Wheatland Housing
Management Body

Annual Report 2025

Our Mission

To provide quality housing and supportive services that promote independence, dignity, and well-being for the communities we serve.

Our Vision

A community where everyone has access to safe, affordable, and supportive housing.

Wheatland Lodge
76 – 2nd Street
Strathmore AB T1P 1J8
Phone 403.934.3474
www.wheatlandhousing.ca

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Message from the Chair / Executive Director

On behalf of the Board of Directors and staff, we are proud to present the 2025 Annual Report for Wheatland Housing Management Body (WHMB). This year has been one of growth and operational excellence, as we continue to provide safe, affordable, and supportive housing for seniors, families, and individuals in our communities.

Our focus remains on delivering quality services that promote independence, well-being, and community engagement, while exercising careful financial stewardship, supporting a dedicated and stable workforce, and proactively maintaining our aging infrastructure.

As we look ahead to 2026, we remain committed to innovation, collaboration, and excellence, ensuring that our communities continue to thrive and our residents continue to feel valued, supported, and at home.

About WHMB

The Wheatland Housing Management Body provides a range of housing options and support programs across Strathmore and surrounding communities, including Wheatland County, Rockyford, Standard, Hussar, Carseland, and Gleichen. WHMB is committed to meeting the evolving housing needs of low-income households and seniors through affordable and supportive living options.

Programs and Services

1. Supportive Living Lodge (SLL)
Compassionate residential care for individuals requiring assistance with daily living.
Focus on independence, wellness, and community engagement.
Provides a safe, nurturing environment for residents.

2. Community Subsidized Housing
Subsidized rental housing for low-income families and single parents.
Offers affordable, income-adjusted rental options as part of Alberta's housing continuum.

3. Seniors Self-Contained Program
Operates rent-geared-to-income apartments for low-income seniors.
Locations: Strathmore, Rockyford, Standard, Carseland, and Gleichen.
Supports independent living and addresses community demographic needs.

There continues to be strong demand for all housing options, with no indication of decline.

Lodge Waitlist Information

Currently there are thirty (30) applicants waiting to move into the lodge as of January 8, 2026.

Senior & Community Housing Waitlist Information

Residency:

- Senior Self Contained: 64 apartments
- Occupancy for month of December - 64 Households, (65 tenants)
- Community Houses: 20 Units
- Occupancy for month of December - 19 families (21 adults and 47 children)
- Seniors Self-Contained Waitlist – 52
- Community Housing - There was one vacancy in the month of December
- Rent Assistance Benefit – 74 active designations
- Subsidy Waitlist – 67 applicants

Highlights of the Year

Retirement Announcement and Succession Plan
In 2025, CAO Vickey Cook announced her intention to retire effective in 2026. To ensure leadership continuity, a formal succession plan was implemented, appointing Chrystal Hickey as Deputy CAO with the planned transition to the role of Chief Administrative Officer upon Vickey Cook's retirement. As part of this transition, Chrystal Hickey's former position of Payroll/Finance Administrator was filled by Victor Tacio.

Key Achievements

- Hired a Community Stakeholders Engagement Specialist to lead strategy implementation
- Continued delivery of high-quality, affordable housing across all programs.
- Develop strong partnerships with municipalities and community stakeholders.
- Ensured programs remain responsive to evolving community demographics.
- Initiated revamp of the WHMB website to enhance accessibility and user experience.
- Achieved a successful audit with positive outcomes.
- CUPE contract signed for a three-year term.
- We are proud of our low staff turnover, which indicates a stable workforce and a positive, supportive workplace culture.

Financial Overview

- WHMB remains financially stable, with responsible stewardship of funds.
- Funding sources include **municipal contributions, provincial support, and tenant rents**.
- Like many organizations, we are feeling the growing pressure of rising food and utility costs. At our seniors' living site, these increases are significantly impacting our operating budget, and we continue to work carefully to balance cost pressures while maintaining quality services for residents.
- Investments continue in maintaining and improving facilities to meet resident needs.

The audited 2025 financial statements will be added to the Annual Report in March 2026.

Looking Ahead – 2026 Priorities

- With support from all municipalities WHMB reapplied for the Affordable Housing Partnership Program (AHPP) provided by the government of Alberta.
- Improve quality of life by enhancing **supportive living programs** for seniors.
- Expand **community engagement and partnerships**.
- Ensure seniors/community housing services continue to meet **growing demand** in the region.
- Maintain **governance excellence and operational efficiency**.
- Build and maintaining an adequate Capital Reserve Fund.
- Preventative maintenance is key to managing our aging building responsibly, reducing long-term costs, and minimizing service disruptions.
- Strengthen communications: Stakeholders are informed, engaged and aligned with the organizations vision and priorities

Board Member Contacts 2026

Glenn Koester Wheatland County Board Chair WHMB Spokesperson 403-901-3702 403-533-2228 gkoester@telusplanet.net	**Leah Smith** Village of Rockyford Vice Chair Personnel/Human Resources 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 Policy Review Committee Box 2280, 1 Parklane Drive Strathmore, AB T1P 1K2 403-499-8352 richard.wegener@strathmore.ca
Rick Laursen Wheatland County Policy Review Committee Building Committee 254061 TWP 240 Wheatland County AB T1P 0Y8 403-988-6390 rick.laursen@wheatlandcounty.ca	**James Chisholm** Town of Strathmore Finance Committee Box 2280, 1 Parklane Drive Strathmore, AB T1P 1K2 **PHONE** James.Chisholm@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** Wheatland County Maintenance Committee Building Committee PO Box 2154 Strathmore AB T1P 1K2 403-934-7893 403-934-4116 kandmclayton@xplornet.ca
Jill Aschenbrenner Member at Large Finance Committee 241035 RR 233 Wheatland County, AB T1P 0P7 403-901-9564 mjillasch@gmail.com	**Don Geiger** Strathmore Lions Club Building Committee 403-901-5246 dcgeiger@telus.net
Darin Dunlop Wheatland Hospice Society Building Committee 263003 Twp Rd 232 Wheatland County T1P0Y4 403-874-7470 darin@wheatlandhospice.ca	

Acknowledgements

We extend our sincere gratitude to:

- Residents and families for their trust and partnership.
- Municipal partners and community organizations for ongoing support.
- WHMB Board of Directors and staff for their dedication and professionalism.

Contact Information

Support Wheatland Housing Management Body (WHMB) by donating, volunteering, or sharing your skills.
Your involvement helps improve the quality of life for our residents and strengthens a caring, inclusive community.

Get in Touch
Email: admin@whmb.ca
Website: www.wheatlandlodge.ca

Wheatland Lodge
76 2nd Street
Strathmore, AB T1P 1J8
Phone 403.934.3474

Senior & Community Housing
95 Wheatland Trail
Strathmore, AB T1P 1A4
Phone 403.934.3937