



**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, August 14 @ 1:30 p.m.
Clearview Lodge – Activity Room

1. **Approval of Agenda**
2. **Approval of Minutes:**
 - a) Minutes – Board of Directors Meeting – July 24, 2025
3. **Business Arising:**
 - a) Drug & Alcohol Policy – UNDER REVIEW
 - b) Meals on Wheels – Statistics to July 31, 2025
4. **Financial Statements**
 - a) Income Statement & Bank Reconciliation – CVL – YTD to July 31, 2025
 - b) Income Statement & Bank Reconciliation – Social Housing – YTD to July 31, 2025
 - c) Bank Reconciliation – Security Deposit – July 31, 2025
5. **Reports**
 - a) Lodge Manager/Resident Manager Report
 - b) Operations Manager Report
 - c) Placement Officer Report
 - d) CAO Report
6. **New Business:**
 - a) Affordable Housing
 - i) Debrief Scheduled – August 15, 2025
 - ii) Update - Class B Costing and CMHC Application
 - b) CVL – Design Process Ideas & Schedule
 - i) Preliminary Design – CVL
 - c) Schedule of Building Committee Meetings & Membership
 - d) Legal Opinion on Asset Transfer of Harmony Home Manor – Brownlee Law LLP
 - e) Update - Board Retreat and/or Strategic Planning Session(s)
7. **Information**
 - a) Report – Social Housing – August 8, 2025
 - b) Taber Times article re: TDHF – August 6, 2025
8. **Adjournment**

Next Meeting: Board of Directors Mtg. Thursday, September 25, 2025 1:30 pm TDHF Admin Office



**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, July 24, 2025
TDHF Admin Office - Boardroom

ATTENDANCE

Board:	Rosanne Horrocks Tamara Miyanaga	Tom Machacek Joe Strojwas	Dan Remfert
Absent:	Russell Norriz	Jake Hiebert	
Administration:	Tim Janzen (CAO), Tanya Fallon (CVL Lodge Manager), Carrie Wilson (Resident Manager), Corey Beck (Operations Manager), and Mary Klassen (Placement Officer)		

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

1. Approval of Agenda

Motion 2025 - 093

MOVED by D. Remfert to approve the agenda as amended.

CARRIED

2. Approval of Minutes

Motion 2025 - 094

MOVED by T. Miyanaga to accept the minutes from the Building Committee meeting of Wednesday, July 16, 2025, as presented.

CARRIED

Motion 2025 - 095

MOVED by T. Machacek to accept the minutes from the Board of Directors meeting of Thursday, June 26, 2025, as presented.

CARRIED

3. Business Arising

- a) **Drug & Alcohol Policy - DRAFT** – CAO reported the document is still being worked on.
- b) **Financial Statements** – CAO reported that approved and signed financial statements for TDHF have been posted on the organization's website for years 2021 to 2024.
- c) **Meals on Wheels** – Statistics YTD to June 30, 2025

4. Financial Statements – Financial Statements & Bank Reconciliations

Motion 2025 - 096

MOVED by J. Strojwas to approve financial statements and bank reconciliations for Clearview Lodge to June 30, 2025.

CARRIED

Motion 2025 - 097

MOVED by D. Remfert to approve financial statements and bank reconciliations for Social Housing to June 30, 2025.

CARRIED

Motion 2025 - 098

MOVED by T. Miyanaga to approve bank reconciliations for Security Deposits for the months of June 30, 2025.

CARRIED

5. Reports

- a) CVL Lodge Manager/Resident Manager Report

Motion 2025 - 099

MOVED by T. Machacek to accept the Lodge Manager/Resident Manager report, as presented.

CARRIED

- b) Operations Manager Report

Motion 2025 - 100

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

CARRIED

- c) Placement Officer Report

Motion 2025 - 101

MOVED by D. Remfert to accept the Placement Officer report, as presented.

CARRIED

- d) Chief Administrative Officer Report

Motion 2025 - 102

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

CARRIED

6. New Business

a) Cherry & Main Affordable Housing Project:

- i) CAO presented letter from David Williams, ADM Assisted Living and Support Services (dated July 15, 2025) that indicated that Cherry & Main Affordable Apartments had not been selected in the latest round of Affordable Housing Partnership program (AHPP).

Motion 2025 - 103

MOVED by J. Strojwas that the Class B costing process be initiated (based on plans provided by Bergen & Associates) and an application for financing submitted to CMHC, before the end of September 2025.

CARRIED

ii) Asset Transfer

CAO presented information that ALSS was offering Harmony Home Manor with a Maintenance Reserve of \$1,369,600. The transfer date is set currently at September 15, 2025.

Motion 2025 - 104

MOVED by T. Machacek that asset transfer contracts/documents be forwarded to Brownlee Law LLP for legal review.

CARRIED

b) Clearview Lodge – Expansion & Modernization

Motion 2025 - 105

MOVED by T. Machacek that TDHF proceed with Bergen & Associates to complete value engineering (cost up to \$200,000) + GST and have a design that will meet Class B costing standards by end of September 2025.

CARRIED

c) Policy G-3: Board Honoraria – 2026 to 2028

Motion 2025 - 106

MOVED T. Miyanaga that Policy G-3: Board Honoraria – 2026 to 2028 be accepted as presented.

CARRIED

d) Schedule A: CVL Schedule of Fees – Effective October 1, 2025

Motion 2025 - 107

MOVED D. Remfert that Schedule A: CVL Schedule of Fees (effective October 1, 2025) be accepted with revisions.

CARRIED

e) Update to Meals on Wheels meal cost – Effective October 1, 2025

Motion 2025-108

MOVED by J. Strojwas that the letter outlining the change in Meals on Wheels meal cost (effective October 1, 2025) be accepted as presented.

CARRIED

f) Schedule of Fees for Social Housing – Effective October 1, 2025

Motion 2025-109

MOVED by T. Miyanaga that the Schedule of Fees for Social Housing (effective October 1, 2025) accepted as presented.

CARRIED

g) Board Retreat and/or Strategic Planning Session(s)

CAO presented an option for some strategic planning sessions in late 2025 (post election) and early 2026, to spend intentional time considering issues of importance to Board and future of the organization. General discussion was that CAO should investigate a variety of options and costs for sessions, but that the time would be important to the future of the organization.

7. Other Information

a) Report – Social Housing – July 18, 2025

8. Adjournment

Motion 2025 - 110

MOVED by J. Strojwas to adjourn this meeting at 3:28 pm

CARRIED

Next Meeting:

TDHF Staff Appreciation	Wednesday, Aug 13	6:00 pm	CVL Parking Lot
CVL Resident & Family BBQ	Thursday, Aug 14	11:45 am	CVL Parking Lot
Board of Directors	Thurs, August 14, 2025	1:30 pm	CVL Activity Room

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	27	381	1158	28	1,089.00
April	22	358	1516	31	1,054.50
May	35	351	1867	32	1,021.50
June	37	370	2237	29	1,122.00
July	26	364	2601	33	1,090.50
August			2601		
September			2601		
October			2601		
November			2601		
December			2601		
YTD MEALS		2601		217	7,461.00
\$/MEAL		\$10.00		Days/Mon	Discount
Discounted to	#1 - less \$1.50	\$8.50	Oct 1, 2025 - \$11.00 -		
Discounted to	#2 - less \$6.00	\$4.00			

<u>Year</u>	<u># of clients</u>	<u># of meals</u>
2020	20	2000
2021	36	3941
2022	35	3430
2023	35	3140
2024	37	3522

3. bji

[illegible]

Lodge & Resident Manager's Board Report

August 2025

- 1) Resident Information:**
 - a. Move In's – 1**
 - b. Move Outs – 0**
 - c. SL3 – 20**
 - d. SL2 Home Care Residents – 40**
 - e. Resident Room Changes –1**
 - f. Change in status – 0**
 - g. Potential resident interviews – 1**
 - h. Preadmission resident interviews for new H/C residents, this includes SL2/Type B – HCA (SL3)/Type B LPN secure (SL4-D) – 0**
 - i. Waitlist – 13**
 - j. Residents in total – 77**
 - k. Residents on MAP –39**
 - l. Residents receiving laundry services –44**
 - m. Residents with in-house pendants – 23**
 - n. Residents receiving supplies – 2**
 - o. Family case conferences held – 2**
 - p. Residents paying for extra baths - 5**
- 2) Monthly Meetings:**
 - a. HCA, kitchen, recreation, and housekeeping meetings held with minutes completed and distributed.**
 - b. CVL Management meeting.**
- 3) Weekly AHS & Data reports completed.**
- 4) Updating service hours spreadsheet as CLSP's from Home Care are updated.**
- 5) Monitoring Senior Care to ensure care being provided by HCAs coincides with care outlined in CLSP's.**
- 6) Monitoring and documenting all Medication errors, Fall reports, and hospital transfers, Ensuring all documents have been followed by HCA Coordinator and Home Care. Also documenting these in the quarterly spreadsheet for the AHS quarterly report.**
- 7) Budget items are being compiled being worked on for 2026.**
- 8) Health & Safety:**
 - a. Set up Supportive Pathways training for September.**
 - b. Set up Hazard assessment review for September.**
 - c. Health & Safety Board completed. Game is on-going as of now.**
 - d. SWP review and competency checks completed for all departments.**
 - e. Fire drill held.**
 - f. 3 incidents reported, investigations completed, Action plans being put in place.**
- 9) Employees:**
 - a. Still looking for an HCA Coordinator to assist Carlos.**
 - b. 1 orientation for new staff member completed.**

Saji

- c. Staff appreciation BBQ was held August 13th, 2025.
- d. There were 8 – 5-year service awards, 3 – 10-year service awards, and 2 – 20-year service awards given out this year which is amazing.
- e. Scheduling/Payroll for June/July completed. Scheduling/payroll for July/August ongoing.
- f. Staff appreciation Shirts sign up sheet is up, and shirts will be ordered by end of August at the latest.
- g. Cornfest float is being organized and set up to represent TDHF and CVL.
- h. Resident BBQ is in the final stages of organization and will be ongoing at the time of the Board meeting.

Recreation Board Report 2025:

By Taralyn Heezen

July 1st: No Recreation, Senior Games with the Ladies.

July 2nd: Regular Activities, Catholic Mass, Duncan & Lindsey Entertainment.

July 3rd: Regular Activities, Shopper Drugs Presentation was very informative, and the Residents were offered different options for medical care, and the company is willing to get them transportation if needed.

July 4th: Regular Activities, Walmart Shopping, Residents watched the Calgary Stampede Parade.

July 5th: No Recreation, Rosary, Movie

July 6th: No Recreation, rosary, Church of Jesus Christ of Latter-Day Saints, Movie.

July 7th: Regular Activities, One on Ones, Senior Games with the Ladies.

July 8th: Regular Activities, Reinland Church Choir.

July 9th: Regular Activities, Precious Connections, Ray Ducette Entertainment.

July 10th: Regular Activities, Hear Right Canada, Boyd and his Band in a Box Entertainment. This entertainment is special for the Residents as he is from the States and only comes once a year to Entertain and the Residents enjoy this every year. He is a son in law to one of our Residents.

July 11th: Regular Activities, Hailey Murphy Entertainment, Movie.

July 12th: No Recreation, Rosary, Movie.

July 13th: No Recreation, Rosary, Hymn Sing a Long, Church of Jesus Christ of Latter-Day Saints church service, Westview Fellowship Church Choir

July 14th: Regular Games, One on Ones, Senior Games with the Ladies, Blood Pressure Clinic.

July 15th: Regular Activities, Visit at Lindenview.

July 16th: Regular Activities, The Oilers Entertainment.

July 17th: Regular Activities.

July 18th: Regular Activities.

July 19th: No Recreation, Rosary, Movie.

July 20th: No Recreation, Rosary, Church of Jesus Christ of Latter-Day Saints Church Service, Movie.

July 21st: Regular Activities, One on Ones, Senior games with the Ladies.

July 22nd: Regular Activities.

July 23rd: Regular Activities, Dusty Litchfield Entertainment.

July 24th: Regular Activities, Bus trip to Michelsen Farms. The Residents truly enjoyed this trip, and I am sure the wagon ride was the highlight of the day.

July 25th: Regular Activities.

July 26th: No Recreation, Rosary, Movie.

July 27th: No Recreation, Rosary, Hymn Sing a Long, Church of Jesus Christ of Latter-Day Saints church service.

July 28th: Regular Activities, One on Ones, Senior Games with the Ladies.

July 29th: Regular Activities.

July 30th: Regular Activities, Karen Karaoke Entertainment.

July 31st: Regular Activities.

Volunteer Hours:

Valarie Beukema: 5 Hrs.

Kayle Fallon: 7 Hrs.

Kynlee Fallon: 7 Hrs.

Bernice Janssen: 2.5 Hrs.

John Neufeld: 3 Hrs.

Isabel Nordquist: 1 Hr.

Ann Veenstra: 1Hr.

Our Volunteer Sheila Ypma has passed away and Sister Wright and Sister Parson have finished their Missions and have also move on to different things. We have enjoyed these volunteers and their gifts they brought to the Residents, they will be missed.

Operations Report

August 2025

Clearview Lodge

- Attended CVL management meeting
- Royal Rug Cleaners cleaned a unit for us.
- The couple unit (509/510) has been painted and ready for move in.
- I received 4 wrist pendants for HCAs.
- The resident laundry room has been painted.
- Fire alarm verification has been completed.
- ULC inspection completed.
- Leak in walk-in freezer repaired.

Homestead Manor

- Sewer problems in 300 wing, ordered cast pipe to replace section.
- Sewer problems in the 200 wing, pipe to be replaced.
- Fire alarm verification has been completed.
- Upgrading the sprinkler system at the Manor.

Pioneer Place

- *Cabinets install to upgrade coffee area has been completed.*
- *Bid package for a suite renewal has been completed*
- Fire alarm verification has been completed.

5. bji

Harmony Home

- *Unit #206 has been renovated and ready to rent.*
- *Fire alarm verification has been completed.*

Prairie Rose Manor

- *Sprinkler fix has been completed.*
- *Door controller moved from Pioneer for backdoor fob.*
- *Bid package has been awarded for suite renewal.*
- *ULC inspection completed.*

Sunshine Manor

- *I received a new sign for the Manor, old one has been removed*
- *Dried up bushes to be removed*
- *Smoke detectors carbon monoxide went off calling Fire Dept.*
- *ULC inspection completed.*
- *Weeds sprayed in parking lot.*

Barnwell

- *On-going maintenance.*
- *Barnwell House (R & N2) has had the floor replaced.*

Phase One

- *Sewer problems at one unit, Whites Plumbing cleaned the line.*
- *Bid package to update a unit has been awarded.*
- *We've had 2 move-outs in Phase 1.*
- *One unit to be updated.*
- *Had both units cleaned.*

Phase Two

- *Had a unit painted and move in progress.*
- *Planted a tree at one unit.*

Phase Three

- *On going maintenance*
- *Ordered a tub surround for one unit.*

Special Needs

- *On going maintenance.*
- *Pricing leaf guards for building.*

General Maintenance.

- *Four more shower stalls are on order.*
- *Pricing out a gravel pad behind shop.*
- *Arranged to meet with ASHC regarding building assessments and site visits.*
- *Upcoming loss control inspection.*

PLACEMENT OFFICER REPORT

MONTH: August 2025

SENIOR HOUSING

Applications Received – 1
Move ins – 0
Move outs – 0
Waitlist – 7
Units Available – 1
Vacant Units – 2 (206HH and 105PP)

FAMILY HOUSING

Applications Received – 0
Move ins – 1 end of July
Move outs - 2
Waitlist – 8
Available Units – 2

RENT ASSISTANCE

Applications Received - 2
New Clients – 0
Client Removed – 0
Total Clients - 40
Processing – 6

NOTES:

1. Senior Housing

I tracked down the last of the information from tenants and was able to process new rent calculations for all the outside manors. Inspections are scheduled for Aug 15. This is the last of the annual inspections for the year.

2. Family Housing

We had 2 move outs with one move in. TDH was able to place a mom with her 2 daughters and get her out of sleeping in her car.

3. RAB Program

The RAB (Rent Assistance Benefit) Program has requires substantial time and attention. I have applications that I am hoping to approve before the end of the month.

S. C. i

CAO Report

August 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 Tanya & Carrie
- Policy review

Week of July 28 – Aug 1

- July 28 – Urgent Meeting with Continuing Care leadership – Dr. Zielke
- July 28 – CVL Management Meeting
- July 28 – Interview with HCA Coordinator candidate
-
-
- July 30 – Away - Medical Appointment
- July 31 – Aug 1 - Vacation

Week of Aug 4 - 8

- Aug 4 – Stat Holiday
- Aug 5 – Legal letter re: employee on LTD leave and claiming frustration
- Aug 6 – Meeting with Tanya & Carrie
- Presentation from Moby – Provider of TV, Internet & Phone – CVL and Manors
- Videoconference re: new rules for Access to Information Act
- Aug 7 – Insurance Renewal – Effective Nov 1, 2025
- Spoke with RMA representative re: Insurance at Harmony Home Manor
- Aug 7 – Received legal opinion re: asset transfer documents
- Aug 8 – Vacation day
- Aug 8 – Meeting with Bergen & Associates for preliminary design

5.dji

Week of Aug 11 -- 15

- Aug 11 – Meeting with Tanya, Corey & Carrie re: CVL preliminary design
- Aug 12 – Discussion with Brownlee lawyer re: asset transfer and a few questions
- Aug 13 – Reviewing permit requirements for seacan container(s) placed behind the maintenance shop
- Aug 13 – Staff Appreciation BBQ
- Aug 14 – CVL Resident & Family BBQ
- Aug 14 – TDHF Board of Directors meeting
- Aug 15 – Debrief meeting with ALSS re: Cherry & Main AHPP Declined application

Upcoming Events**September ->**

- Building Committee:
 - Develop plan and costing:
 - CMHC financing
 - Discussions with municipal partners about debenture financing and timing
 - Develop income projections for construction period (impact on operating budgets throughout the next 3 to 4 years)
 - Considering plan to use 100 wing (albeit relocated) to house 12 residents during construction
 - Set up further meeting(s) with Assisted Living & Social Services (**On-going**)
 - Develop communications plan
- Electronic payroll system (**Aug/Sept ->**)
 - Begin repairs to iPad facial recognition timekeeping device (**Aug**)
 - Update employee listing to current staff (archive any noncurrent staff) (**Aug**)
 - Update reporting lines for each department (**Aug**)
 - Work with Bev on payroll calculation rules (**Oct/Nov**)
- Strategic Planning – put Goals into Action Plan
 - Transfer of ownership of ASHC assets to TDHF (**Harmony Home – Q3/4 - 2025**)
 - Upon successful asset transfer, develop project planning details (**Q4 – 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). Projects to be completed in 2026 & 2027.

- 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) (**Sept ->**)
- Develop proposals for Special Needs housing (**On hold**)
- Update business case for Clearview Lodge (based on Bergen costing) (**Aug/Sept ->**)
- Research and develop opportunity for third party management of housing facilities.
- Investigate and develop relationships with local investors/developers/employers.
- Professional Development for Out-of-Scope Managers
 - Research possibilities for 2025/6 team-building opportunities (**ready pending announcement of reinstatement of Canada-AB Job Grant funding**)
- 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)
 - Market Analysis of TDHF out-of-scope employee salaries (**Oct**)
- 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 (**Aug ->**)
- Policy Review & Updates
 - Disability Management Program & Return to Work (in progress)
 - Drug & Alcohol Policy (**Q4 - 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 (**Aug/Sept**)
 - CVL Resident Application form (**Aug/Sept**)
 - Develop plan and timeline for adoption of Alberta Health Care rates for SL3 clients (**DONE**)
 - Implementation date – August 1

Professional Development & Committee Responsibilities:

- October 7, 2025 – ASCHA South Zone Regional Meeting – Calgary, AB
- October 21 – 24, 2025 – APHAA Conference – Kananaskis, AB

Days booked out of office:

- September 2 – 12, 2025 – Vacation
- Dec 25, 2025 – Jan 2, 2026 - Vacation
- April 6 – 24, 2026 - Vacation

Highlights:

- Attached are the revised layout of:
 - Typical Studio Unit – Renovation
 - Typical One-bedroom Unit – Renovation
 - Typical Studio Unit – ExpansionVersus that proposed by Vaughan Hoy design.

The goal was to achieve greater consistency in design between renovated and expansion units, better flow through the unit, more storage space and accessible design (in bathrooms, living area and bedroom (where applicable)). The new design seems to meet these goals without any additional space. The room sizes are consistent with those in the Vaughan Hoy design.

The goals were achieved by incorporating a few specific design features:

- Roll in showers that are flat with the bathroom floor. This allows for the accessible turning radius to include some of the shower pan.
 - The use of two-way hinges in the bathroom doors. The majority of the time the door swings into the bathroom, but in the event of an emergency, the hinge can be swung out of the room. This eliminates the possibility of a resident falling against the door and effectively blocking access to the bathroom. Vaughan's design used a sliding barn door, but this is less effective for sound and takes up a significant amount of wall space.
- More efficient stacking of units has yielded a total of 92 units:
 - Renovated Space – 36 units
 - Expansion – 1st Floor – 18 units
 - Expansion – 2nd Floor – 19 units
 - Expansion – 3rd Floor – 19 units
 - By room type:
 - 77 Studio units
 - 15 One-bedroom units

Assuming couples living in one-bedroom units, the maximum capacity of the proposed project is 107 residents. This is likely the very top end of capacity for our dining room and the kitchen (without going to multiple sittings at meals).

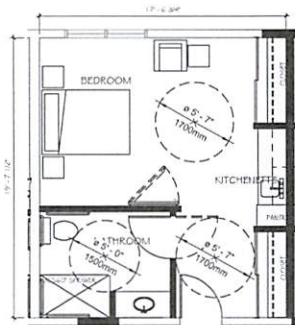
The layout of the renovated rooms using the existing hallways (instead of retrofitting the hallway space into room space) is anticipated to greatly reduce the renovation costs as very few structural changes will be required whereas Vaughan's design required significant structural changes and complete re-routing of the fire suppression system.

This stacking was completed to maximize the number of units BUT there will likely be some revisions while we add back some of the spaces that are not rooms but are still vital to the Lodge operation, such as a Bathing room (expansion wing), accessible public washrooms (on each floor of the expansion wing) and the Bistro (adjacent to the dining room and Atrium).

Other issues that need to be addressed:

- Placement of new activity room in current building
- Placement of office space (preferably adjacent to the entry area)
- Removal of raised deck above porte-cochere
- Removal of entry area staircase.
- Disconnection of porte cochere from building (this may remove the requirement for a dry fire suppression system on the underside of the porte cochere.
- Placement of staff room in basement
- Removal of fitness area
- Less staff parking opportunities as Town of Taber has not developed 48th Street angle parking as had been anticipated during planning process.

The target of having drawings ready for costing in September 2025 is still on track.



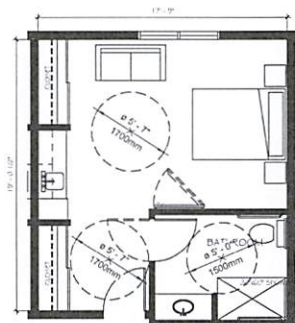
AREA: 350 SQ. FT.

RENOVATION
TYPICAL STUDIO UNIT LAYOUT PLAN
SCALE: 1/4" = 1'-0"



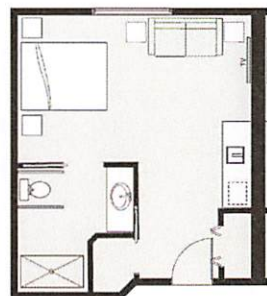
AREA: 350 SQ. FT.

RENOVATION
EXISTING STUDIO UNIT LAYOUT PLAN
Not to Scale



AREA: 374 SQ. FT.

EXPANSION WING
TYPICAL STUDIO UNIT LAYOUT PLAN
SCALE: 1/4" = 1'-0"



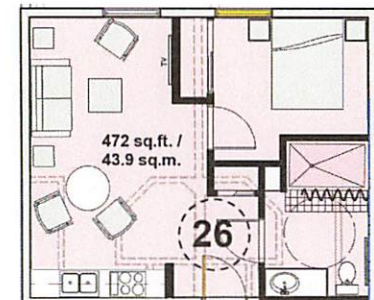
AREA: 395 SQ. FT.

EXPANSION WING
EXISTING STUDIO UNIT LAYOUT PLAN
Not to Scale



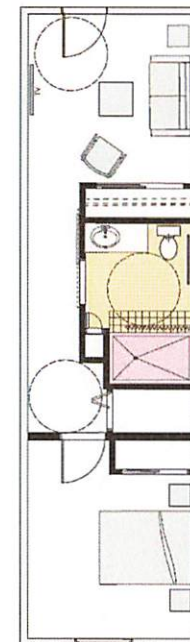
AREA: 472 SQ. FT.

RENOVATION
TYPICAL ONE-BEDROOM UNIT LAYOUT PLAN
SCALE: 1/4" = 1'-0"



AREA: 472 SQ. FT.

RENOVATION
EXISTING ONE-BEDROOM UNIT LAYOUT PLAN
Not to Scale



AREA: 536 SQ. FT.

EXPANSION WING
EXISTING ONE-BEDROOM UNIT LAYOUT PLAN
Not to Scale

REVISIONS
CONSULTANTS



DOUGLAS J. BERGEN
& ASSOCIATES LTD.
ARCHITECTURAL TECHNOLOGY
THIS FIRM IS AN AFFILIATE OF DOUGLAS J. BERGEN & ASSOCIATES LTD.
1000 WEST 10TH AVENUE, SUITE 100
EDMONTON, ALBERTA T6P 0K1
CANADA
TEL: (780) 443-1111
FAX: (780) 443-1112
WWW.DJB.COM

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

PROJECT TITLE
CLEARVIEW LODGE
RENOVATION

DATE: 08/01/2015
CLIENT: CLEARVIEW LODGE
DRAWING TITLE: ENLARGE UNIT PLAN

DATE: 08/01/2015
PROJECT NO.: 1504
SCALE: 1/4" = 1'-0"
DRAWN BY: [Name]
PLOTTED BY: [Name]
CADD FILE: [Name]

SHEET NO.: 01 OF 01
PI.6

6.5/11

Asset Transfer Information
At August 14, 2025

Per Chris Franssen, Brownlee Law
Per Elena Nyhus, Assisted Living Social Services, Capital Planning & Asset Management
CAO Thoughts

Asset Transfer Program

- TDHF has two buildings up for asset transfer in the next fiscal year – Bountiful House and Barnwell R&N2 – which is actually one building – Bountiful House

Harmony Home Manor

1. Purchase Agreement

Section 1 - Purchase Agreement Date – currently set at September 15, 2025 *but is flexible*

Section 2.3 & 4.2.4 – Option to Re-purchase

Section 2.4 – Limitation on Future Use

As long as TDHF continues to use Harmony Home Manor for social housing or affordable housing for the next 20 years, ASHC can NOT re-purchase the property.

Elena did point out that if TDHF also wanted to get out of the business of affordable and social housing and no longer operate the building, the option to re-purchase may come into play.

At this point, TDHF plans to continue to offer the same service as it has to date. Elena did point out that “affordable housing” for this agreement means any amount less than market rate. There is no set percentage that the rent charged at Harmony Home Manor would have to be less than the market rate. The charged rent simply has to be less than the market rate.

Section 8.2 – Existing Leases

The current tenant leases are with TDHF and therefore will continue once TDHF assumes ownership of Harmony Home Manor.

2. Restrictive Agreement

Section 2.1 - Use of the Land

TDHF will be required to use the property to provide social or affordable housing, for at least 20 years. ***That should not be onerous.***

Section 2.12 – Grant Funding

The grant funding comes with certain reporting requirements. These are not onerous but do require that TDHF keep funds in a separate account and keep record of spending.

Section 2.2 – Sale to Tenants

This provision does not really apply to Harmony Home Manor as it has a single title but, in some buildings, the housing management body would be allowed to sell units to existing tenants (at a reduced rate from market).

Section 3 – Indemnity and Insurance

It is recommended to check with our insurance company to see what we need to add for insurance and how our existing coverage would blend with this coverage. Currently, we have only liability insurance on housing buildings that we manage. ***By purchasing Harmony Home Manor, TDHF would also need to insure the building and equipment.***

Section 4/5 Option to Repurchase

There is a complete list of the reasons why the building could be repurchased by ASHC. If none of the triggering events were to occur, the option to repurchase will not be exercisable.

This option may also create a barrier for using the Harmony Home Manor as collateral for any other borrowing considered by TDHF. The option will be placed on the title of the property and therefore ASHC is in first position before any potential creditors. Most creditors will not be interested in lending funds where they are not in first position.

3. Capital Funding Agreement

Section 4 – Term

A term of two years in the agreement *but can be extended by ASHC (in writing). This was not seen as being an issue by Elena.*

The capital projects are expected to be completed over the next 5 years. Previously, TDHF had made the paving of the parking lot a priority, but it will be impacted by construction at Clearview Lodge and therefore should not be completed until CVL construction is complete.

Section 5 – Contribution Amount

TDHF would receive \$1,369,600 to complete capital maintenance projects at Harmony Home Manor.

Section 7 – Payment Schedule

Two payments:

- 80% of the contribution amount upon execution of the agreement
- Remaining 20% of the contribution amount upon receipt of the first annual audited financial statement (so April 2026)

Section 10 – Ineligible Expenses

It appears that donations, in-kind contributions or administrative services are not considered eligible for the purposes of the agreement.

Section 11/12 – Recovery of Funding

ASHC the right to withhold or adapt disbursements or disallow and recover disbursed funds that breach the terms of the Capital Agreement.

Section 20 – Operational Items

TDHF can not use capital funding for “operational items”. But the term is not defined in the Agreement. ***Generally, TDHF is used to expensing costs less than \$5,000 in total as “operational expenses”.***

Per Elena, there is NO change in operational processes, reporting and deficit funding. The agreement only addresses capital maintenance expenditures.

Section 22 – 27 – Purchaser Obligations

The requirements are quite standard *and generally what we would expect if we were managing a CMR project on any other building.*

Section 28/29 – Reporting & Accounting

The reporting requirements include management and retention of records, and audited financial statements, but the requirements are not unreasonable *and are very similar to what we do already for our Social Housing and Lodge program.*

Section 32 – 35 – Insurance and Indemnity

There is limited detail in the contract as to the amount of insurance required. *CAO has reached out to Elena to see if they have a set amount that they would like to see.*

Chris suggested that CAO reach out to RMA Insurance (our provider) to determine if we should have a comprehensive policy or simply add a construction component during the years that the extensive capital maintenance work is completed.

Section 36 – 39 – Termination

This section provides a number of grounds for which ASHC can terminate the Capital Funding Agreement. The grounds seem standard in nature and are acceptable from a legal perspective. If ASHC was to terminate the agreement, TDHF would be required to repay all or a portion of the funding advance to the date of termination, with the amount of repayment to be determined by ASHC in its sole discretion. This is not favorable to the Purchaser but would only occur if one of the termination grounds occur.

TDHF needs to make sure that the reasons for potential termination do not occur.

Recommendation:

That TDHF execute the three contractual documents:

- Purchase Agreement
- Restrictive Agreement
- Capital Funding Agreement

to complete the asset transfer of Harmony Home Manor from ASHC to TDHF, effective September 15, 2025.

6. d, iv



Refer to: C. M. Franssen
Direct Line: 780-497-4818
E-mail: cfranssen@brownleelaw.com
Our File No.: 74260-0074/JCM

August 7, 2025

VIA EMAIL: timj@taberhsg.ca

Taber and District Housing Foundation
5318, 48 Ave
Taber, Alberta
T1G 1S2

Attention: Tim Janzen, CAO

Dear Sir:

Re: Opinion on Transfer of Harmony Home Manor

INTRODUCTION

You asked us to provide an opinion regarding three agreements related to the overall transfer of the property legally described as:

PLAN 7282JK
THE WESTERLY 164.45 FEET OF THE NORTHERLY 280 FEET OF BLOCK A
CONTAINING 1.06 ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
("Harmony Home Manor"),

to be transferred from the Alberta Social Housing Foundation ("ASHC") to the Taber and District Housing Foundation (the "Purchaser"). The agreements provided in your correspondence include an agreement for purchase and sale of Harmony Home Manor ("Purchase Agreement"), a restrictive land use agreement ("Restrictive Agreement") and an affordable housing strategy maintenance reserve capital funding agreement ("Capital Funding Agreement"). We have reviewed all three agreements to assess the terms and obligations as they pertain to the Purchaser, in consideration of your comment that the opportunity for redrafting or further negotiation on the terms of these agreements would be minimal.

Please see below our comments respecting each agreement:

1. Purchase Agreement

The Purchase Agreement is structured as a standard purchase and sale agreement for lands and buildings. The anticipated closing date of this purchase is **September 15, 2025**, for a purchase price of nominal consideration. This Purchase Agreement is provided with no conditions respecting the execution of the transfer. With respect to the terms of the Purchase Agreement, the Purchaser should be aware of the following:

Section 2.3 / 4.2.4 Option to Repurchase – on the closing date, the Purchaser would be required to grant an option to re-purchase to ASHC, which could be executed in accordance with the terms of the Restrictive Agreement (addressed below). The main triggering events of the option to re-purchase involve the Purchaser not using Harmony Home Manor to provide affordable housing or related services, or in the event the Purchaser is seeking disposition of Harmony Home Manor. This option to re-purchase, and the obligations associated with providing affordable housing is anticipated to persist for twenty (20) years. **The Purchaser should be aware of this requirement and anticipate if this time period of operations is acceptable, or if the exercise of the ASHC option to re-purchase is detrimental to the Purchasers operations.**

Section 2.4 Limitation on Future Use – in tandem to the Restrictive Agreement, the Purchaser should be aware that an obligation of the Purchase Agreement is that Harmony Home Manor shall only be used for the purpose of providing “social and affordable housing accommodations” within its community location. In the event that Harmony Home Manor is not used for these purposes, the terms of the Restrictive Agreement would take effective.

Section 4.2.5 Purchaser Covenants – The purchaser’s conditions are provided for in Section 4.2 and are generally standard based on the nature of the Purchase Agreement. Confirmation by the Purchaser that the execution of the transaction is in line with the Purchaser’s constating documents and by-laws will be required, and the Purchaser should ensure all representations and warranties can be established prior to entering the Purchase Agreement.

Section 5 /6 Environmental and Condition of Lands – ASHC is providing no representations or warranties regarding the status of Harmony Home Manor, with regards to environmental contamination or the present of hazardous substances. These risks would be assumed by the Purchaser, and the building and lands would be sold “as is where is”. The Purchase Agreement also confirmed that no real property report will be provided. Harmony Home Manor, and its structural integrity and viability for use would be a risk borne solely by the Purchaser, where any enhancements or renovation would be the Purchaser’s obligation post-closing. **The Purchaser should take all steps available to it to confirm the status of the building and lands prior to finalizing the Purchase Agreement.**

Section 7 Mines and Minerals Interests – The Purchaser should be aware that although the transaction involves the lands and building, section 7 provides that the mines and mineral rights associated with Harmony Home Manor may be encumbered. We have no specific knowledge of the property or any historical exploration activities which may be on the site. Section 7.4 refers to the possibility that there may be abandoned oil and gas infrastructure on the lands, and that the Purchaser would be assuming the obligation to manage this issue in consultation with the Alberta Energy Regulator. This presents a possible risk to the Purchaser with respect to the lands of Harmony Home Manor. **If possible, the Purchaser should undertake additional soil and hazardous substances testing on the lands prior to executing the Purchase Agreement, or seek further clarity on any historical exploration activities on the property.**

Section 8.2 Existing Leases – this section of the Purchase Agreement refers to the Purchaser taking over as landlord for existing leases for which Harmony Home Manor is subject to. These leases are not provided as part of the Purchase Agreement, and no define terms clarify who the current tenants are related to the building or lands. It is assumed that the tenants would be the individuals who are participants in the affordable housing program currently offered by ASHC for units within Harmony Home Manor. **The Purchaser should seek disclosure of the standard form lease for affordable housing, and confirm and review the terms of any lease prior to assuming any lease relationships.**

The general provisions of the Purchase Agreement are standard related to a transfer for nominal consideration and do not provide any further uncertainty with respect to the Purchaser’s position.

2. Restrictive Agreement

This Restrictive Agreement is supplemental to the Purchase Agreement as a mechanism to restrict and limit the Purchaser’s use of Harmony Home Manor upon transfer. the Purchaser, in entering the Purchase Agreement, is also agreeing to be bound to the terms of the Restrictive Agreement in its entirety, as well as the proposed encumbrances which would affect Harmony Home Manor post-closing. We have reviewed the relevant sections of the Restrictive Agreement below:

Section 2.1 Use of the Land – The Purchaser is restricted from using Harmony Home Manor for any purpose other than those specified in Section 2.1.1 of the Restrictive Agreement. These include using the property or the sale of the property to provide affordable housing and related services in the Purchaser's community, meeting the objective of providing housing for low or moderate income households who require financial assistance. Any change to this use must be confirmed through ministerial approval, and the expectation is this requirement will remain effective for a twenty (20) year term. **The Purchaser should ensure that this obligation for use of Harmony Home Manor is justifiable for the proposed term.**

Section 2.1.2 Grant Funding – the Purchaser may seek grant funding to address the existing condition of Harmony Home Manor, which as addressed in the Purchase Agreement, may be required given that no representations or warranties are being provided by ASHC respecting the condition of the property. This grant funding would be addressed as a component of the Capital Funding Agreement as outlined below. If the Purchaser chooses to seek this grant funding, certain reporting requirements to ASHC would be required respecting any reserve funds.

Section 2.2 Sale to Tenants – upon assuming ownership, the Purchaser can sell individual units in Harmony Home Manor to current tenants, in accordance with the *Alberta Housing Act*, and the terms of section 2.2. the obligation generally requires the Purchaser to manage any sale proceeds in accordance with the reserve fund management strategy as provided for in the Capital Funding Agreement, and ensure that existing tenants who wish to purchase a unit do so at ten (10) percent less than the current appraised value of the unit. **Operationally, the Purchaser will need to ensure that these requirements are met and reported correctly over the expected term of the affordable housing strategy.**

Section 2.3 Redevelopment – in the event the Purchaser will seek to redevelop Harmony Home Manor (while still provided for the affordable housing strategy), any consideration for grant funding from ASHC will take into consideration the appraised value of the property generally in the issuance of capital grants. Generally, this clause is acceptable, but would require strategic planning by the Purchaser to ensure that any redevelopment of the property provides for a favourable grant funding outcome.

Section 3 Indemnity and Insurance – the indemnity and insurance provisions provided in the Restrictive Agreement are standard in nature. We would recommend seeking validation from your insurance provider regarding the value of insurance coverage respecting the transaction and ownership of Harmony Home Manor to ensure any existing policies accommodate the acquisition.

Section 4/5 Option to Repurchase – Both the Purchase Agreement and the Restrictive Agreement refer to the option to repurchase, which the Purchaser is obligated to provide to ASHC. The grant of the option to repurchase would be exercisable in the event of the following:

- If the Purchaser fails to comply with the Restrictive Agreement generally;
- If the Purchaser is not the registered owner of the property;
- If the Purchaser enters into an agreement that could result in the disposition of any interest in the property to a third party, without the prior written consent of ASHC;
- If there is a registration against the property other than what is identified as a permitted encumbrance, without the prior written consent of ASHC;
- If the Purchaser no longer requires the property for the purposes of providing affordable housing; or
- If the Purchaser ceases to be a housing management body as established under the *Alberta Housing Act*.

If none of the above triggering events occur, the option to repurchase will not be exercisable. We would proposed that this mechanism to reclaim ownership over Harmony Home Manor by ASHC is an effort to ensure that the property is not used for other business purposes other than affordable housing. In its structure, we do not note any substantial risks with agreeing to this option to repurchase, as long as the Purchaser intend to operate an affordable housing strategy as contemplated. Additionally, and in accordance with section 7.1, ASHC will likely register the option to repurchase against the title to Harmony Home Manor.

The remainder of the Restrictive Agreement is acceptable from our perspective in terms of risk to the Purchaser.

3. Capital Funding Agreement

The preamble of the Capital Funding Agreement provides clarity that ASHC's funding strategy provides support for monetary contributions in tandem to asset transfers to housing providers to address any defects or condition issues with existing properties. The expectation would be that the Purchaser utilize the grant funding to develop a maintenance reserve to address property condition upon assuming ownership. Overall, this agreement structure would be favourable to the Purchaser, which we have addressed below:

Section 4 Term – funding and capital contributions related to Harmony Home Manor would only be provided for two (2) years from the effective date of the Capital Funding Agreement. this would suggest that any maintenance or enhancements to be done on the property should be a priority for the Purchaser to ensure that the full value of available capital funding is sought from ASHC. This would occur after the transaction occurs, once the Purchaser has provided any additional assessments over the use of Harmony Home Manor for its intended purpose. **Any determine of funding needs should be assessed by the Purchaser as soon as possible post-closing.**

Section 5 Contribution amount – ASHC shall provide a total funding amount of up to One Million Three Hundred Sixty-Nine Thousand Six Hundred (\$1,369,600) Dollars. We would suggest the Purchaser review the status of Harmony Home Manor and the intended re-vitalization of the property to make use of this funding as much as possible.

Section 7 Payment Schedule – ASHC has provided that funding would be provided in 2 tranches, with eighty (80) percent of the available funding transferred upon execution of the Capital Reserve Agreement, and the remining twenty (20) percent available and disbursed upon receipt of the first annual audited financial statement of the Purchaser respecting this property. this provides ample up-front funding in order to expedite any activities required at Harmony Home Manor for which this funding is available for.

Section 10 Ineligible Expenses – the differentiation of eligible or ineligible expenses for which the allocated funding can be used only precludes goods or services received as donations or in-kind contributions, administrative costs, and transaction between an affiliate entity (as defined in section 10(c)), and any other expense deemed to be ineligible by ASHC. All eligible expenses have been provided in schedule A to the Capital Funding Agreement, or can be deemed eligible expenses if approved by ASHC in writing. We would suggest this differentiation is valid and reasonable.

Section 11/12 Recovery of Funding – in the event the Purchaser breaches any term of the Capital Funding Agreement, ASHC may withhold or adapt the disbursement of funds, and reserves the right to disallow and recover disbursed funds, as determined by ASHC in its sole discretion. The expectation is that the Purchaser abide by all terms of the Capital Funding Agreement to ensure that any disbursed funds are used appropriately and not subject to recovery by ASHC.

Section 13 Grant Regulation – any funding provided in accordance with the Capital Funding Agreement is subject to the *Ministerial Grants Regulation*, AR 215/2022, as it pertains to the *Government Organization Act* RSA 2000, c. G-10. This regulation provides the general terms and conditions for management of grant funding, and the expectation is that the Purchaser will ensure legislative compliance throughout its ownership of Harmony Home Manor.

Section 20 Operational Items – Section 20 explicitly provides that the capital funding provided to the Purchaser is not to be used for operational items. The term "operational items" is not defined in the Capital Funding Agreement, and therefore lacks clarity with respect to the specific limitations on applicable spending available to the Purchaser, other than as defined in the ineligible and eligible costs description. **We would recommend seeking clarity from ASHC as to why this section has been included, and negotiate for its removal in lieu of the available expenses being defined by Section 10.**

Section 22-27 Purchaser Obligations – the Purchaser must ensure that in the course of receiving the capital funding and undertaking any enhancements to Harmony Home Manor, that the obligations contained in Section 22 to 27 are met. These include various project requirements, such as ensuring all applicable permits and workers compensation requirements are in place, all enhancement costs are accounted for and the responsibility of the Purchaser and all subcontracted services are compliant with the Capital Funding Agreement. We would suggest these obligations are standard for grant funding agreements of this nature.

Section 28/29 Reporting and Accounting – a number of reporting requirements are expected of the Purchaser with respect to ongoing financial reporting throughout the term of the Capital Funding Agreement. this also includes management and retention of records and audited financial statements by the Purchaser. These requirements are not unreasonable from our perspective, and are consistent with agreements of this nature.

Section 32-35 Insurance and Indemnity – limited detail is provided respecting the insurance expectations of the Purchaser in this Capital Funding Agreement. The suggested insurance related specifically to overage respecting any construction or project activity associated with the use of funds to revitalize Harmony Home Manor. As per the Restrictive Agreement, there is already an expectation that the Purchaser shall maintain adequate insurance coverage on the property itself, so additional “project” insurance should be defined with more clarity. **We would recommend seeking clarity from your insurance provider as to the baseline requirements for additional insurance coverage related to any revitalization project work prior to executing the Capital Funding Agreement.**

Section 36-39 Termination – Section 36 provides a number of grounds for which ASHC can terminate the Capital Funding Agreement. These grounds are standard in nature, and would be acceptable from our perspective. If ASHC was to terminate the Capital Funding Agreement for the specified grounds, the Purchaser would be required to repay all or a portion of the funding advanced to the date of termination, with the amount of repayment to be determined by ASHC in its sole discretion. This is not favourable to the Purchaser, but would only occur if one of the termination grounds occurs. The Purchaser should ensure its operational viability and maintenance of the terms of the Capital Funding Agreement to ensure that termination does not occur.

The remaining sections of the Capital Funding Agreement include general provisions which are standard and from our perspective, do not establish further risk to the Purchaser beyond managing its contractual obligations generally.

CONCLUSION

As stated in your correspondence, the ability for the Purchaser to negotiate the terms of this contractual framework related to Harmony Home Manor may be limited. Overall, the Purchaser would need to consider the financial and business viability of undertaking this acquisition in anticipation of managing the requirements of all three agreements. From our perspective, there are limited red flags which would negatively impact the Purchaser’s position with respect to Harmony Home Manor. We would recommend the Purchaser seek further clarity and action associated with the recommendations above.

Thank you for the opportunity to assist you in this review. We would be happy to assist in any further analysis required related to this contractual framework. Please reach out to the author directly for any clarification or further questions.

Yours truly,

BROWNLEE LLP
PER:



CHRIS M. FRANSSEN

Weekly Report (Social Housing)

8/8/2025

	Senior Self Contained
New Applicants	2
Move In's	0
Move Outs	0
Wait List	8
Vacant Units	2

New Tenants (Move In's)

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

	Community Housing
New Applicants	0
Move In's	0
Move Outs	2
Wait List	8
Vacant Units	2

New Tenants (Move In's)

Community			
Tenant Name	Move In Date	Unit Number	Phase Number
Nettie Peters	July 29 2025	23	52010

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 Phase 11 (52040)	206	RENO

Homestead Manor
Phase 12 (52050)

Full

Pioneer Place
Phase 13 (52060)

105

CMR

Prairie Rose Manor
Phase 31 (52100)

Full

Bountiful House
Phase 21 (52070)

Full

Sunshine Manor
Phase 41 (52130)

Full

Community Housing Vacancies:

	Unit #	Status
Taber Phase 1 (52000)	15 2	Vacant Vacant

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

7. aji



TIMES PHOTO BY NICOLE SHELSTAD

HELPING LOCALS: Taber and District Housing Foundation (TDHF) aims to make housing more accessible to community members.

TABER AND DISTRICT HOUSING

address rental barriers

By Nicole Shelstad
Taber Times

Adequate housing is essential for well-being—providing shelter, security, and a foundation for accessing other basic needs. Taber and District Housing Foundation (TDHF) aims to make housing more accessible to community members experiencing barriers to accommodation.

Tim Janzen is the Chief Administrative Officer of TDHF, bringing years of experience to his role within the organization. His 10 years with the foundation have given him a broad view of the diverse challenges their clientele face—including health issues, low income, and other barriers currently impacting Taber's residents.

"We've had tons of people come in who don't meet the eligibility criteria. They're not low income, but they've had to rent for many years, been employees for decades in Taber, and now can't find a place," remarked Janzen.

The main focus of our conversation was that despite appearances, Taber is currently experiencing a housing crisis.

"We don't see encampments in Taber. We don't see that traditional

homelessness. But there is a lot behind the curtain," Janzen reported.

He described frequent situations they hear from clients:

"We hear from clients often that they've moved back home or have been couch-surfing for an extended period of time."

The reality in Taber is that rental spaces are few and far between—and when new units do appear, they're often unaffordable for many renters.

"There's a segment of the population who are working but might be unable to work full time, or they are working full time but their wage just doesn't cover it," admitted Janzen.

TDHF is currently utilizing a government-supported program called the Rent Assistance Benefit (RAB), which is being ramped up across Alberta. This program allows the government to contribute to low-income individuals' rent costs, with the amount calculated based on household income and local market rent. Housing management bodies such as TDHF are responsible for delivering these programs locally.

"The RAB doesn't need to be forever, but we've seen enough cases of people who've been able to get their feet underneath them and continue on—and be successful—because of these programs," Janzen explained.

"Renovictions"—a term Janzen

uses—are also a growing issue in the community. When a property is purchased by a new landlord who renovates the space, existing tenants are often moved out. Once renovations are complete, the unit is no longer affordable to the original tenants.

"I understand investing in real estate; landlords need a return after renovations. It's not the landlord's fault. But the reality for Taber is that we lost dozens of reasonably priced housing units, and they were replaced by market-value housing," Janzen noted.

In Alberta, rent prices are rising significantly, with some areas seeing increases two to six times the national average. Smaller rural towns like Taber are also feeling the impact, as Janzen's observations reflect.

Many factors influence Taber's housing stability. Without housing that meets people's means, the town becomes less appealing as a place to settle and build a life.

"We want Taber to grow. We want people to be invested in it. So we have to create the environment where they can do so," Janzen concluded.

The Taber and District Housing Foundation continues to bridge the gap for community members by offering feasible solutions and advocating for Taber's continued growth and sustainable future.

40¢ for each
additional word

Price is for each week
of insertion

TO ARRANGE DELIVERY

If you would like to subscribe to The Taber Times, or have a question regarding delivery, please call 403-223-2266.

Our subscription rate is:
\$48/year (+ GST)

ON THIS DAY AUGUST 6

1914 – World War I: Serbia declares war on Germany; Austria declares war on Russia.

1926 – Gertrude Ederle becomes the first woman to swim across the English Channel.

1940 – Estonia is annexed by the Soviet Union.

1945 – World War II: Hiroshima, Japan is devastated when the atomic bomb "Little Boy" is dropped by the United States B-29 Enola Gay. Around 70,000 people are killed instantly, and some tens of thousands die in subsequent years from burns and radiation poisoning.

1956 – After going bankrupt in 1955, the American broadcaster DuMont Television Network makes its final broadcast, a boxing match from St. Nicholas Arena in New York in the Boxing from St. Nicholas Arena series.

1960 – Cuban Revolution: Cuba nationalizes American and foreign-owned property in the nation.

1965 – U.S. President Lyndon B.

HSD adds new instructional coach

Horizon School Division

The Board of Trustees for

Nicole also has experience in English Language



this new experience shape her continued learning.

T
(b)
i