

Taber and District Housing Foundation CAO's Annual Report for 2026

TDHF's portfolio consists of **268** households that are assisted with affordable rental accommodation in Taber, Vauxhall, Barnwell, and Grassy Lake.

191 of these households are in our Social Housing programs:

- **107** Senior Self-Contained Apartments
- **37** Family Housing units
- **47** through the Rental Assistance Benefit Program

77 are in our Lodge Program at Clearview Lodge.

Vacancy & Placement

Social Housing Operations:

2025	Senior Self Contained	Community Housing	Rental Assistance Benefit
Approved New Applicants	12	19	27
Move In's	13	5	27
Move Out's	15	5	15
Average # on the Wait List	17	7	0

CVL Operations:

2025	Clearview Lodge
Approved Applicants	21
Move In's	16
Move Out's	19
Room Transfers	5
# on Wait List	16
Resident Average Age	87 years

Program Highlights

- **Highlights for CVL** over the past year include:
 - New Lodge Managers – Carrie Wilson & Tanya Fallon
 - Having two HCA Coordinators for most of the year.
 - Receiving our highest score yet on an internal Health & Safety audit (99%)
 - Having a award winning float in the Taber Cornfest Parade
 - Resident Christmas banquet was rescheduled to the afternoon, which allowed for visit from Santa.
 - Healthcare Aides now registered under the CLHA College

- New stove for the kitchen
- Initiated the accreditation under CARF (Commission on Accreditation of Rehabilitation Facilities)
- **Highlights for Community Housing** include:
 - Summer BBQ with Taber manor residents
 - Taking over ownership of Harmony Home Manor (asset transfer from Provincial government)
 - Completing many renovation projects in the various buildings around Taber and area. These projects included:
 - Installing new LED lighting
 - Suite renewals at five different locations
 - Tub to shower conversion at Pioneer Place Manor and Homestead Manor (26 conversions completed)
 - Updated many of the appliances in Senior self-contained apartments
 - Purchased and placed two 20-foot Seacan containers at the Maintenance Shop to store lawn and yard equipment

Other Successes through 2025 have been:

The Rental Assistance Benefit program has increased to 47 participants, despite 15 people dropping out of the program.

Some of the Challenges

TDHF has been successful in securing \$8.5 million from the MD of Taber and the Town of Taber. Also, the Province of Alberta has been awarded \$9.07 million in grant funding to complete the Clearview Lodge Expansion & Modernization project. TDHF is working on finding a means to cover the final third of the project costs. The project is anticipated to cost between \$25 and 26 million.

Our collective bargaining process was concluded in September 2025, but the agreement has an end date of May 31, 2026. Therefore, TDHF and CUPE 2038 will again start the collective bargaining process in 2026.

There have been significant changes introduced in Continuing Care regulations and regulations have started to be implemented. These changes will continue to roll out in 2026. Many of the changes are overdue but they also represent change.