

Lodge Program Overview and 2026 Budget Highlights



Quality of Life Philosophy

In support of GEF Seniors Housing's Mission and Vision, our Quality of Life Philosophy is:

"To provide seniors with accessible, affordable, and safe housing in comfortable and supportive environments that promote opportunities for them to successfully age in place."

The Guiding Principles to the Quality of Life Philosophy include working together to:

- Promote and respect individual **choice**, recognizing that each senior has knowledge and experience to be able to determine how best to live their life;
- Ensure each senior is treated fairly and with **dignity**, regardless of their age, gender, religious belief, ethnicity and culture, sexual orientation, financial means, life experience or ability;
- Foster opportunities that contribute to promoting one's **well-being** by supporting and encouraging each senior to live a healthy, independent life, where their voice is heard and respected;
- Encourage relationships between seniors, staff, and communities based on **respect, kindness, and compassion**;
- Promote **accountability** by providing each senior with the opportunity and encouragement to take ownership of, participate in, and provide feedback to the community in which they live.

Vision

To create vibrant, affordable communities for seniors.

Mission

As Alberta's largest non-profit social housing operator for seniors, we focus on providing affordable, well-maintained, and secure buildings, where our clients can live with dignity and thrive in their communities with the support of friendly and caring staff and volunteers.

Values

- We encourage relationships based on **Respect** and believe in treating everyone with dignity, kindness, and compassion.
- We want to put **People** at the centre of everything we do, where our aim is to positively contribute to everyone's life journey.
- We believe in promoting interactions built on **Trust**, where we act with integrity, honesty, and fairness.
- We promote **Accountability** by accepting responsibility for one's own words, actions and the choices that are made.
- We proudly acknowledge and enthusiastically pursue **Equity, Diversity, and Inclusion** in our work.



Service Programs

- Provide nearly 4,000 low-to-moderate income seniors with access to affordable housing and services
 - Lodge Program
 - Affordable Program
 - Seniors Self-Contained Program (SSC)
- Processed over 2,000 new housing applications to the end of Oct 2025
- 97% occupancy rate for all programs (Jun 2025)
- 312 full-time staff; 111 part-time staff (Jun 2025)

Program Background

	<u>% of Clients</u>	<u>Buildings</u>	<u>Avg Income</u>	<u>% of Total Budget</u>
Lodge	26%	11	\$ 26,521	60%
Affordable	13%	7	\$ 34,491	9%
SSC	<u>61%</u>	<u>28</u>	<u>\$ 26,417</u>	<u>31%</u>
	100%	46	\$ 29,143	100.0%

Lodge & Cottage Buildings – 1,111 Units

- **GEF ownership - 48% of total units**
 - 6 buildings or 530 units
 - Average building age – 32 years
 - Newest built – 2018 (7 years)
 - Oldest built – 1967 (58 years)
- **Alberta Social Housing Corporation ownership – 52% of total units**
 - 5 buildings or 581 units
 - Average building age – 45 years
 - Newest built – 1984 (41 years)
 - Oldest built – 1972 (53 years)



2024 Lodge Program – Audited Financials

Summary:

- Operating Surplus of \$836K
- Capital Reserve Fund increase by \$649K to \$3.649M

Operating Highlights:

- GOA - Lodge Assistance Program (LAP) per diem adjustment from \$13.23 to \$20.50
- 6.37% increase in resident average annual income
- 2.50% to 3.00% personnel increase in cola and performance; new frontline staffing hiring align with the LAP funding increase

2026 Lodge Program – Operating Budget

SUMMARY

- Budgeting small budget surplus
- No new operating funding required by the City of Edmonton

Revenue Highlights:

- 1) Occupancy rate of 96%
- 2) Resident Support Service fee increase in July 2026 by \$25 to \$1,000 per month (is in addition to base rent)
- 3) Average annual resident income increase of 1.50%
- 4) GOA Lodge Assistance Program (LAP) funding increase from \$21.50 to \$22.00 per diem. Around 83% of clients qualify

Expense Highlights:

- 1) Labour costs (COLA and performance) - 2% to 3% increase
- 2) Front-line staff increase of 11.8 FTEs across the 11 lodges; reduce agency costs/increase building and resident safety
- 3) Non labour operating expenses – 1% to 3% inflationary increase

2026 Lodge Program – Capital Budget

SUMMARY

- Total Capital Projects identified - \$6.8 million
- Unfunded Capital Projects - \$4.7 million
- 5 Year Capital Plan (2026 to 2030) - (attachment 8)
- Capital requirement year over year increasing due to aging assets.

Capital Budget Development Background:

- Facility Assessment Reports
- Lifecycle Repair & Replacement Reports
- Capital Maintenance Plan
- Energy Audits
- Accommodations Standards for Building Grounds
- Accommodations Standards for Building Systems
- Accommodations Standards for Equipment
- Insurance Costs Control Reports
- Risk Management Framework

Questions?

Thank You!

