

**Taber and District Housing Foundation
CAO's Annual Report for 2025**

TDHF's portfolio consists of **231** households that are assisted with affordable rental accommodation in Taber, Vauxhall, Barnwell, and Grassy Lake.

154 of these households are in our Social Housing programs:

- **107** Senior Self-Contained Apartments
- **37** Family Housing units
- **9** through Supplement Programs

77 are in our Lodge Program.

Vacancy & Placement

Social Housing Operations:

2024	Senior Self Contained	Community Housing	Rental Assistance Benefit
Approved New Applicants	27	12	26
Move In's	17	5	24
Move Out's	14	6	0
Average # on the Wait List	6	11	1

CVL Operations:

2024	Clearview Lodge
Approved Applicants	36
Move In's	31
Move Out's	35
Room Transfers	11
# on Wait List	15
Resident Average Age	87 years

Program Highlights

- **The highlight for CVL** over the past year has been:
 - Hiring two HCA Coordinators.
 - Applying for the CVL building proposal to be considered by the Government of Alberta through the Affordable Housing Partnership program.
 - One Activity Coordinator completed her degree in Recreation Therapy and one Cook received his Red Seal Certificate (Journeyman Chef)
 - Receiving our highest score yet on an external Health & Safety audit (97%)

- **Highlights for Community Housing** include:
 - Summer BBQ with Taber manor residents
 - Completing many renovation projects in the various buildings around Taber and area. These projects included:
 - Installed SMART recirculating pumps that reduce hot water heating by only pumping water based on demand
 - Installing new LED lighting
 - A number of suite renewals at five different locations
 - Tub to shower conversion at Pioneer Place Manor and Homestead Manor
 - Updated many of the appliances in Senior self-contained apartments

Other Successes through 2024 have been:

Meals on Wheels - continues to be a respected program within the community. During 2024, TDHF set out to fundraise monies to be able to reduce the prices of the meals. Local donors provided over \$6,000 of donations, FCSS provided \$2,500 for packaging costs and Community Foundation of Lethbridge and Southwestern Alberta provided a \$3,000 grant. Staff and dedicated volunteers delivered over **5,299** meals in 2024.

The Rental Assistance Benefit program has increased to 35 participants.

Some of the Challenges

Our collective bargaining process was delayed until settling late in the year. As a result of a short agreement, we begin a new round of negotiations in 2026. There are significant challenges in finding staff to fill all shifts.

There have been significant changes proposed in Continuing Care regulations and some regulations have started to be implemented. These changes will be rolled out more in 2025. Many of the changes are overdue but they also represent change.

We continue to work on our capital project proposal(s). Applications for capital funding take a lot of time to prepare and then often our organization does not know the status of the request for a significant period of time. To date, we have not been successful in securing grant funding for the Clearview Lodge project.