Wheatland Housing Management Body

2024 ANNUAL REPORT

Vision

A vibrant and inclusive community where all individuals have access to safe, quality housing and supports that enhance their well-being.

Mission

To Provide and manage affordable, diverse housing solutions that meet the evolving needs of Wheatland's residents, guided by excellence, integrity, and collaboration.

Wheatland Housing
Management Body
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Letter from the Chief Administrative Officer

Annual Report – 2024

Dear Board Members, Partners, and Community Stakeholders,
It is my privilege to present this year's annual report on behalf of Wheatland Housing Management Body. As the Chief Administrative Officer, I am honored to reflect on a year marked by progress, resilience, and a continued commitment to providing safe, affordable, and well-managed housing for our residents.

Supporting Our Tenants and Communities
At the core of our mission is a deep commitment to the individuals and families we serve. Over the past year, we have continued to strengthen tenant engagement, expand access to supports and services, and ensure that our housing remains both affordable and dignified. Our teams worked tirelessly to respond to resident needs with empathy, efficiency, and care—particularly in times of economic strain or uncertainty.

Facility Management and Planning
We also made significant strides in our asset management strategy, completing critical maintenance projects and laying the groundwork for future redevelopment and modernization. We continue to work with municipal and provincial partners to plan for long-term housing sustainability and infrastructure renewal that meets the evolving needs of our communities.

Looking Ahead
As housing demand grows, so does our responsibility to lead with integrity and innovation. In the coming year, we will focus on strengthening partnerships, advancing inclusive housing policies, and building capacity across all areas of our organization. We are committed to being both a trusted housing provider and a responsive public service entity.
In closing, I would like to extend my sincere thanks to our board, staff, community partners, and funding bodies for their support and collaboration. The work we do together creates lasting impact—and it is a privilege to be part of that effort.
With gratitude,

Vickey Cook
Chief Administrative Officer
Wheatland Housing Management Body

Letter from Wheatland Housing Management Body Board Chair

Annual Report- 2024

Dear Partners, and Community Stakeholders

A basic need for everyone is a secure place that they can call home, a place where the feel safe. Wheatland Housing Management Board (WHMB) together with our CAO and her staff work diligently in making this a reality. In partnership with the Alberta Government and surrounding Municipalities WHMB manages the resources given to up to operate the Wheatland Lodge and Social Housing.

WHMB Mission Statement "To provide and manage affordable, diverse housing solutions that meet the evolving needs of Wheatland's residents, guided by excellence, integrity, and collaboration."

WHMB's Vision Statement " A vibrant and inclusive community where all individuals have access to safe, quality housing and supports that enhance their well-being."

Vickey and her staff work diligently on making a safe and happy home for our 95 seniors in Wheatland Lodge they also manage 84 apartments and housing for 133 residents on which 47 are children. We also manage a rent assistance program for the Alberta Government which helps another 63 households. While WHMB is actively helping these 292 individuals we currently have a wait list of 168. These numbers do not reflect the individuals who had to leave our area in search a place to call home. The need is great and WHMB is actively looking for the resources to secure additional housing. The more support we get form all levels of government be it Federal, Provincial or Municipal the more WHMB can provide for our citizens.

Currently WHMB has an application in to the Provincial Government for a grant to build 120 units in a new lodge. Hopefully that comes soon. In preparation of a new build the WHMB has conducted numerous studies. We had a governance as well as an operational review completed by outside parties and out organization was found no wanting. We are currently doing a five-year strategic plan which will include strategies we learned from these reviews are well as the goals and vision board has for the future of Wheatland Lodge and our Social Housing.

WHMB had a busy 2024 and 2025 is looking to be at least as busy. I would like to thank the Board members for their dedication and patience together with their individual competencies in guiding the direction of WHMB. On behalf of the board of directors I would like to extend our sincere gratitude and appreciation to Vickey Cook our CAO and to her very capable staff in making our residents homes a safe and happy place. THANK YOU for making a difference in our community.

Sincerely,

Glenn Koester
Chair of WHMB

Supportive Living Lodge Overview

The Supportive Living Lodge (SLL) is an innovative residential facility designed to provide compassionate and comprehensive care for individuals seeking assistance with daily living while promoting independence and well-being. Our lodge offers a unique blend of supportive services, personalized care, and community engagement, ensuring residents lead fulfilling lives in a safe and nurturing environment.

Community Subsidized Housing

Our Community Housing Program is based on eligibility and provides subsidized rental housing for low-income families and single parents with children. Community Housing represents a foundational part of Alberta's housing continuum by providing affordable rental options adjusted to income for low to moderate income households.

Seniors Self Contained Program

Wheatland Housing Management Body operates seniors self-contained apartments and affordable housing in Strathmore and 5 surrounding communities Village of Rockyford, Village of Standard, Village of Hussar, Carseland and Gleichen. Wheatland Housing Management Body remains proactive to ensure the need of the changing demographic of the communities in which we serve have access to affordable quality social housing. The self-contained program offers rent to gear income apartment style housing for low-income seniors, designed to support independent living.

Highlights for the Year

Operational Review:

Wheatland Housing Management Body underwent a routine operational review on July 22-24 of this year. The review was conducted by the Government of Alberta Seniors Housing Advisors. The review confirmed that WHMB's governance structures align with industry practices, ensuring clear accountability and effective decision-making. The full governance review report can be found on Wheatland Housing Management Body website at www.wheatlandhousing.ca

Application for the Affordable Housing Partnership Program

Please be advised that Wheatland Housing Management Body is ready, we have:

- Secured seed funding from Canada Mortgage and Housing Corporation that supported advancement of the project to its current state of readiness
- Worked diligently to advance drawings and specifications, while continuing to adapt to the changing energy and accessibility requirements of CMHC for fund stacking.
- Advanced the budget, certified 'Class B', managing ongoing inflationary pressures, and CMHC adjusted requirements.
- Advanced the project to meet all requirements for our development permit submission
- Secured major funding commitments from all our member municipalities that exceed the requirements of the Alberta Housing Partnership Program (AHPP).
- Prepared our application for the CMHC Affordable Housing Fund that also exceeds the program requirements (contingent upon AHPP to advance).

This "shovel ready" project can be in the ground this year with the approval of our Affordable Housing Partnership Program application

Future Goals

With an aging population and increasing demand for supportive living options, Wheatland Housing Management Body is strategically positioned to meet the needs of individuals seeking a safe, community-oriented environment. Our research indicates a significant gap in high-quality supportive living facilities for seniors in the region, providing Wheatland Housing Management Body with a unique opportunity to establish additional seniors and social housing.

Financial Overview

Financial Projections

All housing under the Wheatland Housing Management Body portfolio continues to be at full capacity and maintains a steady growth in its wait list. Revenue streams will be generated through resident fees, partnerships with healthcare providers, municipal requisitions and contributions. ***SEE ATTACHED***

Council Members and Member at Large

The Management Body is governed by a board comprised of eleven members as follows. Each year a competent member at large from the public is elected to fill the position as member at large for Wheatland Housing Management Body. This year the Wheatland County has also elected a member at large to fill one of the three positions of board member to represent them.

- Three members, appointed by the County of Wheatland No 16.
- Two members, appointed by the Town of Strathmore
- One member appointed by each Village of Rockford, Standard, and Hussar
- One member appointed by the Strathmore Lions Club
- One member appointed by the Wheatland Area Hospice
- One member of the board appointed from the public at large by the board of the management body.

1. Board Member Contacts

Glenn Koester Wheatland County Chairperson WHMB Spokesperson 403-901-3702 403-533-2228 gkoester@telusplanet.net	**Leah Smith** Village of Rockyford Vice-Chairperson Finance Committee C/O PO Box 101 Rockyford AB T0J 2R0 403-934-0517 lmsmith666@hotmail.com
Martin Gauthier Village of Standard Maintenance Committee PO Box 249 Standard, AB T0J 3G0 403-644-3968 marty.gauthier@icloud.com	**Richard Wegener** Town of Strathmore Finance Committee Box 2280, 1 Parklane Drive Strathmore, AB T1P 1K2 403-499-8352 richard.wegener@strathmore.ca
Rick Laursen Wheatland County Policy Committee 254061 TWP 240 Wheatland County AB T1P 0Y8 403-988-6390 rick.laursen@wheatlandcounty.ca	**Denise Peterson** Town of Strathmore Personnel/Human Resources Committee Policy Review Committee 702 – Second Street Strathmore, AB T1P 1S3 403-901-9449 denise.peterson@strathmore.ca
Les Schultz Village of Hussar Personnel/Human Resources Committee 109 – 1st Avenue East PO Box 200 Hussar AB T0J 1S0 403-934-1288 councillor2@villageofhussar.ca	**Keith Clayton** Hospice Representative Maintenance Committee PO Box 2154 Strathmore AB T1P 1K2 403-934-7893 403-934-4116 kandmclayton@xplornet.ca
Jill Aschenbrenner Member at Large 241035 RR 233 Wheatland County, AB T1P 0P7 403-901-9564 mjillasch@gmail.com	**Debbie Wakelam** Wheatland County County Representative Member at Large 403-808-1119 debbie@puremeadowsfarm.com
Don Geiger Strathmore Lions Club 403-901-5246 dcgeiger@telus.net	

Contact Information

Support Wheatland Housing Management Body by donating, volunteering, or contributing your skills to help improve the lives of residents and get involved in fostering a strong, caring community.

Email:
admin@whmb.ca

Website:
www.wheatlandlodge.com

WHEATLAND LODGE

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Phone: 403.934.3474

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SENIOR & COMMUNITY HOUSING

95 Wheatland Trail

Strathmore, AB T1P 1A4

Phone: 403.934.3937

Fax: 403.934.4491

Wheatland Housing
Management Body

Volunteer and Donor Recognition and Conclusion

We are incredibly grateful to our volunteers and donors whose generosity makes our work possible:

Donors
Although our donors wish to remain anonymous, we appreciate residents and families' contributions.

Volunteer Highlights
Over 25 volunteers contributed to 2500 hours of services in 2024, helping with events, activities, and day to day operations.

Conclusion
Wheatland Housing Management Body is committed to the success of achieving the goals and priorities for the betterment of our people and communities.

Wheatland Housing Management Body will measure our success through clearly defined indicators each with specific measurements and timelines. The board and staff are committed in remaining accountable to achieve success to ensure our communities and people have a place to call home.

We will continually monitor our communication, resident satisfaction, training and professional development, financial outcomes, and community engagement. Wheatland Housing Management Body aims to redefine the experience of supportive living by creating a vibrant community that prioritizes care, independence, and dignity. We invite potential investors and partners to join us in this mission to enhance the lives of our residents and make a positive impact in the community.