

Protected A (when completed)

Housing Operations

Housing Management Body Corporate Profile

Organization Details

Housing Management Body Name

Taber and District Housing Foundation

Incorporation Type

☒ Alberta Housing Act ☐ Societies Act ☐ Part 9, Alberta Companies Act

☐ Other (please specify) _____

Board or Directors

Name	Position	Phone	Email Address
Rosanne Horrocks	Board Chair	403-223-4228	rosannehorrocks@hotmail.co
Tom Machacek	Vice Chair	403-223-1265	td.machacek@outlook.com
Joseph Strojwas	Director	403-330-9267	j.strojwas@gmail.com
Tamara Miyanaga	Director	403-308-6538	tmiyanaga@mdtaber.ab.ca
Daniel Remfert	Director		Daniel.Remfert@taber.ca
Jake Hiebert	Director		jake.hiebert@barnwell.ca
Russell Norris	Director	403-330-6645	rnorris@town.vauxhall.ab.ca

Senior Management Team

Name	Position	Phone	Email Address
Tim Janzen	Chief Administrative Officer	403-382-7098	timj@taberhsg.ca
Berverly Mikalson	Financial Administrator	403-223-2767	finance@taberhsg.ca
Corey Beck	Operations Manager	403-308-2846	coreyb@taberhsg.ca
Carrie Wilson	Placement Officer	403-223-2822	residentmgr@taberhsg.ca
Tanya Fallon	Clearview Lodge Manager	403-223-2822	CVLMgr@taberhsg.ca
Mary Klassen	Placement Officer	403-223-2767	housing@taberhsg.ca

Governance structure (including any other organizations associated with the HMB)

TDHF Board comprises of representatives from four (4) municipalities - MD of Taber, Town of Taber, Town of Vauxhall and Village of Barnwell. There are three (3) additional Members at Large.

List of contracts to provide services on behalf of other organizations / contracts to have services provided by another organization (e.g. with AHS or other HMBs).

Alberta Health Services - Continuing Care Contract - Healthcare Aides on-site

Number of Full Time Employees Number of Part Time Employees

30

33

Number of employees earning minimum wage (N.B. please do not disclose if this number is 5 or lower)

0

Categories of staff (e.g. management, maintenance, administration, housekeeping, catering, resident services etc.)

Housekeeping, Food Services, General Worker, Healthcare Aides, Recreation, Maintenance & Management

Annual Employee Turnover (average monthly employment / number of separations * 100)

15

Are Staff Unionized?

☒ Yes

☐ No

Organizational Chart

Insert a high level organizational chart for the HMB (can be attached separately if required)

Skills, Experience, Expertise, and Qualifications Requirements: Board Evaluation Matrix

- Use this form to identify board members skills, experience, expertise, and qualifications
- Please select each box for corresponding number of members it applies to

Mandatory Skills and Assets Identified by the Board

STEP 1: A HMB board must include members who have experience, expertise or qualifications in at least one of the following skills, obtained through training, past experience and/or profession.

Please identify how many of your Board members have these skills, knowledge and expertise.

Category	Description	1	2	3	4	5	6	7	8+
A. Knowledge of board governance	Experience or training on board governance, duties and evaluation of the Chief Administrative Officer, understanding of the legal and fiduciary duty of board members, collaborative decision- making, able to lead/chair a board ensuring effective strategic planning and succession planning. This may include board chairs and board members who have acquired leadership skills while serving on boards.	☐	☐	☐	☐	☐	☒	☐	☐
B. Knowledge of housing industry and/or provincial government social housing sector	Experience or training in nonprofit, private, and/or the government housing industry in which the HMB operates. Understands particular trends, challenges and opportunities facing the community, and unique aspects of the sector. This may include, but is not limited to, experience in social services, government, health care system, property management or property development, with a passion for serving vulnerable Albertans.	☐	☐	☐	☐	☐	☒	☐	☐
C. Organizational and business knowledge	Experience or training within regulatory, business, legal or policy fields, such as interpreting bylaws and regulations. Understands legal and regulatory principles, processes, and systems in the context of housing management bodies; able to effectively interpret policies, and understands organizational strategy, such as risk management. This may include, but is not limited to, experience within the law, policy, human resources, or administration sectors in business, government, or nonprofit organizations.	☐	☐	☐	☐	☐	☒	☐	☐
D. Financial knowledge	Experience or training in financial knowledge; able to analyze and interpret financial statements and utilize the information to guide organizational decisions. Understands generally accepted accounting/financial principles. This may include, but is not limited to, experience within the accounting, finance, business planning and auditing sectors.	☐	☐	☐	☐	☐	☒	☐	☐

E. Community and social responsibility

Experience or training with community engagement, demonstrates knowledge and passion for the community and people the HMB serves, such as work with the general public or identifiable communities. Capacity to build networks and foster trusting relationships with communities and stakeholders. This includes, but is not limited to, experience in municipal engagement, communications, nonprofit organizations, cultural communities, health advocates, fundraising, and social work.

☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐

Additional Skills and Assets Identified by the Board (Optional)

Category	Description	1	2	3	4	5	6	7	8+
		☐	☐	☐	☐	☐	☐	☐	☐

Target Population Groups Identified by the Board

STEP 2: HMB boards are expected to be diverse and include members with a range of different experiences that represent and understand the issues affecting the communities they serve. Each board is asked to include a mix of members with different genders and age ranges, and to have at least one member who has experience as a member of a target population or experience supporting one of the target populations they serve.

Please indicate any target populations, that a Board member has identified, as representing through lived experience or volunteer/professional experience.

Target populations in Stronger Foundations

	1	2	3	4	5	6	7	8+
A. Indigenous peoples	☐	☐	☐	☒	☐	☐	☐	☐
B. People with disabilities	☐	☐	☒	☐	☐	☐	☐	☐
C. Women and children fleeing violence	☐	☒	☐	☐	☐	☐	☐	☐
D. People at risk of homelessness or transitioning out of homelessness supports	☐	☒	☐	☐	☐	☐	☐	☐
E. Low income seniors	☐	☐	☐	☒	☐	☐	☐	☐
F. People dealing with mental health and addiction	☐	☐	☒	☐	☐	☐	☐	☐
G. Youth exiting government care	☒	☐	☐	☐	☐	☐	☐	☐
H. Veterans	☐	☒	☐	☐	☐	☐	☐	☐
I. Recent immigrants and refugees	☒	☐	☐	☐	☐	☐	☐	☐
J. Racialized groups	☒	☐	☐	☐	☐	☐	☐	☐
K. LGBTQ2S+ people	☒	☐	☐	☐	☐	☐	☐	☐
L. Tenants in social/affordable housing	☐	☐	☒	☐	☐	☐	☐	☐

Additional Target Population Groups (Optional)

Target populations in Stronger Foundations

	1	2	3	4	5	6	7	8+
	☐	☐	☐	☐	☐	☐	☐	☐

Appendix B - Property Profile - Schedule A

This document should include all properties that the HMB manages, owns or operates under the *Alberta Housing Act* and Regulations and is included on your Ministerial order Schedule A.

SCHEDULE A PROPERTIES								
Project name	Program	Address	Legal address	Number of units	Unit type	Ownership	Building type	Lodges only: rate type
Clearview Lodge	Seniors Lodge Program	4730 50th Ave, Taber, AB	Lot 1, Block A, Plan 8310263	57	Studio	Housing Management Body	Single story building	RGI w/ Service Pack
Clearview Lodge	Seniors Lodge Program	4730 50th Ave, Taber, AB	Lot 1, Block A, Plan 8310263	20	Studio - Continuing Care	Housing Management Body	Single story building	Flat rate
Harmony Home Manor	Seniors Self Contained Program	4710 - 50th Ave, Taber, AB	Block A, Plan 7282JK	25	studios, 21 One-bedroom, 2 Two-bedroom	Alberta Social Housing Corporation	Multi-story apartment building	
Homestead Manor	Seniors Self Contained Program	4900 - 48th Street, Taber, AB	Lot 2, Block A, Plan 8310263	30	One-bedroom, 2 Two-bedroom	Alberta Social Housing Corporation	Single story apartment	
Pioneer Place Manor	Seniors Self Contained Program	4705 49th Ave, Taber, AB	Lot 2, Block A, Plan 8310263	30	30 One-bedroom	Alberta Social Housing Corporation	Single story apartment	
Bountiful House Manor	Seniors Self Contained Program	508 1st Street E, Barnwell, AB	Lot 18 & 19, Block 1, Plan 821307	4	4 One-bedroom	Alberta Social Housing Corporation	Single story apartment	
Prairie Rose Manor	Seniors Self Contained Program	624 - 3rd Ave, Vauxhall, AB	Lot 5 - 8, Clock 22, Plan 760CM	8	8 One-bedroom	Alberta Social Housing Corporation	Single story apartment	
Sunshine Manor	Seniors Self Contained Program	437 - 2nd Street S., Grassy Lake, AB	Lot 36 - 40, Block 22, Plan 4555s	4	4 One-bedroom	Alberta Social Housing Corporation	Single story apartment	
Bountiful House (R&N 2)	Community Housing Program	508 1st Street E, Barnwell, AB	Lot 18 & 19, Block 1, Plan 821307	2	2 One-bedroom	Alberta Social Housing Corporation	Single story apartment	
Barnwell (R & N 1)	Community Housing Program	102 4th Ave E., Barnwell, AB	Lot 6, Block 8, Plan 7810648	1	Four bedroom House	Alberta Social Housing Corporation	House	
Prairie Rose (R & N 2)	Community Housing Program	624 - 3rd Ave, Vauxhall, AB	Lot 5 - 8, Clock 22, Plan 760CM	4	4 One-bedroom	Alberta Social Housing Corporation	Single story apartment	
Vauxhall (R & N 1)	Community Housing Program	509 & 523 3rd Street N, Vauxhall, AB	Lot 11 & 14, Block 31, Plan 8010318	2	Three-bedroom house(s)	Alberta Social Housing Corporation	House	
Taber Phase 1	Community Housing Program	5911 - 5917 50th Street, Taber, AB	Lot 1, Block 47, Plan 5323JK	4	Duplex (2)	Alberta Social Housing Corporation	Duplex	
Taber Phase 1	Community Housing Program	5002 - 5112 - 60th Avenue, Taber, AB	Lot 1, Block 47, Plan 5323JK	16	Duplex (8)	Alberta Social Housing Corporation	Duplex	
Taber Phase 2	Community Housing Program	5602 & 5604 47th Street, Taber, AB	Lot 14, Block 1, Plan 8010818	2	Three-bedroom	Alberta Social Housing Corporation	Duplex	
Taber Phase 2	Community Housing Program	5602 & 5603 46th Street, Taber, AB	Lot 8, Block 1, Plan 8010818	2	Three-bedroom	Alberta Social Housing Corporation	Duplex	
Taber Phase 2	Community Housing Program	4413 & 4417 56th Avenue, Taber, AB	Lot 9, Block 2, Plan 8010818	2	Three-bedroom	Alberta Social Housing Corporation	Duplex	
Taber Phase 3	Community Housing Program	3802 - 3808 55th Street, Taber, AB	Lot 35, Block 54, Plan 8811562	4	two-bedroom, 2 Three-bedroom	Alberta Social Housing Corporation	Duplex	
Special Needs	Community Housing Program	5214 55th Street, Taber, AB	Lot 17, Block 20, Plan 5365L	4	One-bedroom units	Alberta Social Housing Corporation	House	

Appendix D: Capital Maintenance and Renewal

First: Input your 12 digit project number (no spaces)
Second: Select the specific building from the drop down list (Column D)
Third: Input in the number of units estimated to be affected by the proposed project (Column I)
Fourth: Complete the remainder of the information (Columns J - Q)
Fifth: Please indicate any errors identified in pre-populated data (purple cells) (Column K)

Org: Taber and District Housing Foundation

\$ 301,000 \$ 158,000 \$ 165,000 \$ 624,000 Total Requests

																	Estimated Cost To Complete The Work					
12 Digit Project Number/ Project Code	Org Code	Building Name	Building Address	Municipality	Building Ownership	Program	# of Affected Units	Importance of System Functionality	Condition of System	Reason for Work	Impact of Failure	Major Expense Type	"Detailed" Description Of Work	Reason for Work (Why is this project required?)	Is the Required CMR Impacting Suite Rental?	Is the Required CMR Resulting in Lost Income?	2026/27	2027/28	2028/29	Project Total	Project Priority (Unique Ranking)	
2871-2755-6152	TAB	Homestead Manor	4900 - 48 Street	Taber	Alberta Social Housing Corporation	Seniors Self Contained Program	1	5 - Significant - No Back Up	5 - Failed/Imminent	5 - Impacts Revenue	5 - Critical	Suite Renewal - anticipated or expected turnover	Upgrade a unit to "rentable" condition.	Unit left in disrepair by previous tenant or a long-standing tenant has moved out.	Yes	Yes	\$ 21,000.00	\$ 22,000.00	\$ 23,000.00	\$ 66,000.00	1	
2871-2755-6152	TAB	Homestead Manor	4900 - 48 Street	Taber	Alberta Social Housing Corporation	Seniors Self Contained Program	1	5 - Significant - No Back Up	5 - Failed/Imminent	5 - Impacts Revenue	5 - Critical	Suite Renewal - anticipated or expected turnover	Upgrade a unit to "rentable" condition.	Unit left in disrepair by previous tenant or a long-standing tenant has moved out.	Yes	Yes	\$ 21,000.00	\$ 22,000.00	\$ 23,000.00	\$ 66,000.00	1	
2871-2755-6178	TAB	Pioneer Place	4718 - 48 Avenue	Taber	Alberta Social Housing Corporation	Seniors Self Contained Program	1	5 - Significant - No Back Up	5 - Failed/Imminent	5 - Impacts Revenue	5 - Critical	Suite Renewal - anticipated or expected turnover	Upgrade a unit to "rentable" condition.	Unit left in disrepair by previous tenant or a long-standing tenant has moved out.	Yes	Yes	\$ 21,000.00	\$ 22,000.00	\$ 23,000.00	\$ 66,000.00	1	
2871-2755-6178	TAB	Pioneer Place	4718 - 48 Avenue	Taber	Alberta Social Housing Corporation	Seniors Self Contained Program	1	5 - Significant - No Back Up	5 - Failed/Imminent	5 - Impacts Revenue	5 - Critical	Suite Renewal - anticipated or expected turnover	Upgrade a unit to "rentable" condition.	Unit left in disrepair by previous tenant or a long-standing tenant has moved out.	Yes	Yes	\$ 21,000.00	\$ 22,000.00	\$ 23,000.00	\$ 66,000.00	1	
2871-2731-6768	TAB	Taber 1	5005 - 60 Avenue	Taber	Alberta Social Housing Corporation	Community Housing Program	1	5 - Significant - No Back Up	5 - Failed/Imminent	5 - Impacts Revenue	5 - Critical	Suite Renewal - anticipated or expected turnover	Upgrade a unit to "rentable" condition.	Unit left in disrepair by previous tenant or a long-standing tenant has moved out.	Yes	Yes	\$ 25,000.00	\$ 26,000.00	\$ 27,000.00	\$ 78,000.00	1	
2968-2755-6078	TAB	Prairie Rose Manor	624 - 3 Avenue N	Vauxhall	Alberta Social Housing Corporation	Seniors Self Contained Program	1	5 - Significant - No Back Up	5 - Failed/Imminent	5 - Impacts Revenue	5 - Critical	Suite Renewal - anticipated or expected turnover	Upgrade a unit to "rentable" condition.	Unit left in disrepair by previous tenant or a long-standing tenant has moved out.	Yes	Yes	\$ 21,000.00	\$ 22,000.00	\$ 23,000.00	\$ 66,000.00	1	
2871-2731-6689	TAB	Taber 3 (ATCO)	3802 - 55 Street	Taber	Alberta Social Housing Corporation	Community Housing Program	1	5 - Significant - No Back Up	5 - Failed/Imminent	5 - Impacts Revenue	5 - Critical	Suite Renewal - anticipated or expected turnover	Upgrade a unit to "rentable" condition.	Unit left in disrepair by previous tenant or a long-standing tenant has moved out.	Yes	Yes	\$ 21,000.00	\$ 22,000.00	\$ 23,000.00	\$ 66,000.00	1	
2871-2731-6091	TAB	Taber 2	5602 - 47 Street	Taber	Alberta Social Housing Corporation	Community Housing Program	1	5 - Significant - No Back Up	3 - Poor	4 - Lifecycle Requirements	5 - Critical	Building Envelope	Upgrade windows and siding for duplex.	Upgrade envelope (windows and siding) for greater energy efficiency.	No	No	\$ 30,000.00			\$ 30,000.00		
2871-2731-6091	TAB	Taber 2	5601 - 46 Street	Taber	Alberta Social Housing Corporation	Community Housing Program	1	5 - Significant - No Back Up	3 - Poor	4 - Lifecycle Requirements	5 - Critical	Building Envelope	Upgrade windows and siding for duplex.	Upgrade envelope (windows and siding) for greater energy efficiency.	No	No	\$ 30,000.00			\$ 30,000.00		
2871-2731-6091	TAB	Taber 2	4417 - 56 Avenue	Taber	Alberta Social Housing Corporation	Community Housing Program	1	5 - Significant - No Back Up	3 - Poor	4 - Lifecycle Requirements	5 - Critical	Building Envelope	Upgrade windows and siding for duplex.	Upgrade envelope (windows and siding) for greater energy efficiency.	No	No	\$ 30,000.00			\$ 30,000.00		
2871-2731-6091	TAB	Taber 2	4413 - 56 Avenue	Taber	Alberta Social Housing Corporation	Community Housing Program	6	2 - Moderate - Back Up Available	3 - Poor	5 - Impacts Revenue	3 - Moderate	Building Interior	Use professional services to investigate the feasibility of developing the basement spaces of the Phase 2 units. Most of these units have empty basements but have egress windows.	Our current Social Housing inventory has very few two-bedroom units. The goal would be to add six (6) additional two-bedroom units. The project would be to determine IF and HOW this work could be done in subsequent years.	Yes	Yes	\$ 30,000.00			\$ 30,000.00		
2871-2731-6768	TAB	Taber 1	5010 - 60 Avenue	Taber	Alberta Social Housing Corporation	Community Housing Program	20	2 - Moderate - Back Up Available	3 - Poor	5 - Impacts Revenue	3 - Moderate	Building Envelope	Use professional services to investigate the feasibility of upgrading the envelope of the Phase 1 units. The furnaces are all relatively new but the building envelope is not. There are ten (10) duplexes of identical design.	The design work would be completed to determine what possibilities there would be to seek out granting opportunities - improve envelope, reduce energy consumption and GHG and even consider passive sources of energy collection on roof of duplexes. All to reduce the operating cost for tenants (electricity) and reduce the cost of provincial subsidy for heating costs (natural gas).	Yes	Yes	\$ 30,000.00			\$ 30,000.00		

Seniors, Community and Social Services
Appendix E: Federal Funding and Capital Priorities

This is **NOT** an application for funding.

Funding requests are to be submitted to the Ministry via the Affordable Housing Partnership Program and Indigenous Housing Capital Program application forms.

Disclaimer

Seniors, Community and Social Services is a public body subject to the Freedom of Information and Protection of Privacy (FOIP) Act. Records in the Ministry's custody and control may be subject to a request for access to information under the Act.

Housing Provider Information

Organization Name (only one can be listed):	Taber and District Housing Foundation
Ministerial Order No. (if applicable):	190/94
Contact Email:	timj@taberhsg.ca

Section 1: Federal Funding

Disclaimer

If you have applied for the Affordable Housing Partnership Program, you do not need to resubmit this federal funding information.

Are you applying for federal funding?:	Yes
If so, what type of funding do you plan to apply for (name of stream or program if known):	CMHC - Affordable Housing Fund: New Construction - Rapid Housing Sub-Stream
Amount:	\$ 9,070,000

Section 2: Capital Priorities

Priority	Project Name	Project Location	Housing Type (If Other, please clarify in Comments)	Provincial Funding Request	Federal Funding Request	Other Funding Sources	Total Project Cost	Comments (Clarify federal funding program)
1	Clearview Lodge - Expansion & Modernization	Taber, AB	Lodge	\$ 9,070,000	\$ 9,070,000	\$ 9,070,000	\$ 27,210,000	CMHC Affordable Housing Fund - New Construction - Rapid Housing Sub-stream
2							\$ -	
3							\$ -	
4							\$ -	
5							\$ -	
Total:				\$ 9,070,000	\$ 9,070,000	\$ 9,070,000	\$ 27,210,000	

Appendix F: Asset Management

First: Input your 12 digit project number (no spaces)

Second: Select the specific building from the drop down list (Column D)

Third: Input in the legal address (Column E-G) and the number of units pertaining to that specific building (Column K)

Fourth: Complete the remainder of the information (Columns L - Q)

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12 Digit Project Number	Org ID	Building Name	Building Address	Plan	Block	Lot	Municipality	Program	# of Units	Building/Property Type (Drop Down List)	Vacant/Occupied	Proposed Asset Outcome (Drop Down List)	Asset Outcome Priority	Facility Condition Comments (Good, Fair, Poor)	Rationale for Proposed Asset Disposition
2871-2755-6011	TAB	Harmony Manor	4702 - 50 Avenue	7282JK	A		Taber	Seniors Self Contained Program	25	Apartment	Occupied	Transfer to HMB	1	Fair	Asset Transfer Process is underway but not yet completed.
2871-2755-6152	TAB	Homestead Manor	4900 - 48 Street	8310263	A	2	Taber	Seniors Self Contained Program	30	Apartment	Occupied	Transfer to HMB	1	Fair	Homestead Manor and Pioneer Place are situated on the same plot of land. The property
2871-2755-6178	TAB	Pioneer Place	4718 - 48 Avenue	8310263	A	2	Taber	Seniors Self Contained Program	30	Apartment	Occupied	Transfer to HMB	1	Fair	tax assessment does not differentiate between their locations. It would be beneficial that these two properties be transferred together. It might be legally required.
2055-2722-6023	TAB	Barnwell - R&N 2	508 - 1 Street E	8210307	1	18 & 19	Barnwell	Community Housing Program	2	Apartment	Occupied	Transfer to HMB	3	Fair	These two properties are listed separately due to their classifications - R & N and SSC.
2055-2755-6150	TAB	Bountiful House	508 - 1 Street E	8210307	1	18 & 19	Barnwell	Seniors Self Contained Program	4	Apartment	Occupied	Transfer to HMB	3	Fair	But the building is six units pushed together (4 + 2). They should be transferred together.
2968-2755-6078	TAB	Prairie Rose Manor	624 - 3 Avenue N	760CM	22	5 - 8	Vauxhall	Seniors Self Contained Program	8	Apartment	Occupied	Transfer to HMB	2	Fair	These two properties are listed separately due to their classifications - R & N and SSC.
2968-2722-6024	TAB	Vauxhall - R&N 1	624 - 3 Avenue N	760CM	22	5 - 8	Vauxhall	Community Housing Program	4	Apartment	Occupied	Transfer to HMB	2	Fair	But the building is twelve units pushed together (8 + 4). They should be transferred together.
2055-2722-6053	TAB	Barnwell - R&N 1	102 - 4 Avenue E	7810648	8	6	Barnwell	Community Housing Program	1	Single Family Dwelling	Occupied	Transfer to HMB	4	Fair	Social Housing - subsidy required to operate. However, this property has a very large yard that could potentially be sub-divided to add additional affordable housing (i.e. duplex - 2 three-bedrooms).
2480-2755-6177	TAB	Sunshine Manor	437 - 2 Street South	4555s	22	36-40	Grassy Lake	Seniors Self Contained Program	4	Apartment	Occupied	Transfer to HMB	5	Fair	Meets community needs to house low income seniors (RGI). This is a small building but the furthest away from Taber. As a result, there are considerable costs to operate and maintain. May require subsidy.
2871-2731-6768	TAB	Taber 1	5002 - 60 Avenue	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5006 - 60 Avenue	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5010 - 60 Avenue	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5014 - 60 Avenue	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5018 - 60 Avenue	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5102 - 60 Avenue	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5106 - 60 Avenue	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5110 - 60 Avenue	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5911 - 50 Street	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6768	TAB	Taber 1	5915 - 50 Street	5323JK	47	1	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	6	Fair	Social Housing - subsidy required to operate.
2871-2731-6091	TAB	Taber 2	5601 - 46 Street	8010818	1	8	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	7	Fair	Social Housing - subsidy required to operate.
2871-2731-6091	TAB	Taber 2	4417 - 56 Avenue	8010818	2	9	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	7	Fair	Social Housing - subsidy required to operate.
2871-2731-6091	TAB	Taber 2	5602 - 47 Street	8010818	1	14	Taber	Community Housing Program	2	Duplex	Occupied	Transfer to HMB	7	Fair	Social Housing - subsidy required to operate.
2871-2731-6689	TAB	Taber 3 (ATCO)	3802 - 55 Street	8811562	53	35	Taber	Community Housing Program	4	Other - Fourplex	Occupied	Transfer to HMB	8	Fair	Social Housing - subsidy required to operate.
2968-2722-6011	TAB	Vauxhall - R&N 2	509 - 3 Street N	8010318	14	31	Vauxhall	Community Housing Program	1	Single Family Dwelling	Occupied	Transfer to HMB	9	Fair	Social Housing - subsidy required to operate.
2968-2722-6011	TAB	Vauxhall - R&N 2	523 - 3 Street N	8010318	11	31	Vauxhall	Community Housing Program	1	Single Family Dwelling	Occupied	Transfer to HMB	9	Fair	Social Housing - subsidy required to operate.
2871-2735-6008	TAB	Public Non Profit Housing	5414 - 55 Street	5365L	20	17	Taber	Community Housing Program	4	Single Family Dwelling	Occupied	Transfer to HMB	10	Fair	Social Housing - subsidy required to operate.

Appendix G- 2025-26 Capital Asset Questionnaire

The purpose of the questionnaire is to gather information from stakeholders related to contaminated sites, asbestos removal, and asset impairments to comply with Public Sector Accounting Standards (PSAS) #1201, 3280 & 3260 for proper reporting and disclosure in the Alberta Social Housing Corporation's 2025-26 financial statements.

Please complete, sign, and submit this questionnaire regardless if this information has been previously provided through other means as it may not have been evaluated from a financial statement reporting perspective.

Please check the boxes below for any of the statements that apply:

Contaminated Sites (PSAS 3260)

- ☐ Are you aware of any Alberta Social Housing Corporation (ASHC) owned assets (i.e. land) that would be considered a contaminate site where ASHC has a DIRECT obligations to remediate contamination?

If the yes, please complete Page 3 below.

Asset Impairments (PSAS 1201)

- ☐ Are you aware of any Alberta Social Housing Corporation (ASHC) owned capital assets (land and/or building) that have had their service potential diminished permanently (i.e. no plans to restore to usable condition) as a result of neglect, theft, abandonment, damage, destruction or technical obsolescence?

If yes, please complete Part A on Page 4.

- ☐ Are you aware of any Alberta Social Housing Corporation (ASHC) owned capital assets (land and/or building) that has been or is expected to be removed from service for an extended period of time or currently not in productive use?

If yes, please complete Part B on Page 4.

No Changes

- ☒ There are no known contaminated sites or asset impairments for the 2025/26 fiscal year.

Asset Retirement Obligations (ARO) (PSAS 3280)

- ☐ Are you aware of any Alberta Social Housing Corporation (ASHC) owned capital assets (land and/or building) that have asbestos removal work or planning to do asbestos abatement work fully or partially after March 31, 2025.

If yes, please complete Page 5.

No Changes

- ☒ There is no known asbestos removal work or planning to do fully or partially for the 2025/26 fiscal year.

Contaminated Sites (PSAS 3260)

Are you aware of any Alberta Social Housing Corporation (ASHC) owned assets (i.e. land) that would be considered a contaminate site where ASHC has a DIRECT obligations to remediate contamination?

*A contaminated site is a site at which substances (ie chemical, organic, radioactive material or live organism) are introduced into areas of **soil, water or sediment** that occur in concentrations that exceed the maximum acceptable amounts under an **environmental standard**. (Environmental standards are issued by Alberta Environment and Parks as well as by the Canadian Council of Ministers of the Environment). Please see links below for detailed standards.*

Site Name	Site Address	City/Town	Type of contamination (soil, water or sediment)	Environmental Standards Exceeded	Estimated liability (cost) to remediate

Additional Comments (including type of contamination and environmental standard exceeded):

Links:

[Alberta Environment and Parks Standards](#)

[Canada-wide environmental standards](#)

Asset Impairments (PSAS 1201)

Part A. Are you aware of any Alberta Social Housing Corporation (ASHC) owned capital assets (land and/or building) that have had their service potential diminished permanently (i.e. no plans to restore to usable condition) as a result of **neglect, theft, abandonment, damage, destruction or technical obsolescence?**

Details on Asset:

Description of Impairment:

Estimated Value of Impairment:

Part B. Are you aware of any Alberta Social Housing Corporation (ASHC) owned capital assets (land and/or building) that has been or is expected to be removed from service for an extended period of time or currently not in productive use?

Details on Asset:

Expected Date of Return to Productive Use:

Asset Retirement Obligation (PSAS 3280)

Are you aware of any Alberta Social Housing Corporation (ASHC) owned capital assets (land and/or building) that have asbestos removal or planning to do asbestos abatement work fully or partially after March 31, 2025.

Details on Asset: *(Building Name, Address, Postal Code, Building type, Building size, total units)*

Description of Abatement Work: *(Remediation type, Percentage of abatement (%), any comments)*

Actual/Estimated Cost to Remediate:

Name:

Date:

Title:

Signature:

Tim Janzen

June 25, 2025

Chief Administrative Officer

Tim Janzen

Digitally signed by Tim Janzen
Date: 2025.06.25 11:37:31
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