

Heartland Housing Foundation Overview

(and a little more about Pioneer Housing Foundation, too)

May 14, 2019

Priorities Committee Meeting

Key Highlights



LEGAL

- Legal Framework
- History
- Ownership
- Relationship



FINANCIAL

- Financial Overview
- Ability to Requisition



FUTURE

- Heartland Housing Foundation Update

Legal Framework for Entities



PART 9 COMPANY (Pioneer Housing Foundation)

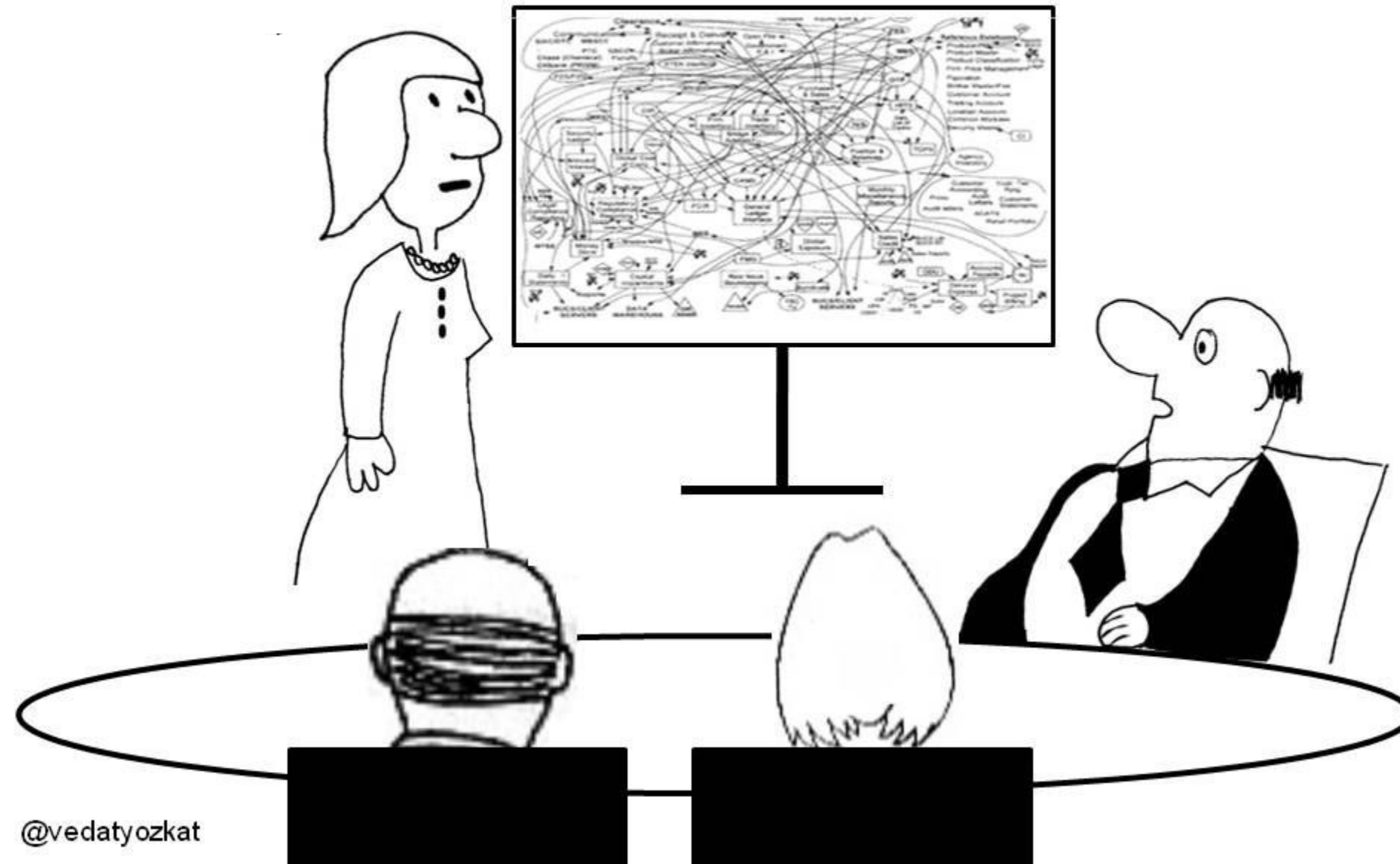
- Incorporated pursuant to *Companies Act*
- 'Not-for-profit' – profits used for the purpose of providing housing and not paid to members



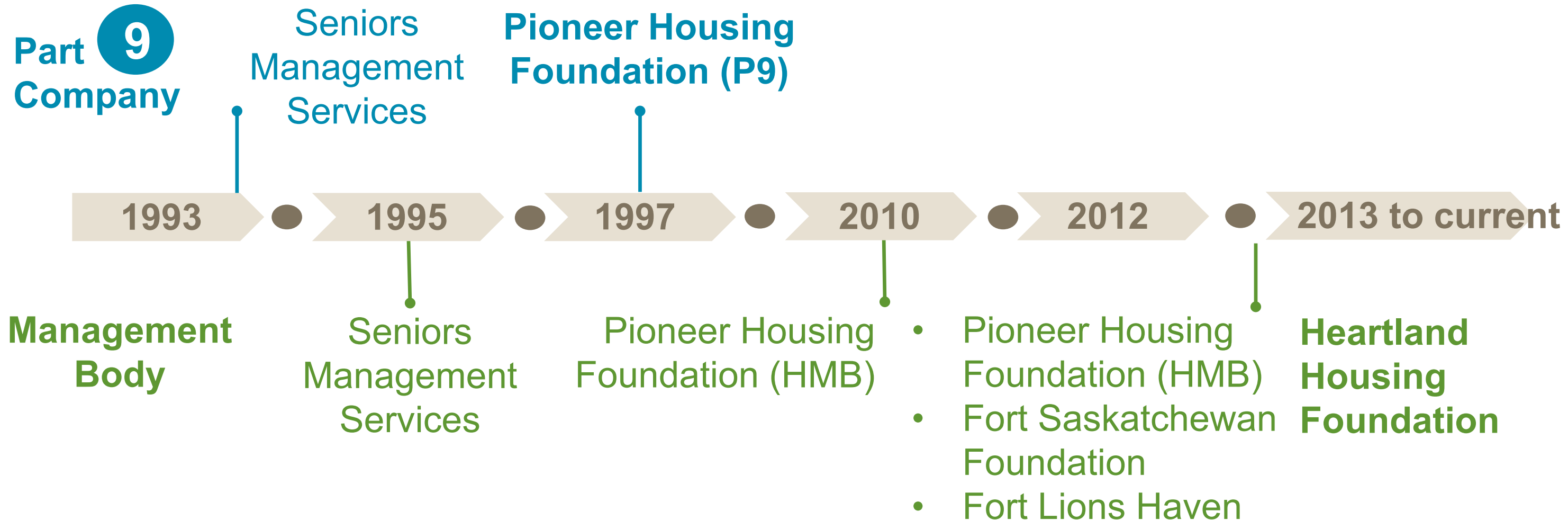
MANAGEMENT BODY (Heartland Housing Foundation)

- Established by Minister under *Alberta Housing Act*
- Ability to requisition the municipalities
- *Management Body Operation and Administration Regulation*

It's not as complicated as it looks



Source of Confusion



Governance

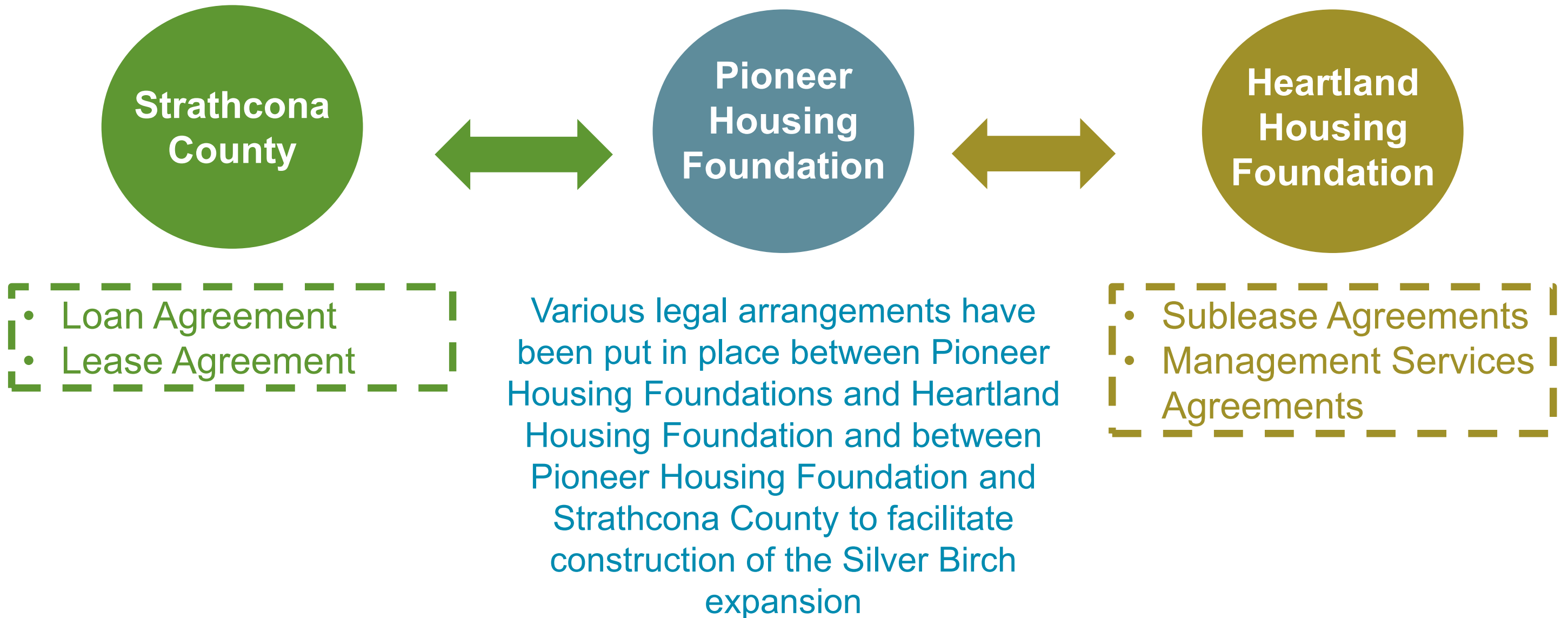
Heartland Housing Foundation

- 7 Board Members
 - ✓ 2 Each Municipality
 - ✓ 2 Community
 - ✓ 1 Non-Voting
 - ✓ 2 year term (x3)
- Operate housing accommodation, policies & programs

Pioneer Housing Foundation (Part 9)

- Memorandum of Association
- Council appointed directors
- Meetings
- 2 year term (x3)
- Holds land and buildings, and the related debt financing

Legal Relationship



Land and Building Ownership



Clover Bar Lodge
100 Fir Street

- Land owned by Pioneer Housing Foundation*

*except Apple Blossom Manor



Clover Bar Lodge
Future - 1040 Iris Evans Way

- Land owned by Strathcona County and leased to GOA



Silver Birch Lodge
910 Bison Way

- Land owned by Strathcona County and leased to Pioneer Housing Foundation

Pioneer Housing Foundation



PHF Operations

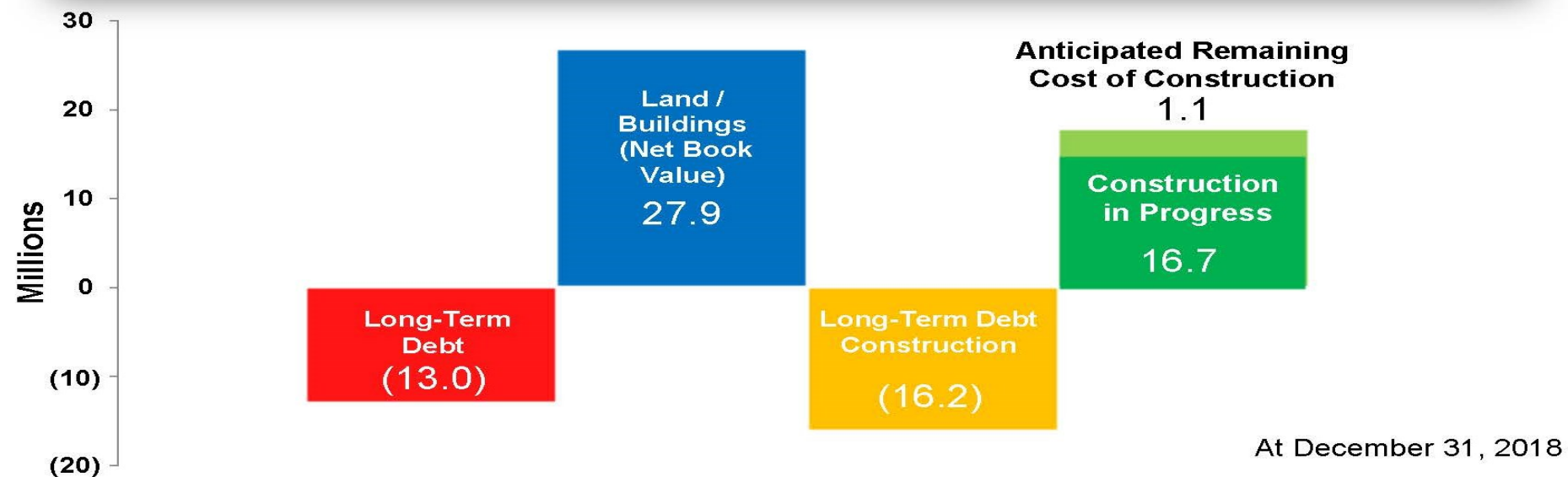
- Assets
- Debt
- Budget



Financial Compliance

- Accounting
- Audit

Pioneer Housing Foundation



Ability to Requisition



- The Alberta Housing Act gives the management body, Heartland Housing Foundation, the ability to requisition Strathcona County and the City of Fort Saskatchewan



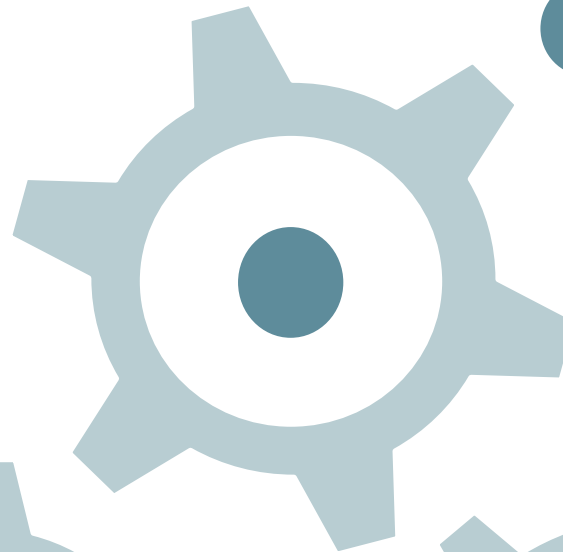
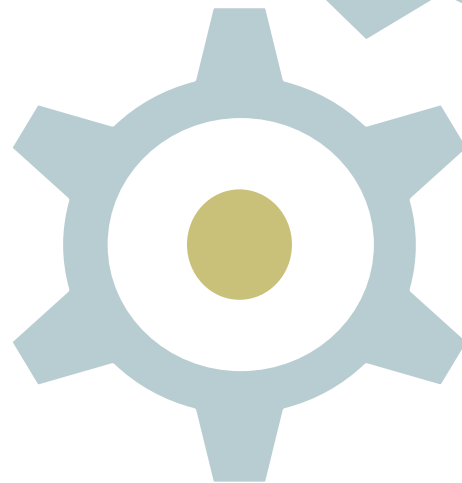
- Funds required for the management and operation of the lodge facilities

Heartland Housing Foundation



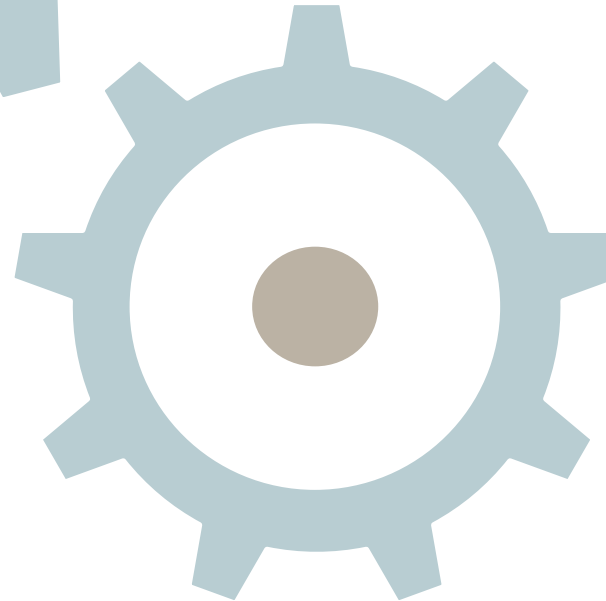
January 1, 2013

Fort Lions Haven



Pioneer Housing Foundation HMB

Clover Bar & Silver Birch Lodges
Apple Blossom, Lakeside &
Josephburg (SSC apt)
Silver Birch Manor & Court

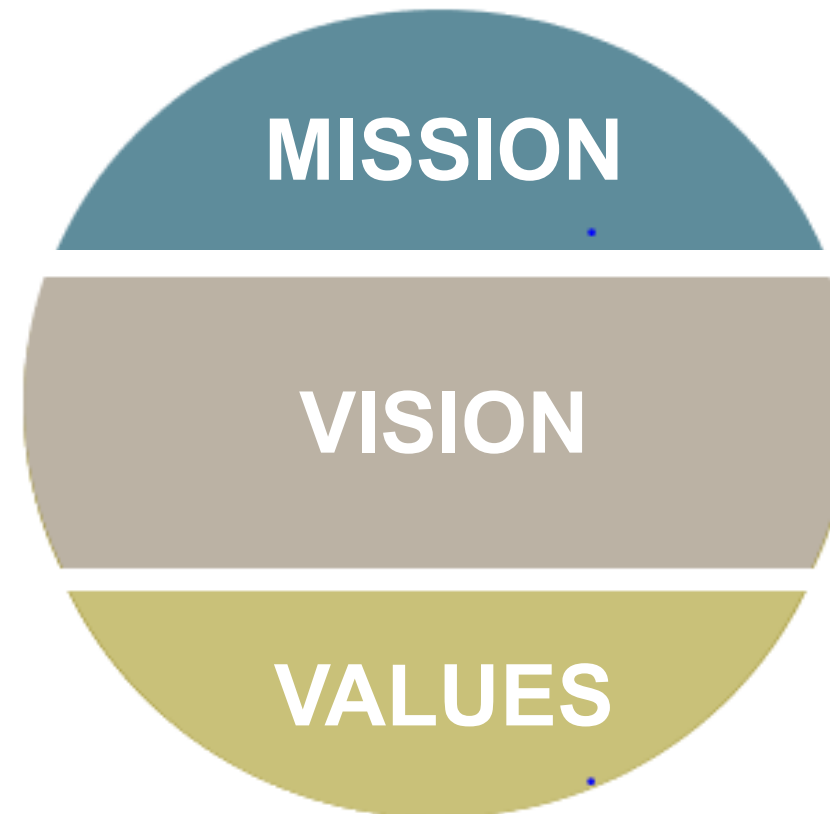


Fort Saskatchewan
Foundation

Dr. Turner Lodge &
Dr. Henry House (SSC apt)

Heartland Housing Foundation

Helping
Strathcona County
achieve their
vision of
**“Becoming
Canada’s most
livable
community”**

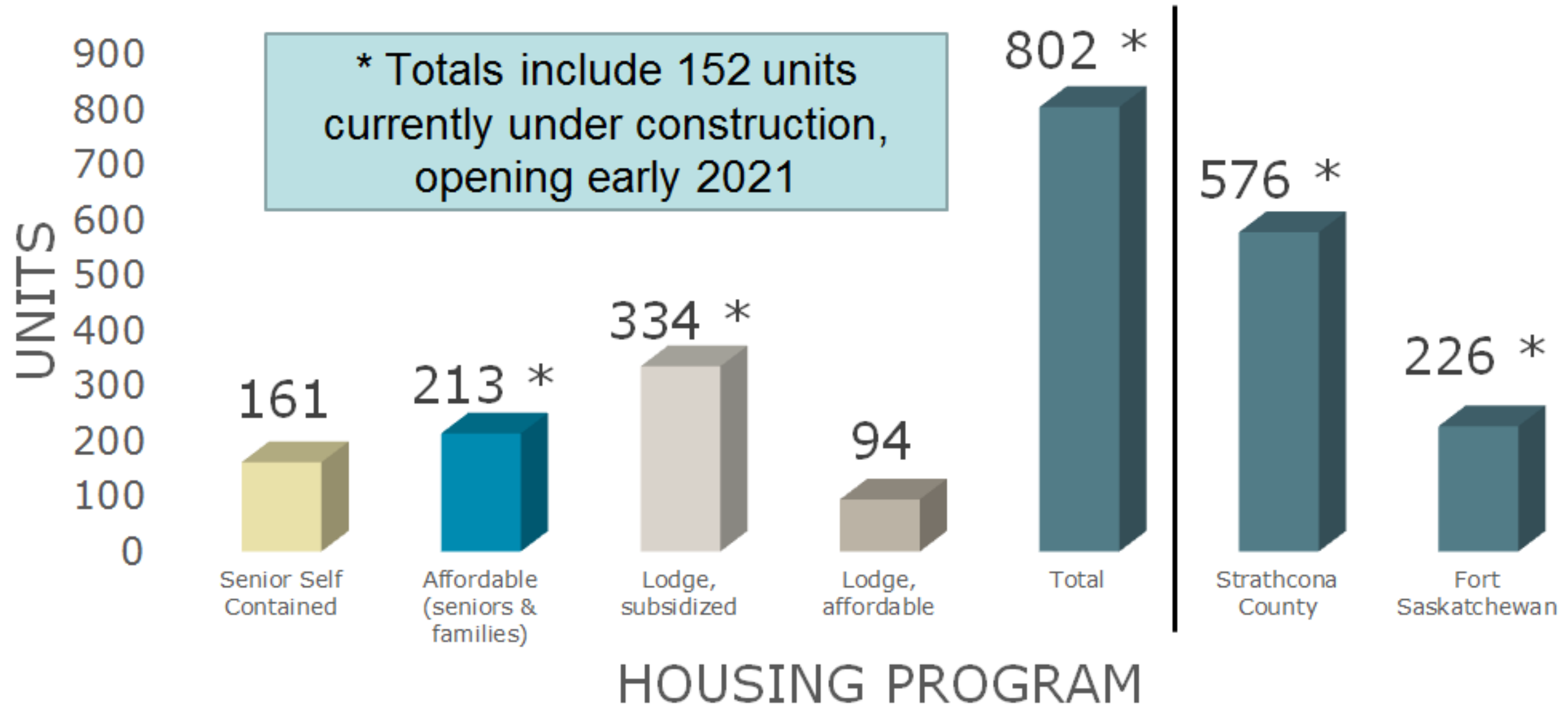


To **provide safe and affordable homes** for residents of Strathcona County and the City of Fort Saskatchewan.

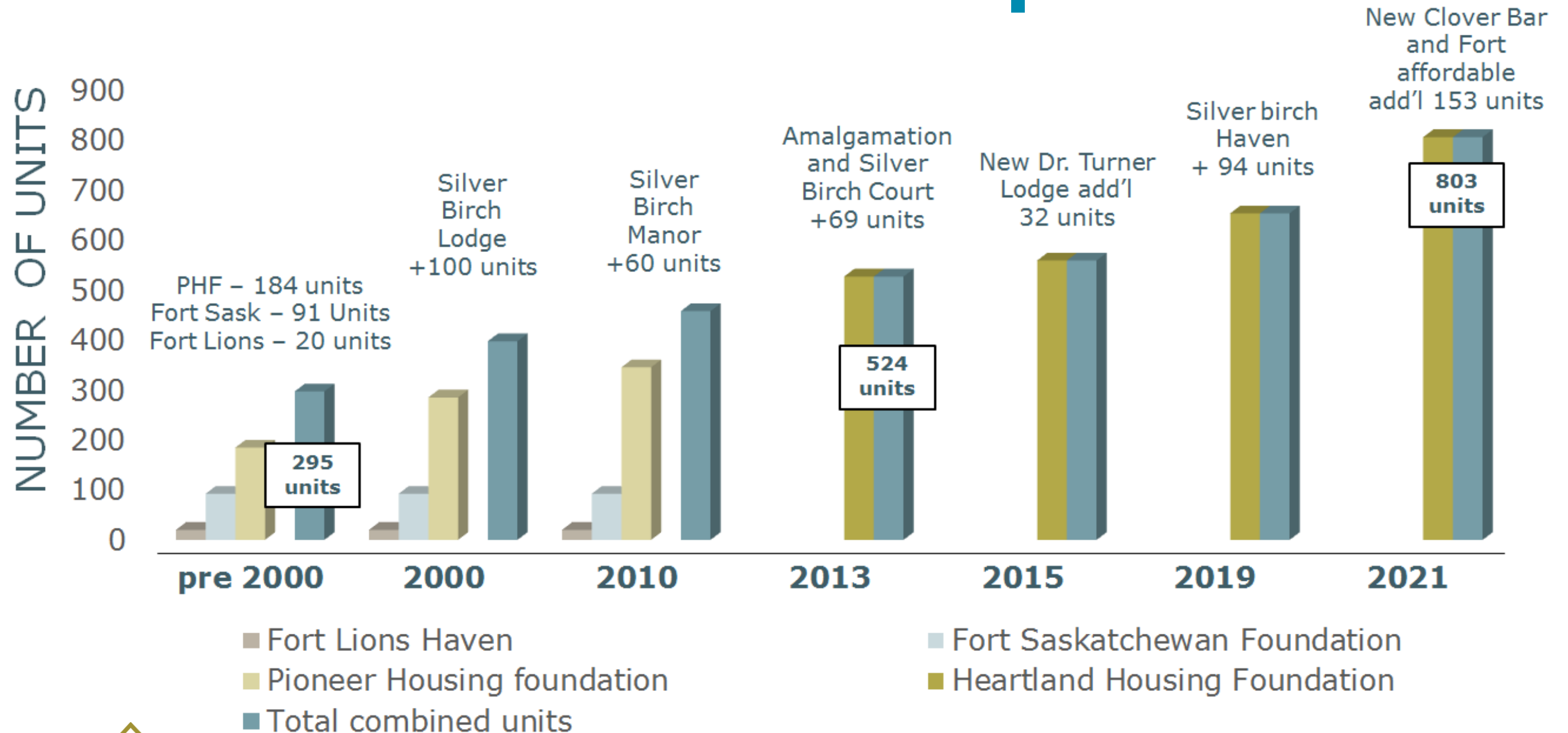
Homes for all

**Demonstrates dignity,
respect and trust**

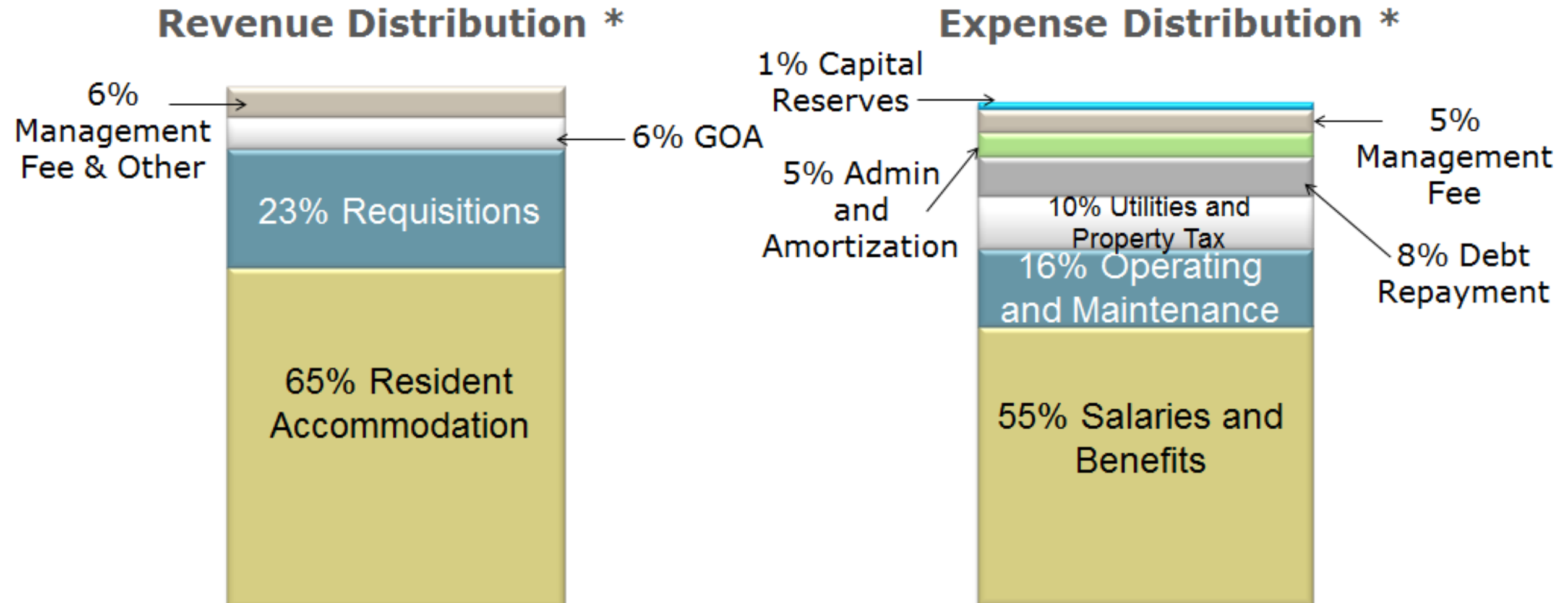
Housing Programs



Growth & Development

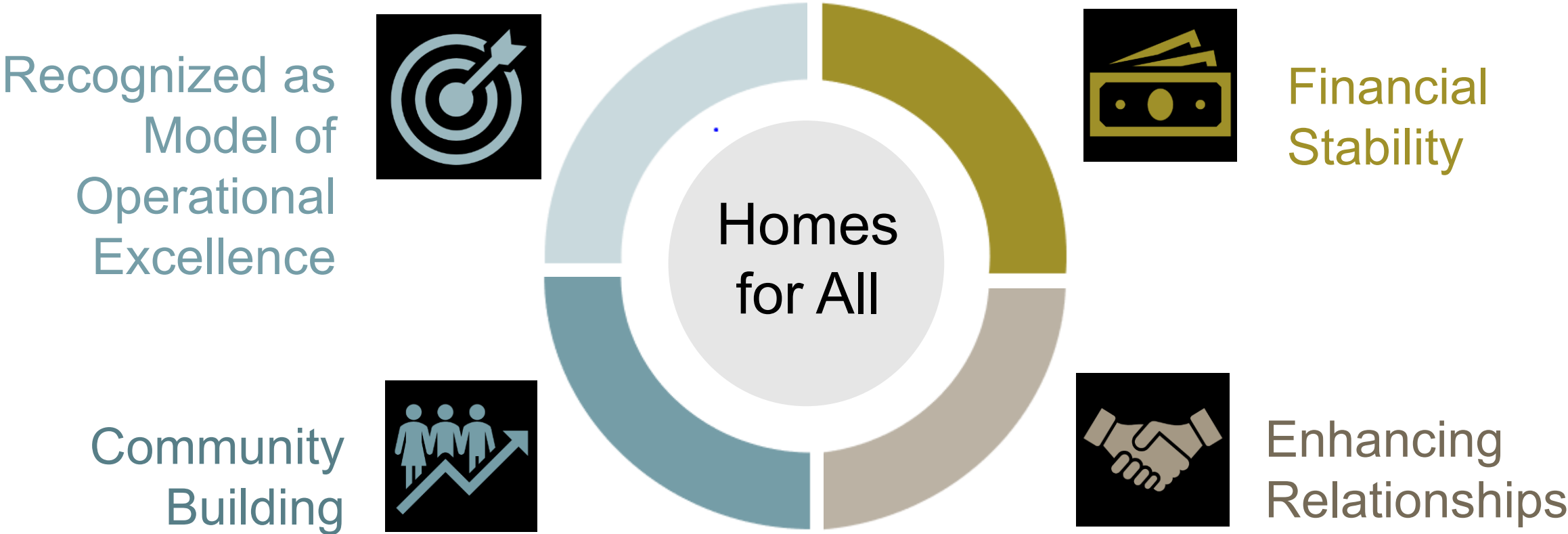


Requisitions



* Total allocation of revenues and expenses as a total

Strategic Priorities



Planning for the Future



New Clover Bar Development

- Opening 2021
- 144 subsidized lodge units



Fort Saskatchewan Affordable Housing

- Opening 2021
- 83 affordable housing units (for AISH and low income recipients)



Future Opportunities

- Land opportunities for future seniors and family affordable housing projects



THANK YOU

Any Questions?