



STRATHCONA COUNTY

2019 Budget Presentation

November 29, 2018



HEARTLAND HOUSING FOUNDATION

- Established by Ministerial Order as of January 1, 2013.
- Amalgamation of Pioneer Housing Foundation, Fort Saskatchewan Foundation and the Fort Lions Haven Foundation.
- Responsible for affordable housing in Strathcona County and the City of Fort Saskatchewan.

PORTFOLIO

Lodges

- Clover Bar Lodge75 units* (replacement will be 144 units)
- Silver Birch Lodge100 units
- Dr. Turner Lodge90 units

Total: 265 Lodge Units

Seniors Self Contained Apartments

- Lakeside Legion Manor81 units
- Kiwanis Apple Blossom Manor20 units
- Josephburg Homestead Place8 units
- Dr. T.W.E. Henry House32 units
- Fort Lions Haven20 units

Total: 161 Apartments

Affordable Housing

- Silver Birch Manor60 units
- Silver Birch Court69 units

Total: 129 Affordable Housing Units

Silver Birch Site Expansion

- Market Lodge-style units94 units



REVENUE

Lodges

- Residents pay rent for their accommodation.
- HHF receives a grant from the government for residents whose income on Line 150 of their Notice of Assessment is less than \$28,650.
- The remaining operating deficit is covered by requisitions to the municipalities.

Seniors Self Contained

- Rent Geared to Income (30% of gross income).
- HHF manages these on behalf of the province based on a budget determined by the province.

Affordable Housing

- Silver Birch Manor – Seniors apartments, 1& 2 Bedroom, 15% below market.
- Silver Birch Court – Apartments for all ages, 15% below market.
- Manor & Court rental income must cover operating costs.

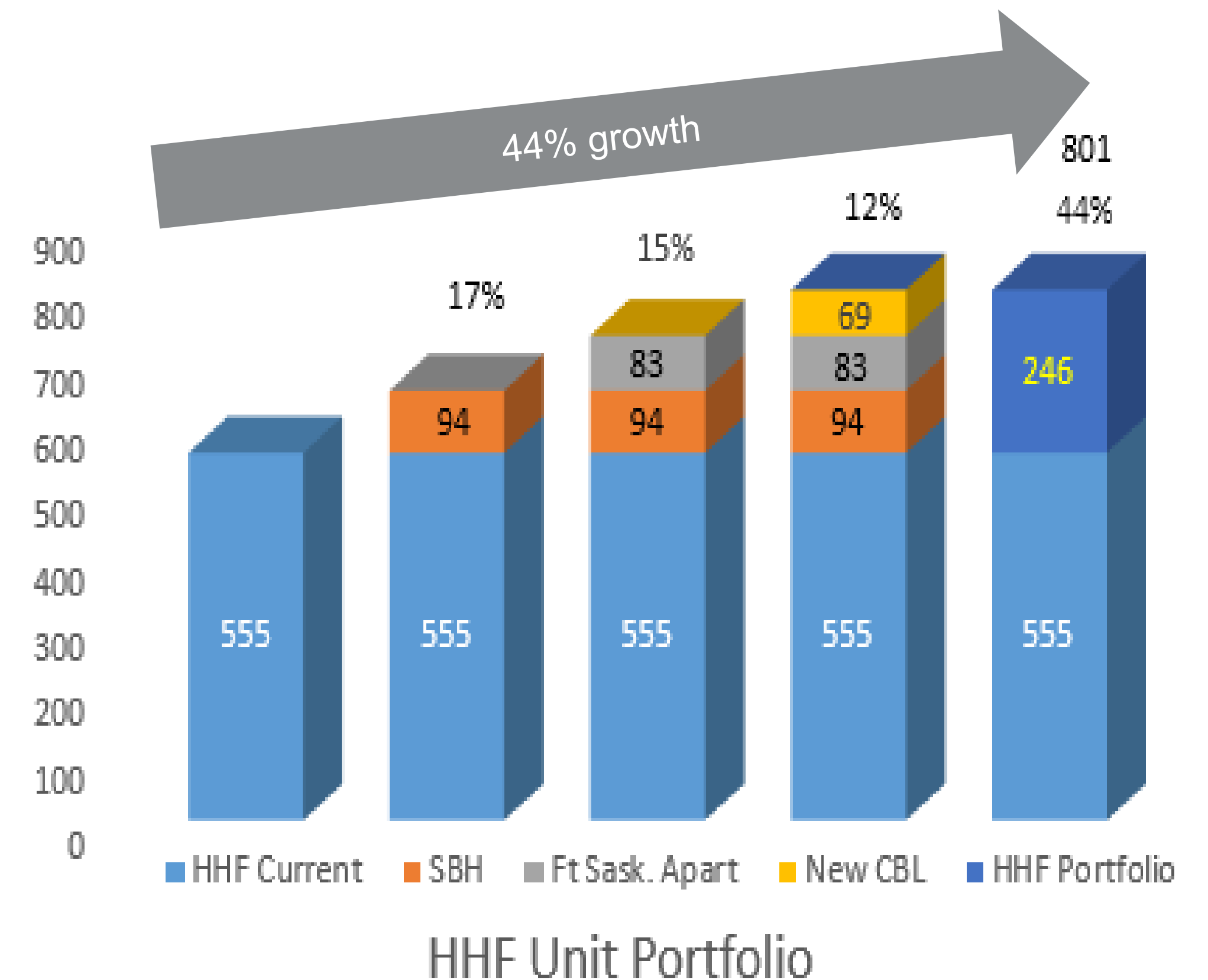
OPERATIONS

New Development

- New Clover Bar Lodge construction underway.
- Silver Birch Haven build is the final phase of the Silver Birch site and will provide lodge-style accommodations for lower-mid-income seniors.
- Capital fund development underway for an affordable apartment building on land provided by City of Fort Saskatchewan to HHF.
- Housing Registry completed.

Operational Excellence

- In 3-5 years, HHF's portfolio will grow by 44% from 555 to 801 units.
- If the DTL expansion project moves forward, this has the potential to increase by an additional 13% (100+ units).



BUDGET STRATEGY

Mission Statement

- To provide safe and affordable homes for residents of Strathcona County and the City of Fort Saskatchewan in order to foster caring & inclusive communities.

Community

- Growth = opportunities = jobs
- Our strategies align with community priorities for affordable housing.
- Our growth will connect us with more community partners, forge lasting relationships and assist in providing *“Homes for All”* in our communities.

Financial Sustainability & Accountability

- Enhance financial analysis and utilize benchmarking to maximize operational excellence.
- Re-assess and prioritize strategic goals.
- Develop financial strategies that will support growth and long-term financial sustainability.
- Create financial reporting framework that reflect business needs and create KPI's.



2019 OPERATING REQUISITION

BUDGET LINE

2018

2019

Total Revenues

\$6,856,164

\$6,978,219

Total Expenses

\$9,892,260

\$10,742,911

Total Requisition *(Based on equalized assessment)*

BUDGET LINE

2018

2019

%

County of Strathcona

\$2,580,682

\$3,199,988

85%

City of Fort Saskatchewan

\$455,415

\$564,704

15%



2019 CAPITAL REQUISITION

Capital Requisition – Silver Birch Haven ¹	\$638,885
Capital Requisition – Silver Birch Property ²	\$988,954
Total Capital Requisition	\$1,627,839

¹ *As agreed to by Strathcona County – additional funding to pay for SBH debenture is included in the 2018 capital requisition.*

² *As agreed to by Strathcona County for Silver Birch property. This includes the original Silver Birch Lodge. Silver Birch Manor and Silver Birch Court must build a reserve for building maintenance and debt repayment.*

FUTURE PLANS

- The 2018 HHF Business Plan submission to the Government of Alberta proposed an expansion to add 72 units of SL4 & SL4D to Dr. Turner Lodge. The fourth floor would have one bedroom units for rent.
- The Business Plan also included a proposal for the old Dr. Turner Lodge site to be demolished and affordable housing built there.

Questions?

