



# Annual Report 2025



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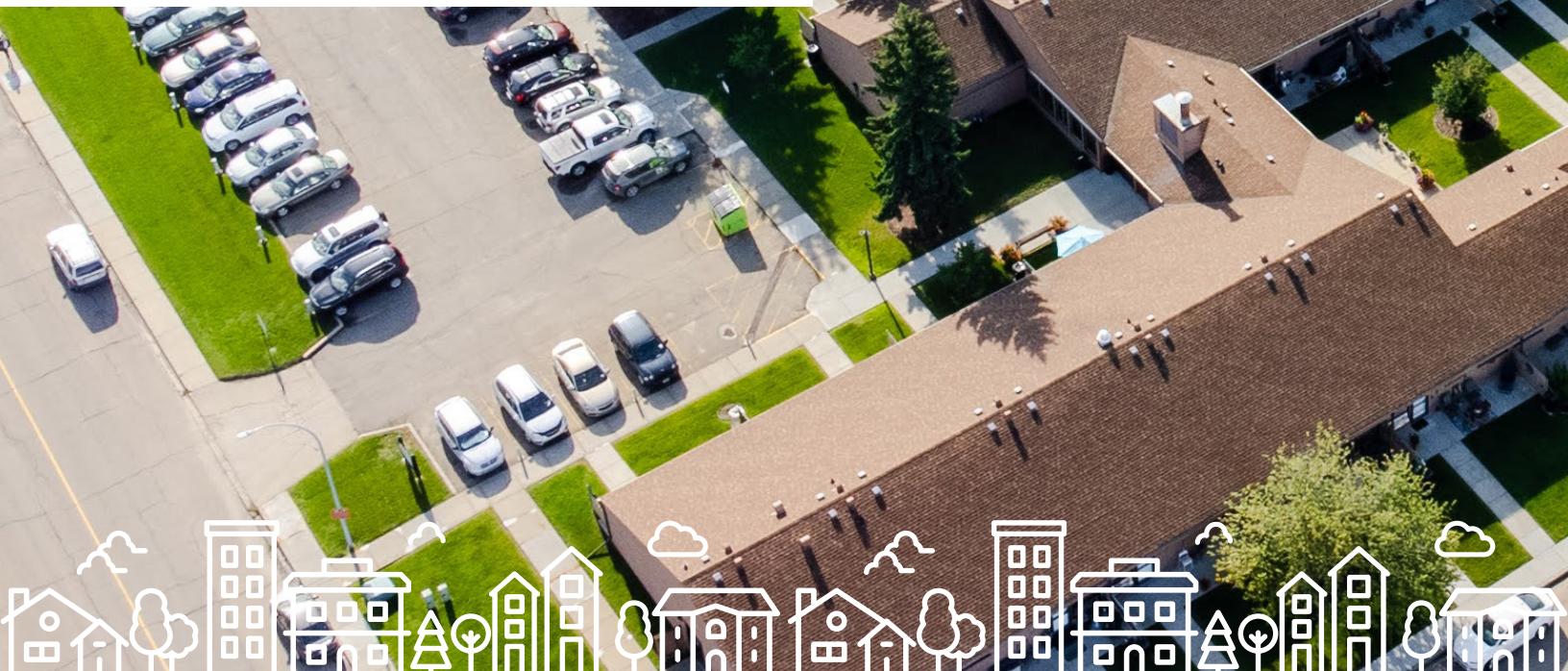
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## Our municipal partners





## Message from the Board Chair and Chief Executive Officer

Looking back on 2025, we are pleased to highlight the achievements of Meridian Housing Foundation and the ongoing commitment of our employees, board members, partners, volunteers, and supporters.

This year held special significance as we marked our 65th anniversary, celebrating decades of service and positive impact in the Tri-Region.

Inspired by our 65th anniversary, our purpose to deliver safe and affordable housing is more important than ever. As demand for seniors' housing rises and as our community grows, we continue to move forward with our new seniors lodge, Horizon View Lodge, and release our first Strategic Sustainability Plan.

These initiatives reinforce our commitment to building resilient, vibrant communities for today and tomorrow and help us to continue to evolve as an organization.

We invested in our people, strengthened governance, and refined operations—always guided by compassion, accountability, and excellence. Our residents inspire us to keep finding new ways to serve. We are building more than homes; we are nurturing a sense of belonging and hope for the future.

**Stuart Houston**  
Board Chair

**Lori-Anne St. Arnault**  
Chief Executive Officer

# Our purpose

Affordable housing solutions for Tri-Region residents.

We do this by providing:



**Supportive  
lodge living  
for seniors.**



**Financial  
subsidies  
to eligible  
residents.**



**Self-  
sustaining  
affordable  
housing  
programs.**



**Safe,  
comfortable,  
accessible,  
and well-  
maintained  
housing.**

# Our values

## Community

We cultivate strong relationships with our partners, fostering environments where individuals feel connected, supported, valued, and a sense of belonging.

## Dignity and respect

We treat every individual with fairness, acknowledging their right to be heard, valued, and supported.

## Safety and stability

We provide safe and stable housing so residents can thrive and live fulfilling lives.

## Accountability

We take responsibility for our actions and decisions, promoting transparency and ethical behavior as we strive to uphold the highest standards.

# Our programs

## Seniors Affordable Living

Affordable housing for seniors in two independent living buildings, Folkstone (ages 55 and older) and Park View Manor (ages 65 and older). Our organization owns and operates these two buildings. Rents are set at a fixed rate below market rent and are not government-subsidized. This self-sustaining program receives no government operating funding. New housing builds have been financed through donations, internal funds, and support from municipal, provincial, and federal sources.

## Seniors Independent Subsidized Living

Independent living for adults 65 and older in apartment-style housing owned by the Government of Alberta and managed by our organization. Rents are 30% of total household income, up to a set maximum.

## Seniors Lodge Living

Independent and supportive lodge living for adults aged 65 and older who are functionally independent, with or without additional support like Home Care. Our lodges provide nutritious meals, light housekeeping, engaging activities, and 24/7 staffing. Rent is subsidized for eligible residents through the provincial Lodge Assistance Program. Deficit operating funding is provided by municipal governments through requisitioning.

## Rent Supplement Program

Short- and long-term subsidies for households in core housing need to reduce the cost of rental accommodations from private landlords. The Governments of Canada and Alberta jointly fund this program.







## Building a better future for seniors

Construction of our newest seniors' lodge, Horizon View Lodge, began in 2024 and will be completed in late 2026.

This project, created in partnership with the Government of Canada, the Government of Alberta, Parkland County, the City of Spruce Grove, and the Town of Stony Plain, will offer much-needed subsidized housing for seniors in the Tri-Region.

In May 2025, we invited the community to help name the new lodge, looking for ideas that reflected its welcoming spirit and the energy of future residents. After considering more than 40

suggestions, the name Horizon View Lodge was selected.

This project will greatly increase our capacity, growing Meridian Housing Foundation's lodge portfolio from 101 to 203 suites and more than double the subsidized supportive living options for seniors in the area.

Horizon View Lodge is designed to be accessible, energy efficient, and affordable. Our 'homes within a home' approach helps create a welcoming environment with healthy meals, housekeeping, and a variety of activities. Seniors will be able to age in place in a safe and caring community.

# By the numbers

## Overview

**9**   
buildings

**305**  
suites

 **375**  
seniors

 **332** people received  
Rent Assistance

## New residents

**7**  
Seniors  
Affordable  
Living

**18**  
Seniors  
Independent  
Subsidized  
Living

**9**  
Seniors  
Independent  
Lodge Living

**19**  
Seniors  
Supportive  
Lodge Living

**Lodge resident  
satisfaction**

 **98%**

of residents  
surveyed feel at  
home in the lodge

## Maintaining our buildings

 **4300**  
work orders

 **2300**  
building/suite inspections

## Average incomes

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**\$32,633**

Seniors Supportive  
Lodge Living

**\$32,587**

Seniors Independent  
Lodge Living

**\$29,696**

Seniors Affordable  
Living

**\$27,706**

Seniors Independent  
Subsidized Living

**\$25,602**

Clients receiving  
Rental Assistance

We provided  
**\$933,926**  
in rent assistance benefit



## A look at our waitlists

Seniors  
Affordable Living

**143**

Seniors  
Independent  
Subsidized Living

**167**

Seniors  
Lodge Living

**78**

Rental  
Assistance Benefit

**177**

Temporary Rental  
Assistance Benefit

**20**

# Year in review

Below are highlights of the milestones we reached in 2025, demonstrating our dedication to resident well-being, organizational growth, and community engagement.

## **Modernizing our properties**

This year, we prioritized maintaining and modernizing our properties. At Spruce Haven Manor, we replaced doors to enhance security. At Forest Ridge Place and Whispering Waters Manor, we upgraded kitchen equipment, dining room furniture, and electrical systems.

## **Residents' voices and engagement**

The annual resident survey remains our key tool for collecting feedback. This year's results provided valuable insight into residents' needs and priorities, helping us enhance the quality of life at our lodges. The 2024 Annual Resident Satisfaction Survey showed high satisfaction in all areas. Residents reported feeling comfortable, respected, and safe. Feedback was especially positive on staff interactions and the living environment.

## **Launching our new website**

We launched our redesigned website, making it easier to navigate and more accessible for everyone.

The website has a clean layout and works smoothly on any device. You can find more information about our buildings, programs, and services. We've also added a new feature that lets you donate online safely and simply from any device.

This project was made possible thanks to a Community Initiatives Program grant from the Government of Alberta. Their support helped us take an important step toward better communication and connection with our community.

## Building a sustainable future

This year, we launched a new Strategic Sustainability Plan to guide our actions over the next three years. Serving as a living document, this plan ensures that our programs and operations remain sustainable and equitable.

Guided by a renewed purpose, we are committed to expanding affordable housing solutions for the Tri-Region. While our portfolio remains senior-focused, our evolving mandate reflects a vital shift toward greater community resilience and long-term regional growth, enabling residents to remain rooted in the communities they cherish.

## Excellence in workplace safety

We retained our Certificate of Recognition (COR), demonstrating our ongoing commitment to safety for both employees and residents. This achievement highlights our active efforts to improve health and safety practices.

## Strengthening community engagement

We became more active on social and local media and took part in important community events, like the Tri-Region Expo at the Transalta Tri-Leisure Centre and volunteering at the Greater Parkland Regional Chamber of Commerce golf tournament.



## SkipTheDepot fundraising initiative

We launched a fundraising program with SkipTheDepot, making it easy for supporters to recycle their bottles and cans and support Meridian Housing Foundation at the same time!

By participating, you directly support furnishing Horizon View Lodge, giving the gift of warmth and comfort to seniors in our community.

Here's how you can donate:

1. Download the SkipTheDepot app or go to [app.skipthedepot.com/meridianhousingfoundation](https://app.skipthedepot.com/meridianhousingfoundation)
2. Choose a pickup day and time that works for you.
3. Set your recycling outside, and you're all set.

**Scan to donate**



## Investing in our people

We prioritized supporting our people, enhancing our processes, and strengthening our culture. The addition of new team members has brought valuable expertise, enabling us to meet organizational needs and reinforcing the organization's long-term sustainability and growth.

By supporting continuous development, our staff gained new skills and assumed greater responsibility. These operational improvements better position us to meet the demand for affordable housing in the Tri-Region.

## Preparing for the future of affordable housing

We secured a \$123,400 grant and a \$92,600 interest-free loan from the Canada Mortgage and Housing Corporation (CMHC) to plan an affordable housing project for families in Spruce Grove.

These funds enabled us to begin preparing our application for additional funding. With this support, we are advancing our commitment to expand affordable housing options for families in our community.

## Providing safer homes

We made our seniors lodge safer by updating the emergency call system. The new Mi Alert system gives residents wearable pendants and in-room call buttons for quick help when needed.

We received two generous grants: \$50,000 from the Edmonton Community Foundation and \$185,000 from the Alberta Social Housing Corporation (ASHC). Thanks to this support, our residents and their families now have reliable, modern emergency response technology. With help from our partners, every resident can feel safer and more secure at home.

## Investing in maintenance

We built a new maintenance garage/inventory building that now acts as a centralized location for our equipment and materials. The new space has made it much easier to manage the resources that keep our properties in good shape.

We also added a new vehicle to our maintenance department. With this new addition, we can respond to resident requests and move tools and supplies between sites more easily. These upgrades have helped us to better serve our residents.



## Celebrating philanthropy

Our community's ongoing support allows us to offer programs and services to those who need them most. We thank the International Brotherhood of Boilermakers Lodge 146 for their generous \$2,000 gift in February 2025. Their contribution shows a true commitment to making our community stronger and improving lives.

## Honouring commitment

We proudly recognized 10 outstanding employees at our annual Employee Recognition Event, honouring their years of dedicated service. Together, they have given more than 90 years to our organization, showing the strength and stability of Meridian Housing Foundation.



## Meet our board!

From left to right: Member at Large Yvan Boutin, Member at Large Cheryl Budzinski, Member at Large Randy Dubord, Vice Chair and Town of Stony Plain Councillor Melanie Loyns, Board Chair and Member at Large Stuart Houston, Chief Executive Officer Lori-Anne St. Arnault, City of Spruce Grove Councillor Jan Gillett, and Parkland County Councillor Ben Jespersen.



# 2025 Financial Reports

Statement of Financial Position as at December 31, 2025

## Assets

### Current

Cash & Cash Equivalents	\$7,370,163
Accounts Receivable	\$9,446
GST Recoverable	\$515,336
Prepaid Expense	\$72,788
Inventory	\$12,064
	<hr/>
	\$7,979,797
Tangible Capital Assets	\$47,579,134
	<hr/>
	<u>\$55,558,931</u>

## Liabilities

### Current

Accounts Payable & Accrued Liabilities	\$3,867,142
Deferred Contributions - Operations	\$302,699
Current Portion of Long Term Debt	\$595,142
	<hr/>
	\$4,764,983
Long Term Debt	\$17,726,784
Deferred Contributions - Tangible Capital Assets	\$22,948,691
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	<u>\$45,440,458</u>

## Net Assets

Unrestricted Net Assets (deficit)	<\$317,353>
Internally Restricted Net Assets	\$4,127,309
Invested in Tangible Capital Assets	\$6,308,517
	<hr/>
	\$10,118,473
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	<u>\$55,558,931</u>

# 2025 Financial Reports

Statement of Operations for the year ended December 31, 2025

## Revenue

Rent Revenue/Recoveries	\$3,055,405
Municipal Requisitions	\$1,745,437
Lodge Assistance Program Grant	\$690,580
Management Fees	\$693,526
Rent Assistance Benefit Funding	\$933,926
Other Income	\$715,188
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	\$7,834,062

## Expenses

Salaries & Benefits	\$3,385,951
Amortization of Tangible Capital Assets	\$738,091
Rent Assistance Benefit	\$933,926
Food & Kitchen Supplies	\$423,075
Repairs & Maintenance	\$332,670
Utilities	\$402,264
Office/Interest/Taxes	\$669,247
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	\$6,885,224
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Excess of Revenue Over Expenses	\$948,838

