

# NEW CLOVER BAR LODGE - OPENING

## EXECUTIVE SUMMARY

Heartland Housing Foundation is anxiously awaiting the opening of the new Clover Bar Lodge as are many community members. Construction has been progressing according to our original schedule and we are set to welcome our current Clover Bar residents into their new home the week of January 11<sup>th</sup>. This is a much-anticipated move for many of our 79 current Clover Bar Lodge residents and an exciting time for many on our waitlist to move into their new homes as well.

Heartland Housing Foundation provides affordable housing options for seniors and families within Strathcona County and the City of Fort Saskatchewan. After living all their lives here, seniors don't want to be forced to move out of their community in search of suitable housing options. It is these folks - aged, hard-working community builders - that need safe, comfortable, and affordable housing options.

Heartland's oldest facility, Clover Bar Lodge was built in 1960 and has been home to nearly 4,000 individuals over the years. The building has reached the end of its life cycle and is in desperate need of replacement. Although it is still well-run, safe, and comfortable, infrastructure is failing, the rooms are exceedingly small, and what was built in 1960 does not meet the requirements of today – or tomorrow's seniors. The new Lodge will increase the number of available rooms from 79 to 144 and will provide a safe, comfortable, and wellness-centered community for residents.



While we are embarking in this new facility with a revised rental fee structure that provides more affordable options for an increased population, it is very important for Heartland Housing to maintain its ability to receive operational funding from the province for all 144 units. This requires an amendment to our Ministerial Order that allows us to submit funding requests annually for any senior earning \$28,000 or less annually. Our new rental structure will allow individuals to pay based on their income and incorporate a subsidy recovery method for anyone that is earning above the \$28,000. In our 2021 budget, we are identifying significant efficiencies in our operations of a lodge that houses 144 units compared to that of a 79 unit lodge, which will be beneficial to our overall requisitioning requirements in the future.

To gain the Lodge Assistance Program (LAP) Grant funding from Alberta Seniors and Housing, the following is required:

- 1) Letters presented to both Mayors with our proposal and request to agree to the additional 65 units being added to our Ministerial Order, Schedule A that would be eligible for requisitions if needed.
- 2) Report prepared for the Minister including our proposal, history of the building, and inclusion of Mayoral support to transition these units to Schedule A.