – prepared by Steve Connors, Brownlee Law – this will need some review with Governance Committee and Management staff.
 - Pet Policy for Family Housing and Senior self-contained units (is it possible?)
 - Camera (in-room) Policy for Clearview Lodge
 - CVL Resident Application form (in progress)
 - Review service fees for tenants (SSC) and residents (Lodge) – (**Mar - Done**)
 - Review pricing structure for rent at Clearview Lodge (**Mar - Done**)– to ensure that low income is NOT a barrier but that individuals at the high end are paying an appropriate amount while still managing to pay all the increasing bills. Some HMBs have moved away from RGI to more of a set price per room, while others consider LAP recipients as “subsidized” and individuals whose income is greater than the LAP threshold are “not subsidized”. The LAP amount per individual resident per year is over \$7,000 (about \$600 per month).
 - Develop plan and timeline for adoption of Alberta Health Care rates for SL3 clients (**Apr**)
 - Proposed implementation date – June or July 1

Professional Development & Committee Responsibilities:

- March 30 – April 2, 2025 – ASCHA Conference – Edmonton, AB
- May 13 - 15, 2025 - APHAA Conference – Edmonton, AB
- October 21 – 24, 2025 – APHAA Conference – Kananaskis, AB

Days booked out of office:

- July 31 – August 4, 2025 - Vacation
- September 2 – 12, 2025 - Vacation

March 7, 2025

Mr. Tim Janzen
Chief Administrative Officer
Taber and District Housing Foundation
5318 48 Ave
Taber, Alberta T1G 1S2

Dear Mr. Janzen:

The provincial *Budget 2025* was formally announced on February 27th and we are pleased to provide your 2025 Alberta Social Housing Corporation (ASHC) Social Housing, Lodge Assistance Program, Rent Supplement Program, and Capital Maintenance & Renewal budgets.

These targets will supersede the interim 2025 ASHC budget information that was provided to you in mid-December and the correlated funding provided towards your operations in the 1st quarter of 2025. Changes to your monthly funding will begin in April 2025 to match the increases in our 2025-26 ASHC fiscal cycle.

The ASHC recognizes the importance of the contribution from the Government of Canada to the social housing programs in Alberta. The funding provided in the Social Housing Agreement, the Canada Community Housing Initiative, and Canada Housing Benefit are part of the National Housing Strategy and provide funding to improve housing affordability.

For more information on the Canada Community Housing Initiative and the National Housing Strategy, please visit: <https://www.cmhc-schl.gc.ca/en/nhs>.

Social Housing Operating Budget

Your 2025 approved operating program deficit budget is **\$231,123**.

ASHC will provide a one-time payment in April 2025 to align the monthly funding received for the January – March (Interim) period with the April – December monthly funding to be received.

- | | |
|------------------------------------|----------|
| • January – March Monthly Payment | \$17,539 |
| • One time payment in April | \$ 5,163 |
| • April – December Monthly Payment | \$19,260 |

Your 2025 budget should provide options for keeping units open and addressing rising operating costs, such as utilities, staffing, supplies and other expenses. In addition, this increase in funding may allow flexibility towards other housing related initiatives including tenant support worker(s), operating maintenance, staffing compliments, etc.

Mr. Tim Janzen
Taber and District Housing Foundation

As in the past, HMBs are at liberty to adjust revenues and expense categories between properties within your Social Housing Budgets while balancing to your approved operating budget target. In the next couple of weeks, you will be provided with site-level budget templates. Please complete and return your 2025 site-level budget reallocations to your Housing Advisor by **June 30, 2025**.

Lodge Assistance Program (LAP)

In 2024, the ASHC returned to the LAP grant funding methodology based solely upon your February 28 snapshot and submissions.

LAP rates are being increased by a cost-of-living increase to assist with increasing operating costs (including new initiatives like tenant support workers) and the minimum monthly disposable income increase to \$365 from \$357 per month for residents within the Seniors Lodge Program. Similar to past years, you will see the adjustment to your LAP grant for the new rates and 2025 eligible resident count starting July 1st. Your monthly LAP grant for January to June 2025 will remain unchanged and is based on final eligible resident counts from 2024.

The new rates provided by ASHC are increasing as follows:

- LAP and Unique Homes are increased from \$20.50 to **\$21.50**,
- Small Lodge Grant rate is increased from \$9.00 to **\$9.50**,
- Cottage rates are increased from \$3.00 to **\$3.50**.

We appreciate your cooperation in submitting only the lodge residents through the Housing Partner Portal. Continuing Care Type B (formerly Designated Supportive Living) residents are not eligible for LAP. They may be eligible to receive the Supplementary Accommodation Benefit (SAB) to assist with the Continuing Care – Residential accommodation charges.

Rent Supplement

Your 2025 Rent Supplement Program (RSP) budget is **\$219,000**.

The RSP makes effective use of the Canada Housing Benefit funding to support Alberta communities in need of affordable housing. We continue to strive to achieve 12,000 additional Rent Supplement units under the Stronger Foundations affordable housing strategy.

To ensure Alberta residents could apply for a RAB benefit, the Municipal Districts, Counties, Improvement Districts, Special Areas and Specialized Municipalities have been assigned to one of our Rent Supplement providers. Find Housing has been updated to include the selection of aforementioned areas to ensure that they are directed to the proper HMB.

Mr. Tim Janzen
Taber and District Housing Foundation

Households currently receiving a RSP benefit from another HMB for the defined area below will remain with that HMB. [Find Housing](#) is being updated and households applying within the following areas are directed to your organization:

- Municipal District of Taber

Your 2025 rent supplement funding is broken out as follows:

	Monthly Payment		2025 Budget
	Jan - Mar 2025	Apr - Dec 2025	
RAB	\$13,778	\$19,741	\$219,000

Capital Maintenance & Renewal (CMR)

Department staff are reviewing the 2025 Provincial Budget and your submitted CMR projects identified within your current business plan submission. Decisions on funding availability for both ASHC Owned Assets and Non-ASHC Owned Assets will be forthcoming.

The approvals considered age, condition, impact of failure and facility component priorities (i.e., life safety, building envelope, mechanical, electrical, environmental sustainability, etc.). As per our process, the CMR proposed projects are reviewed by Infrastructure and Treasury Board & Finance (TBF). Proposed CMR projects from other Ministries follow a similar process.

2024 Surplus Carryovers

In previous years, a request to carryover surplus funds from one fiscal cycle to the next fiscal cycle was completed. This is a result of your operations being in favourable position compared to your approved budget. To streamline the process and as per Section 22(1) of the Management Body Regulation and Administration Regulation (MBOAR) "A management body shall transfer to the Minister all or any portion of the surplus from its operating budgets in each fiscal year as required by the Minister."

Surplus funds, resulting from an improvement when compared to your operating budgets, can be transferred into your Deferred Operation Reserve Fund (DORF) to be used for future years within your operational requirements in your Community Housing and Seniors Self-Contained portfolio. The transfer in, and future usage, of DORF funds will be detailed on your annual financial statements (Statement of Changes in Deferred Operating Reserve Fund) and can be discussed with your Housing Advisor if clarification is needed.

The approved operating "budgeted" surplus required to be transferred to the Minister will be confirmed in your annual audit review letter in addition to the expected balance in your DORF as per ASHC records.

Section 4.4 of the Management Body Handbook will include more clarification.

Mr. Tim Janzen
Taber and District Housing Foundation

Stronger Foundations – Affordable Housing Strategy

2024 was the third year of implementation of *Stronger Foundations: Alberta's 10-year strategy to improve and expand affordable housing*. The strategy outlines changes needed to provide safe, stable, affordable housing for an additional 25,000 households.

For a review of the five key goals to be achieved over the next 10 years and a progress update, please go to [Stronger Foundations](#).

Budget 2025 continues to provide additional funding to build, deliver and support affordable housing options as part of Alberta's Stronger Foundations strategy.

Overall

We appreciate your continued efforts in working within your approved budgets with minimal impact to the services provided to tenants and ensure that units remain operational.

Section 21 of the *Management Body Operation and Administration Regulation* notes that expenditures must be made within approved budgets. ASHC has limited funding for contingency and HMBs will be held accountable to manage operations within their budgets. Budget amendments will only be considered on an emergency basis for unforeseen events.

If you have any questions or concerns regarding your budget, please contact your Housing Advisor directly.

Yours truly,



Philip Henke, CPA, CGA
Director
HMB Operations and Compliance
Housing Division

cc: Rosanne Horrocks, Board Chair, Taber and District Housing Foundation
Amber Gallant, Housing Advisor

Section: Tenant Administration	Date Board Approved: March 27, 2025
Subject: POLICY– Rental Assistance Benefit	Revision Dates:
Department: Social Housing	Policy Number: T – 53.1

POLICY – Rental Assistance Benefit (RAB) Program

The Rental Assistance Benefit (RAB), formerly known as Direct to Tenant Rental Supplement, is a rent supplement administered by management bodies directly to an eligible tenant to assist with rental costs. RAB is intended to serve households in core housing need with lower incomes and ongoing need.

Eligibility requirements are the same as the Community Housing program and include an income threshold and a total asset value limit, both of which help to ensure benefits are dedicated to households with insufficient financial resources to obtain acceptable housing.

RAB is delivered under the authority of the *Rent Supplement Regulation* and the *Alberta Housing Act*. The Government of Alberta and the Government of Canada are partners under the Canada Housing Benefit. This initiative is part of the National Housing Strategy and provides funding towards the rent supplement benefit.

Housing Accommodations may include - a single detached dwelling; duplex; row/townhouse; apartment suite/unit; mobile home; room or bed in hostel/rooming house/residence; and a secondary suite provided it is approved for a secondary suite by the municipality. Tenants are responsible to find their own rental accommodation. TDHF is not responsible to assess, inspect or approve housing accommodation for the program. Note: Rent-To-Own Agreements do not qualify for this program.

RAB is intended to provide assistance where the applicant is currently living and does not require the household to reside in one of the TDHF owned or managed buildings to receive the benefit. The applicant can reside in private market housing, or affordable housing to be in receipt of the rental benefit.

A household must not be in receipt of another social housing benefit, such as the Temporary Rental Assistance Benefit (TRAB) or living in government supported housing accommodation to receive a RAB.

The household must reside within the boundaries of the MD of Taber or any town or village within the boundaries of the MD of Taber.

RAB is portable (i.e. follows the tenant) within the MD of Taber. If the household moves outside of the MD of Taber, they would need to re-apply for RAB with the management body that serves their new region.

Section: Tenant Administration	Date Board Approved: March 27, 2025
Subject: POLICY– Rental Assistance Benefit	Revision Dates:
Department: Social Housing	Policy Number: T – 53.1

Eligibility:

Households must meet eligibility requirements under the Social Housing Accommodation Regulation, s. 9(2) which specifies an eligible household:

- Is in core housing need
- Has a total asset value of \$25,000 or less
- Is comprised of Canadian citizens, individuals lawfully admitted into Canada for permanent residence, refugees sponsored by the Government of Canada or individuals who have applied for refugee or immigration status and for whom private sponsorship has broken down, and meets the residency requirements, if any, prescribed by the management body.

Prioritization:

- After determining a household's eligibility, TDHF will determine the household's priority of need, in accordance with Schedule A, Part 1 of the Social Housing Accommodation Regulation. **Policy T-12: Appendix C – RAB Point Rating** form will be used to score applicants.
- Per the regulation, if any two or more households have the same point scores, priority must be given to the household that applied first

Duration:

- TDHF will assess a household's eligibility annually. If eligible, the RAB agreement may be renewed.
- If the household remains eligible, there is no limitation to the number of times the RAB agreement may be renewed, subject to funding availability and direction from the Minister.

Budget:

- Housing Management bodies are advised of their RAB budget, as approved by the Minister, on an annual basis. A signed copy of the budget letter is received (generally March/April) indicating approved budgets for the RAB and the funding allocation for the fiscal year.
- Management bodies must operate within their approved budget targets as no additional funding will be provided if budgets are overspent.
- Management bodies are allowed to carry over any unspent RAB funds to the next fiscal year.
- Management bodies determine if they are able to allocate the RAB to an eligible household based on funding availability and prioritization.
- Management bodies may charge an administration fee of up to \$40 per unit/month for each RAB designation.

Section: Tenant Administration	Date Board Approved: March 27, 2025
Subject: POLICY– Rental Assistance Benefit	Revision Dates:
Department: Social Housing	Policy Number: T – 53.1

Rates:

- The rent subsidy is based on the difference between 30% of a household's income and an agreement upon market rent, to a maximum benefit (cap) set by the management body.
 - TDHF will cap the RAB benefit (**effective July 1, 2025**) as:
 - i. \$400 per month for a one-bedroom unit (or single occupant in unit of any size)
 - ii. \$500 per month for a two-bedroom unit
 - iii. \$600 per month for a three plus bedroom unit.
- Household income must be calculated in accordance with Social Housing Accommodation Regulation. This means that the total income of all members of the household 22 years of age or older, other than a live-in aide or a dependant, as show on Line 15000 of the Notice of Assessment.
 - In accordance with Ministerial Order No. H:30/2022, the following income amounts are exempt from the calculation of household income for the purposes of calculating the RAB rate. These amounts must be deducted from total income prior to settling the RAB rate:
 - i. \$735 per month (\$8,820 per year) from the Assured Income for the Severely Handicapped (AISH) living allowance;
 - ii. AISH personal benefits;
 - iii. \$1,200 each year from the income of one adult where the household consists of one or more dependent children and one or more adults who receive income from any source;
 - iv. Taxable one-time amounts from the Government of Alberta or Government of Canada that is equal to or less than 10% of the household's total annual income;
 - v. The income withdrawn from a Registered Retirement Savings Plan (RRSP), or Registered Retirement Income Fund (RRIF);
 - vi. Any amount received as an Employment Insurance Family Supplement.
 - If a household is in receipt of Income Support, there total income should still be determined through the process above. The Social Allowance Rental Rate Schedule does NOT apply to the Rent Supplement program, nor is the shelter amount to be used in the calculation.
- The basic rent charged to a household includes the monthly rent for the accommodation (unit). The inclusion of full services, such as utilities, within basic rent is not a requirement from the RAB.
- Management bodies are responsible for ensuring each household is provided with the appropriate subsidy on a monthly basis. TDHF will forward EFT payments on the 3rd last banking day of the month to ensure the benefit is available to the applicant to pay for the landlord for next month's rent.

RAB Agreement

- The management body signs an agreement with the RAB recipient (household), while the household signs a tenancy agreement with the private landlord.

References:

Management Body Handbook (2023) – Allocation: Rental Assistance Benefit

Recommendations to Revenue Streams At March 27, 2025

Continuing Care Room Rates:

In 2024, SCSS started a process where they delineated “healthcare” rooms from Lodge rooms. For 2025, they have further indicated that HMBs will no longer be able to receive Lodge Assistance Program (LAP) funding for “healthcare” rooms. During the LAP eligibility determination for 2025/6, residents in continuing care rooms were declared ineligible for LAP. As a result, CVL LAP numbers have dropped to 43 residents.

Therefore, TDHF either takes a beating financially or we quickly move to charge continuing care residents that prescribed continuing care rates. The analysis completed on March 6, 2025, shows the effect of the change (with an inflationary amount of 3% calculated into subsequent years).

The prescribed rate allows TDHF to charge the specified amount and the government will ensure that residents will still have the \$365 monthly amount left for their needs. This can make a significant change to TDHF monthly revenues as can be seen in the case of two residents paying us \$1,431 and \$1,249 respectively. TDHF would now receive \$2,366 for both of them and the government would ensure that the residents have the same disposable income.

As well, the prescribed rate would also show that TDHF actually is providing additional service to the continuing care residents and should be compensated for that work. The AHS funding of healthcare workers does not cover ALL the additional costs for housing and looking after the residents.

There will be two major items that need to be addressed for this change implementation to be successful:

1. Communicating the change to residents early and often.
2. Getting any residents enrolled in Alberta Senior Benefit program (that are not already before the month prior to the change)

Recommendation:

That the Board approve the change to charging continuing care rates for our continuing care patients, effective July 1, 2025.

Clearview Lodge

Revenue Analysis

At March 6, 2025

Effect of Alberta Health Set Rates

Name of Resident	Income	Current Rent	Year 1 \$2,366	Year 2 \$2,437	Year 3 \$2,510	Year 4 \$2,585	Year 5 \$2,663
HB		1,820	2,366	2,437	2,510	2,585	2,663
VC		2,140	2,366	2,437	2,510	2,585	2,663
SD		1,836	2,366	2,437	2,510	2,585	2,663
JE		2,024	2,366	2,437	2,510	2,585	2,663
PG		2,140	2,366	2,437	2,510	2,585	2,663
DH		1,431	2,366	2,437	2,510	2,585	2,663
SI		1,743	2,366	2,437	2,510	2,585	2,663
VJ		2,140	2,366	2,437	2,510	2,585	2,663
MK		2,040	2,366	2,437	2,510	2,585	2,663
TK		2,140	2,366	2,437	2,510	2,585	2,663
EO		2,065	2,366	2,437	2,510	2,585	2,663
JS		2,140	2,366	2,437	2,510	2,585	2,663
LS		1,891	2,366	2,437	2,510	2,585	2,663
FS		1,833	2,366	2,437	2,510	2,585	2,663
WW		1,249	2,366	2,437	2,510	2,585	2,663
Total		28,632	35,490	36,555	37,651	38,781	39,944
Annual		343,584	425,880	438,656	451,816	465,371	479,332
Change from baseline			82,296	95,072	108,232	121,787	135,748

Changing Maximum Rent:

In October 2024, CAO provided an example of the amount of rent and funding revenue a resident that was below the LAP threshold (therefore eligible for LAP funding) provided to TDHF vs an individual that was at max rent.

*The issue is that there is a disparity between what a more modest income might earn **AND** receives a LAP grant and what a maximum income individual might pay. For example, CVL has*

- *An individual with annual income of \$99,178 that pays the maximum rate in a Class C room of **\$2,040**.*
- *Another individual with an annual income of \$28,385, also in a Class C room who pays \$1,785 in rent but TDHF also receives \$632.67 per month of LAP grant, for a total room revenue of **\$2,382.67**.*

The situation has actually worsened as the LAP grant funding went up to \$21.50 per day with the 2025 provincial budget.

TDHF has always said that we would not preclude someone that had low-income from being housed. We should also try to find a fair way of calculating rental rates for all residents (including those at the high end of the income scale).

In some ways, the move to the continuing care rates will also assist us because there are a number of maximum rent individuals that will be impacted by the change to a set rate. Their rent will increase.

We could avoid some of the outrage that will be directed at Management/Administration for the continuing care rate change by having our maximum rent rate more closely aligned with the continuing care rates.

The revenue analysis (completed March 6, 2025) increases the maximum rent rate by \$100 per year for a period of five years. The analysis reflects the change to individual resident rental costs over the period of five years and you can see that even at current maximum rent plus \$500, the calculated rent will still be lower than the continuing care rate (likely because there is additional value provided in the continuing care setting).

There are other models used by HMBs throughout the province that basically set two rates – the rate for LAP eligible individuals and a rate for those who are not. There is one HMB that has NO maximum – if you want to live with them you pay 30% of your income plus the Board package (I was told they have residents paying \$3500 per month but they are 2 hours from Edmonton and have 100 people on their waiting list). I believe that we should consider alternative revenue models at the time of commissioning a newly constructed and renovated building, but not now.

Recommendation:

To implement the maximum rent values by \$100 per month per year, effective October 1, 2025. The increase would be scheduled to increase by \$100 per month per year for four subsequent years.

Clearview Lodge
Revenue Analysis
At March 6, 2025

Effect of Changing Maximum Rent

Name of Resident		Income	Current Rent	Year 1 Max +100	Year 2 Max +200	Year 3 Max +300	Year 4 Max +400	Year 5 Max + 500
AA	1094.6	43,784	2,065	2,160	2,160	2,160	2,160	2,160
GC	1382.37	55,295	2,090	2,190	2,290	2,390	2,472	2,472
VC		MAX	2,090	2,190	2,290	2,390	2,490	2,590
GC	1103.74	44,150	2,090	2,190	2,194	2,194	2,194	2,194
BC	1110.15	44,406	2,065	2,165	2,175	2,175	2,175	2,175
JC	1068.74	42,750	2,040	2,134	2,134	2,134	2,134	2,134
AE		MAX	2,065	2,165	2,265	2,365	2,465	2,565
PE	1633.84	65,353	2,065	2,165	2,265	2,365	2,465	2,565
AF	1213.28	48,531	2,115	2,215	2,315	2,328	2,328	2,328
PG	1033.8	41,532	2,090	2,124	2,124	2,124	2,124	2,124
GH		MAX	2,065	2,165	2,265	2,365	2,465	2,565
VJ	1263.05	50,522	2,090	2,190	2,290	2,353	2,353	2,353
RL	2085.27	83,411	2,090	2,190	2,290	2,390	2,490	2,590
MN	1358.22	40,045	2,090	2,190	2,290	2,390	2,448	2,448
DN	1358.22	68,612	2,090	2,190	2,290	2,390	2,448	2,448
EO		MAX	2,090	2,190	2,290	2,390	2,490	2,590
NR		223,399	2,065	2,165	2,265	2,365	2,465	2,565
ES	1296.35	51,854	2,090	2,190	2,290	2,386	2,386	2,386
JS	1860.98	74,439	2,090	2,190	2,290	2,390	2,490	2,590
Total			39,535	41,357	42,771	44,044	45,043	45,843
Annual			474,420	496,286	513,252	528,525	540,510	550,110
Change from baseline				21,866	38,832	54,105	66,090	75,690

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Weekly Report (Social Housing)

3/21/2025

	Senior Self Contained
New Applicants	0
Move In's	0
Move Outs	0
Wait List	4
Vacant Units	3

	Community Housing
New Applicants	0
Move In's	1
Move Outs	0
Wait List	10
Vacant Units	0

New Tenants (Move In's)

Sr. Apt			
Tenant Name	Move In Date	Unit Number	Phase Number

New Tenants (Move In's)

Community			
Tenant Name	Move In Date	Unit Number	Phase Number

Exiting Tenants (Move Out's)

Sr. Apt			
Tenant Name	Move Out Date	Unit Number	Phase Number

Exiting Tenants (Move Out's)

Community			
Tenant Name	Move Out Date	Unit Number	Phase Number

Sr Self Contained Apt Vacancies:

	Unit #	Status
Harmony Home	208 306	
Homestead Manor		Full
Pioneer Place	115	
Prairie Rose Manor		Full
Bountiful House		Full
Sunshine Manor		Full

Community Housing Vacancies:

	Unit #	Status
Taber - Phase 1 52000		Full
Taber - Phase 2 52010		Full
Taber - Phase 3 52020		Full
Taber - Phase 4 52030		Full
Barnwell Phase 23 52090		Full
Vauxhall Phase 33 52120		Full

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ASCHA's Summary & Analysis of Alberta's 2025 Provincial Budget

Prepared by ASCHA for Members

March 4, 2025



Overall Context of Revenue and Expenditures in Budget 2025

Budget 2025, aptly titled "*Meeting the Challenge*," was recently delivered by the Honourable Nate Horner, and speaks to many uncertainties in our current economic climate. The threat of American tariffs on Canadian goods and resources, built into Budget 2025 at 15% (10% for non-renewable resources), will directly impact our provincial coffers. Despite this, the Budget offers some reassurance as oil production is expected to remain strong with the caveat that growth is expected to slow, and the unemployment rate is expected to rise with any potential tariffs.

For context, resource revenue is projected to be \$17.1 billion in this fiscal year, a decline of \$4.4 billion from the projections last year (which were \$21.5 billion). Alberta's total revenue is \$74.1 billion, a decrease of \$6.6 billion from the previous forecast of \$80.7 billion. Alberta's fiscal framework restricts significant spending initiatives, prioritizing a balanced budget and directing surplus cash to debt repayment, savings, or one-time initiatives. If revenues drop significantly, it has a built-in contingency, allowing the province to run a deficit, but they must return to balance within three years.

Given the shifting statements from the Trump Administration, the province is budgeting on a 15% tariff on all goods and 10% on non-renewable resources, acknowledging that things could change rapidly. If the U.S. brings in a 25% tariff across the board long-term, the province expects the deficit could approach \$9 billion. Without tariffs, the deficit may only be a third of that projection - around \$3 billion.

Revenue & Expenses - Estimated (Billions)



Projected revenue, therefore, is impacted by the above and also factors in a decline in personal and corporate income tax revenues. The government has acted on their promised income tax cut of a new 8% tax bracket for the first \$60,000 of income to address pressing affordability concerns. It is important to note that this will be a phased approach, with a 9% tax bracket introduced in 2026 and a reduced 8% bracket in 2027. Once the tax cut is fully implemented, taxpayers are expected to save up to \$760 annually. However, while income and corporate taxes will

see cuts, education property taxes will be increasing – the full details are provided under the Ministry of Municipal Affairs analysis below.

The Canada Social Transfer is estimated at \$2.089 billion in 2025-26 and projected to increase to \$2.197 billion and \$2.285 billion in the next three years, respectively. Total transfers across government from the Government of Canada are estimated to be \$13.287 billion, representing 17.93% of total revenue in 2025-26 based on the estimates within the Budget. This includes the Canada Health Transfer, Canada Social Transfer, infrastructure support, labour market agreements, agriculture support programs, early learning childcare agreements etc.

Total expenses for this fiscal year are forecasted to be \$79.3 billion, an increase of \$4.4 billion from the forecast made by Minister Horner last fall. Given these considerations, what follows in this detailed summary for Alberta's housing sector is good news amid a political and economic climate that could have seen more restraint in budget allocations and cuts, given the projected deficit. We will need to continue to make the case that the sector's work is cost-effective and focuses on positive outcomes for Albertans.

Strategic Priorities of the 2025 Budget

The Budget has outlined two strategic priorities:

1. **Maintaining Alberta's Advantage** (economic growth, investment, infrastructure development)
2. **Supporting Albertans** (healthcare, housing, community and social supports)

The housing market is highlighted as a bright spot, with housing development expected to increase as it continues to keep pace with the influx in Alberta's population. Overall, we are seeing many of the asks in our Pre-Budget Submission considered in this year's Provincial Budget.

The Good News

- Overall, providers operating social housing will see an increase of approximately 2.2-2.5% for operational expenses (budget letters will be going out in the next week, which will include the details for your organization).
- Lodge Assistance Program rates will be increased from \$20.50 to \$21.50 per unit to account for the impact of inflation, representing an overall increase of approximately \$1.1 million in this fiscal year. This increase will be effective January 1, 2025.
- Housing programs (community housing, seniors housing) have collectively increased by approximately \$23 million to address operational pressures.
- Rent assistance will increase by \$27.8 million this fiscal year, including an approximately \$8 million contribution for housing benefits to survivors of gender-based violence, an increase for current rent assistance recipients, and finally, \$10 million to support an additional 8,900 households.
- Alberta Social Housing Corporation will receive increases, including capital investment, which will be the biggest allocation. Affordable housing programs will see a total investment of \$1.2 billion over three years.

Public Sector Compensation (excluding physician compensation)

2025-26 - \$26.498 B
2026-27 - \$27.09 B
2027-28 - \$27.674 B



Full-time Equivalents (across ministries and agencies): **277,155** an increase of 4,856 since Budget 2024-25

- While the programs are not tied to indexing, the government has intentionally funded housing programs similarly to avoid large gaps or significant jumps in funding need.
- The Affordable Housing Partnership Program (AHPP) sees a substantial increase of \$250 million to \$655 million (over three years) to support the Stronger Foundations goal of creating 13,000 affordable housing units. The funding helps build 6,300 new units, with 3,301 units funded under Stronger Foundations since its release in 2021. They are reviewing the most recent round of applications and are likely at least three weeks away from making any announcements. We anticipate this will also inform funding available for the next round of AHPP.
- \$50 million in new funding has been allocated to the Seniors Lodge Modernization Program (\$150 million over three years). Some applications for lodges under the Affordable Housing Partnership Program will be considered for this funding, which aligns with our policy recommendations to consider dedicated funding streams.

The Not-So-Great News

- There is no consideration for the Alberta Seniors Transition Credit (which is not unexpected, given the considerations on Alberta's revenue) and overall funding approach.
- There is no consideration of restoring and expanding funding for pharmacist and doctor visits, but this could still be addressed within the transformations taking place in health refocusing.

The Wait

- Similar to the above, leveraging housing and facility-based continuing care as hubs, 24-7 homecare and increasing funding for contracted providers would be within the mandate of the current health refocus work (and was shared in our Prebudget Submission to socialize the ideas more broadly). We hope to see more details as transformational details are released.
- Property tax equity for housing providers offering units with government-set rates is not part of the Budget but there will be further engagement on COPTER. Please note, given the increase in the education portion of property taxes, providers who could potentially receive an exemption under COPTER should apply for it as soon as possible.

HIGHLIGHTS BY MINISTRY & CATEGORY

Ministry of Health

In 2025, Alberta's health care system will continue to be reorganized with four new agencies: Acute Care Alberta and Primary Care Alberta - managed by the Health Ministry, Recovery Alberta – managed by the Ministry of Mental Health and Addiction, and Assisted Living Alberta – managed by the Ministry of Seniors, Community, and Social Services. Budget numbers have been updated to reflect the shifts.

The health budget will increase to \$24.037 billion (inclusive of amortization and inventory consumption) up from \$22.603 billion in the last budget (which at that time saw an increase of \$342 million from the fall forecast). The total budget for Health in the last budget was \$28.373 billion for 2024-25, which shows the shift of funding to other ministries, including Assisted Living Alberta. Health expenses are anticipated to increase on average by 3.5%/year, with operating expenses rising on average by 3.6%/year over the next two years.

The Canada Health Transfer increased by \$400 million, representing \$6.560 billion this fiscal year. It is projected to grow to just over \$7 billion in 2026-27 and \$7.456 billion in 2027-28.

Acute Care

Acute care operating expenses for 2025-26 are \$4.639 billion, \$160 million higher than in 2024-25.

Physician Compensation

The physician compensation and development budget is \$6.931 billion in 2025-26, a decrease of \$29 million from 2024-25. It is projected to grow to \$8.052 billion by 2027-28. This includes \$15 million for recruiting and retaining physicians who practice full-time in underserved areas, an increase of \$12 million for the existing Rural Remote Northern Program, and \$12 million annually for the physician support program.

Budget 2025 allocated \$88 million from the Integrated Health and Social Infrastructure Planning funding approved in Budget 2024 towards planning and design for health and mental health projects. This includes \$65 million for acute care, \$20 million for primary care, and \$3 million for mental health and addiction facilities planning.

Ministry of Mental Health and Addiction

The expenses for this Ministry increased by \$51 million to a total of \$1.79 billion from the fall forecast - \$1.663 billion is for operational expenses in this fiscal year. The total expenses will decline by \$112 million in 2027-28 as capital grants for the construction of recovery communities are not included after that. Eleven new recovery communities will be operational by 2027.

The Budget notes that the *Compassionate Intervention Act* will be introduced this spring to create a framework to assist those struggling with addiction or substance abuse who are likely to cause harm to themselves or others. The act will mandate treatment based on their risk of harm to self or others.

Ministry of Seniors, Community & Social Services

As mentioned, the movement of continuing care to this Ministry means that the budget will grow substantially, seeing a rise in total expenses to \$10.6 billion this fiscal year. Due to the shift, the numbers for the prior year are stated comparably. The budget for expenses for the Ministry was \$5.447 billion in 2024-25. Outside of the shift in already allocated funding from Health, the Ministry budget sees an increase of \$833 million from last fall's forecast. This is primarily attributed to the projected demands on social programs and continuing care based on population growth and need. Contingencies have been built into social programs in case of potential tariff impacts.

With a continued focus on housing, Alberta Social Housing Corporation (ASHC) sees both capital and operational increases. The operational portion of ASHC spending increased from \$257 million in last year's budget to \$292 million, rising to \$308 million in 2026-27 and \$323 million in 2027-28.

Over three years, \$112 million has been allocated for asset transfers, including \$37.5 million in this fiscal year.

Assisted Living Alberta (ALA)

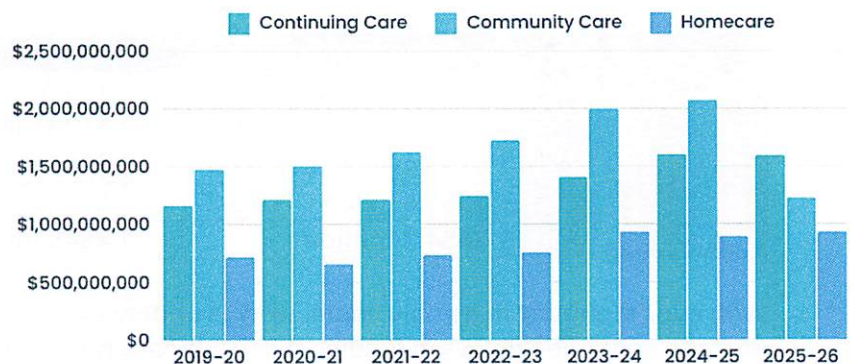
ALA receives a budget allocation of \$3.848 billion in 2025-26, continued annually through 2028. Please note there is another estimated number for ALA in 2025-26 that puts the total slightly higher at closer to \$3.9 billion, but the main budget documents refer to the first number.

Continuing Care

With continuing care moving to this ministry, it is being reported here.

Continuing care saw an increase of \$76.02 million between Budget 2024-25 and the estimate for 2025-26 for a total of \$1,596,420,000.

CONTINUING CARE, COMMUNITY CARE & HOME CARE SPENDING



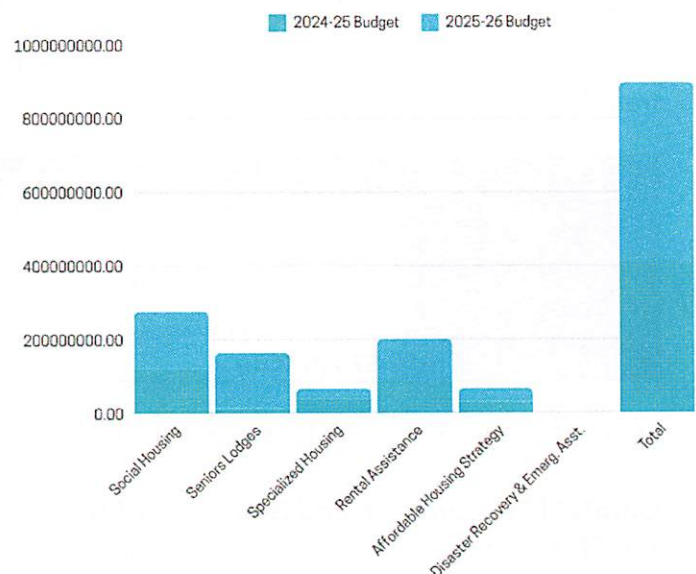
Community Care

Community care saw an increase of \$109.6 million in the same period, representing a 9.81% increase. Home care saw an increase of \$44.4 million, representing a 5% increase. This amounts to an increase of \$230.02 million or 6.53% overall or a total budget of \$3.7552 billion - a significant portion of Assisted Living Alberta's budget and is most likely due to increased clients/residents in these programs. ALA's budget is allocated to support services (\$126 million this budget), information technology, and administration (\$25.2 million this budget). The chart above shows the year-over-year changes in spending in the three budget lines.

Housing Programs

This year, there has been a change in reporting on housing programs, with lodge funding being broken out as its own budget line and emergency assistance being expanded to include disaster recovery and emergency assistance. Excluding capital expenditures in Alberta Social Housing Corporation, the collective increase for all housing programs and the Affordable Housing Strategy is \$70.975 million between Budget 2024 and Budget 2025.

Housing Program Spending 2024-25 to 2025-26



Capital

The move of Continuing Care to this ministry also brings its capital budget envelopes. Continuing Care Capital is allocated a three-year total of \$649 million, with \$178 million estimated for

this year, \$200 million in 2026-27, and \$271 million in 2027-28. There are separate line items for the following (funding for both projects budgeted in the 2026-27 & 2027-28 fiscal years):

- Bethany Continuing Care Centre (Calgary) will receive a three-year total of \$57 million
- Good Samaritan Society Continuing Care (Edmonton) will receive a three-year total of \$63 million

Continuing Care Capital Program		
	Last Year's Budget	This Year's Budget
1 st fiscal year	\$121.5 million (2024-25)	\$178 million (2025-26)
2 nd fiscal year	\$173 million (2025-26)	\$200 million (2026-27)
3 rd fiscal year	\$359.8 million (2026-27)	\$271 million (2027-28)
Three-year total	\$654.3 million	\$649 million

With capital shifting to its new home, work is underway to ensure that continuing care capital funding does not face continued delays in funding these critically needed projects.

On affordable housing capital, there are significant investments, which are detailed below:

Pine Grove Manor, destroyed in the Jasper wildfire, has been allocated \$16 million for a rebuild and is a separate line item with dedicated funding.

As noted above, the Affordable Housing Partnership Program's allocation increased from Budget 2024 (\$405.5 million between 2024 and 27) to \$655 million over three years. AHPP funding is detailed below:

Affordable Housing Partnership Program		
	Last Year's Budget	This Year's Budget
1 st fiscal year	\$62.1 million (2024-25)	\$157 million (2025-26)
2 nd fiscal year	\$139.4 million (2025-26)	\$204 million (2026-27)
3 rd fiscal year	\$204 million (2026-27)	\$293 million (2027-28)
Three-year total	\$405.5 million	\$655 million

The Indigenous Housing Capital Program also receives an increase in funding, bringing its three-year total from \$75 million to \$92 million.

Indigenous Housing Capital Program		
	Last Year's Budget	This Year's Budget
1 st fiscal year	\$25 million (2024-25)	\$45 million (2025-26)
2 nd fiscal year	\$25 million (2025-26)	\$25 million (2026-27)
3 rd fiscal year	\$25 million (2026-27)	\$25 million (2027-28)
Three-year total	\$75 million	\$92 million

Specialized housing sees a budget commitment of \$5 million in 2025-26.

Capital Maintenance and Renewal (CMR)

The CMR for the preservation and maintenance of housing and seniors' facilities is \$131 million over 3 years (\$42 million, \$43 million, and \$46 million, respectively), which is expected to repair about 5,100

units. The CMR letters will be separate from your operational letters and will come later this month (if you haven't received notice by March 17, you can contact the capital division).

Within the Budget, the government responds to the Auditor General's Recommendations from the November report, [*Processes to Assess and Manage the Condition of Affordable Housing - Seniors, Community and Social Services*](#).

The high-level recommendations and the government's response and additional context based on current work are below:

1. Maintain Facility Condition Information

The government accepts this recommendation and cites that it aligns with the recommendations made in the consulting report, including:

- Implement building condition assessments and facility condition indices
- Develop a data framework to track and analyze housing asset information
- Implementation actions are underway with a target completion of March 2027

2. Improve Oversight Processes

Implement an overall maintenance strategy to guide decision-making and resource allocation and ensure capital maintenance projects are prioritized consistently and transparently based on well-supported rationale.

The government accepts this and notes the work underway, including work to develop the capital maintenance and redevelopment plan for all government-owned assets. The successful proponent for this work will begin work and engagement with housing providers with a target completion date of March 2027.

3. Implement Performance Measures

Develop and use performance measures to report on the condition of social housing. The government accepts this and shares that the department will review the existing performance framework from Stronger Foundations to see if additional or refined measures are needed, with a target completion date of March 2027.

From the department, we understand that they are looking for performance measures outside of what is used at Infrastructure because housing assets cannot be considered like roads or non-residential buildings.

As we noted in our pre-budget submission, ASCHA advocates blocking CMR funding to allow providers flexibility in responding to the CMR needs of the ASHC units they operate on behalf of government. Based on the Auditor General's recommendations and the government's response, there are three main implications for our block funding proposal.

- 1) Alignment with a centralized, data-drive framework
- 2) Detailed justification for prioritization and oversight
- 3) Integration with long-term planning timelines

These considerations are already part of the block funding proposal that ASCHA's Affordable Housing Task Force is developing, which will be a part of our ongoing advocacy to ensure CMR is streamlined, saves costs and improves tenant well-being while protecting our housing stock for current and future tenants.

Benefits & Income Supports

These benefits and supports represent a significant portion of the Ministry's budget; below are some relevant line items, including a chart showing the budget growth between 2021 and this budget.

- Alberta Seniors Benefit - \$540 million in 2025-26, an increase of \$33 million. It is projected to rise to \$578 million in 2026-27 and \$619 million in 2027-28, attributed to the senior population's growth and annual rate escalation.
- Assured Income for the Severely Handicapped (AISH) – is up to \$1.641 billion, a decrease from the last budget of \$1.69 billion.
- Funding has also been allocated to prepare for the new Alberta Disability Assistance Program, which will launch in 2026. This includes expanding employment supports for disabled Albertans.
- Employment & Income Support - \$1.255 billion, representing an increase of \$466 million from the 2024-25 budget (and a \$258 million increase from the forecast in last year's budget)

Community Supports and Family Safety & Homelessness and Outreach Support Services

Community Supports and Family Safety account for \$130 million, a slight decrease of \$6 million from the last budget. The budget for Homeless and Outreach Support is \$220 million, an increase of \$7 million from the 2024-25 budget.

Municipal Affairs

Increases of \$96 million in capital grants from the fall forecast calculated under *the Local Government Fiscal Framework Act* to include \$8 million in other capital grants, \$25 million in operating expenses and \$19 million for raising grants in places of taxes from 50% to 75% and \$3 million for Jasper revenue stabilization.

Education property tax will increase in 2025-26 following a freeze in 2024-25. The total collected from the education property tax is forecasted to increase from \$2.7 billion in 2024-25 to \$3.1 billion in 2025-26.

Education Property Tax Increase



Going from \$2.56 to **\$2.72** per **\$1000** equalized assessment for residential/farmland properties

Other Relevant Budget Items

Going from \$3.76 to **\$4.00** per **\$1000** equalized assessment for non-residential properties

Public Safety and Emergency Services

This Ministry's budget is increasing by approximately \$44 million from the last budget, mainly to secure the 298-kilometer Alberta-United States border. This includes a new Interdiction Patrol team to combat drug smuggling, gun trafficking, illegal border crossings, and other illegal activities, which will include peace officers.

Locomotive Fuel Tax

While it may not be relevant to most housing providers, the locomotive fuel tax rate will increase from 5.5 to 6.5 cents per litre effective March 1, 2025, which may impact those who utilize goods transported by train. The additional revenue is expected to be \$3 million.

Tax Credit Programs Wound Down

The Budget also mentions the winding down of the Alberta Climate Leadership Adjustment Rebate and the Alberta Family Employment Tax Credit, which were eliminated in 2019 and 2020, respectively. The programs continue to be administered to accommodate late-filed tax returns and reassessments. For the Alberta Family Employment Tax Credit, it was a refundable tax credit to help working families with children and was automatically filed with your tax return and Canada Child Benefit (the underlying message being if you have tenants who may be eligible but haven't filed their taxes for eligible years, they should contact the Canada Revenue Agency as soon as possible).

Please note that this summary and analysis are based on the best available information as of March 4, 2025, and errors and omissions are accepted.