

Message from the Executive Director



Lori-Anne St. Arnault

2022 was a year of change for Meridian Housing Foundation. Most significantly, Administration Offices were moved out of the lodge. Achieving this goal from our strategic plan provided an opportunity to complete an organizational capacity review, review staffing and raise the professionalism of the organization. As MHF focuses on the needs of the community, growth in organizational capacity is critical.

In spring 2022, our member municipalities, City of Spruce Grove, Parkland County, Town of Stony Plain, each made commitments to provide \$9.5m in equity funding for the Spruce Grove Supportive Living Lodge. Through this important partnership, MHF was able to continue to advance the project through the preparation of conceptual drawings, working with the City of Spruce Grove planning department, applying for federal funding through CMHC, advocacy with the provincial government both through our MLA and the Ministry.

After 22 months of avoiding COVID-19 in the Lodge, it finally did arrive. Yet, through the commitment to safety and by working together the seniors were able to minimize the impact and ride out the outbreaks that did occur with their same positive attitudes that got us all through the first 22 months. Together with the seniors we celebrated the lifting of restrictions and the return to a more normal life.

Several of our buildings continued to receive major upgrades, which most recently included a new sprinkler system and new walk-in showers replacing bathtubs. At Whispering Waters Manor, we were excited to paint the common area and replace furniture making the space feel refreshed.

Meridian Housing Foundation is proud to offer seniors in the Tri-Region a home of choice.

Key Accomplishments in 2022

Board Leadership

- ✓ Set the strategic direction for the next few years in the creation of Meeting the Community Need: Meridian Housing Foundation Strategic Plan 2023-2025
- ✓ Advocacy for future housing needs and support for the Spruce Grove Lodge project.

Strong Organization

- ✓ Administration Office building renovations completed and staff move-in May 2022.
- ✓ Completed an organizational review to ensure that the organizational structure and staffing are adequate while also being future focused to accommodate growth.

Community Engagement

- ✓ Phase One of our public awareness campaign featured seniors who reside with MHF speaking about what having affordable housing means to them. Photos of the residents were featured on the digital billboards in Spruce Grove as well as on social media in conjunction with the featured videos.
- ✓ Phase Two featured prominent community members who have or had loved ones who resided with MHF and the Mayors of each municipality.

Identify Future Housing Needs

- ✓ Gained support from our municipal partners, Town of Stony Plain, City of Spruce Grove and Parkland County, for equity funding of \$9.5 million for Spruce Grove Lodge.
- ✓ Applied through CMHC to access federal funding grant for Spruce Grove Lodge.
- ✓ Prepared application for AHPP funding which opened for proposals in December 2022.

Our Mission

To provide and manage independent, supportive, and affordable housing for seniors.

Our Vision

Creating homes and a supportive lifestyle for seniors in our communities.

Our Values

Community • Quality Care • Safe Environment • Dignity • Compassion

Meridian Housing Foundation Portfolio

Seniors Self Contained

Stony Plain	Alberta Rose Manor	20
Stony Plain	Diamond Jubilee Manor	45
Stony Plain	Meridian Pioneer Manor	36
Spruce Grove	Spruce Haven Manor	30
Wabamun	Foster Manor	4

Independent living for adults 65+
Rents are 30% of total income

Affordable Housing

Stony Plain	Folkstone Manor (55+)	63
Wabamun	Park View Manor (65+)	6

Independent living for adults,
Rents at least 15% below market*

*MHF exceeds the provincial requirement for affordable housing is 10% below market rate

Lodge

Stony Plain	Whispering Waters Manor	57
Stony Plain	Forest Ridge Place	42

Independent living for adults 65+ in a congregate setting
Subsidized rents through the Lodge Assistance Program
Services include meals, housekeeping, activities and 24/7/365 staffing



325

seniors reside with Meridian Housing Foundation.

211

seniors waiting for a place to call home.

97%

of residents would recommend living with MHF.

Source: 2022 MHF Resident Satisfaction Survey

875

windows cleaned every spring.

2,964

beds made yearly.

3,640

dietary shifts worked to provide for our seniors 24/7/365.

2022 Audited Financial Reports

Statement of Financial Position

As of December 31, 2022

Assets—Current

Cash, cash equivalents	\$4,612,577
Accounts receivable	\$87,416
GST recoverable	\$42,641
Prepaid expenses	\$65,463
	\$4,808,097
Tangible Capital Assets	\$22,530,564
	\$27,338,661

Liabilities— Current

Accounts payable and accrued liabilities	\$638,600
Current portion of long term debt	\$564,237
	\$1,202,837
Long Term Debt	\$10,269,034
Deferred Contributions- Tangible Capital Assets	\$8,119,035
	\$19,590,906

Net Assets

Unrestricted net assets	\$148,288
Internally restricted net assets	\$4,021,209
Invested in tangible capital assets	\$3,578,258
	\$7,747,755
	\$27,338,661

Statement of Operations

For the year ended
December 31, 2022

Revenue

Rent Revenue /Recoveries	\$2,694,472
Municipal requisitions	\$1,399,678
Lodge assistance program grant	\$405,632
Management Fees	\$527,333
Other income	\$835,383
	\$5,862,498

Expenses

Salaries and benefits	\$2,629,720
Amortization	\$775,384
Food & kitchen supplies	\$334,503
Repairs & maintenance	\$494,415
Utilities	\$368,289
Office/Interest/Taxes	\$941,569
	\$5,543,880
Excess of Revenue Over Expenses	\$318,618



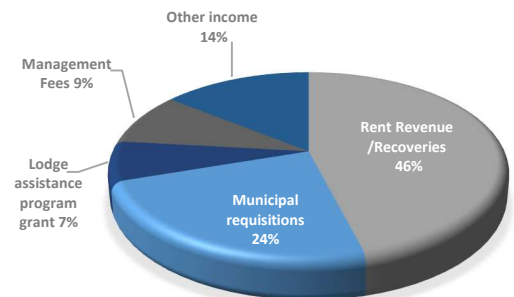
Your Home of Choice

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MHF 2022 REVENUE



MHF 2022 EXPENSES

