



Summary Report
for
Edmonton City Council

October 2025

Executive Summary

- Alberta's largest non-profit social housing operator for seniors
- Provides housing for almost 4,000 low-to-moderate income seniors in Edmonton
- Employs 423 Full-Time and Part-Time staff (as of June 2025)
- Operates three Housing Programs—Lodge, Seniors Self-Contained, and Affordable—with a total of 3,964 housing units in 43 properties and an annual aggregate operating budget of more than \$61.1 million (fiscal year 2024)
- Combined occupancy rate of 97.4% as of December 31, 2024, and 96.8% as of September 30, 2025
- Lodge Program consists of 990 lodge units in 11 lodges; plus 121 cottage units co-located in one of the lodge buildings
- 2024 operating surplus, excluding amortization expenses of \$1,689,000 reflected in the Audited Financial Statements, is \$837,000 for the Lodge Program
- Operating surplus forecast in the Lodge Program for 2025, with no requisition expected beyond the previously approved \$4.9 million operating grant funding from the City of Edmonton
- The 2026 operating budget includes total expenditures of \$36,594,365 funded by total revenue of \$36,594,546, resulting in a small surplus of \$181 which will be transferred to the Lodge Program Capital Reserve Fund. The City's contribution to the 2026 budget remains at the previously approved \$4.9 million. No new operating funding is being requested for 2026 and it is not expected that a requisition will be required.
- The capital budget identifies projects totalling \$6,832,600 for the 2026 fiscal year, of which only \$2,106,700 can be funded by GEF's existing Lodge Program Capital Reserve Fund and have been ranked as Priority 1 on Attachment X. The remaining \$4,725,900 in identified projects have no funding source and will be deferred, subject to Council's consideration of the GEF 2025 Fall SOBA submission for one-time funding for capital. If the SOBA request is not approved, and emergent, critical expenditures beyond available funding are required in 2026, GEF will approach the City for consideration of additional funding at that time.

Background Information

GEF Seniors Housing is the largest public, not-for-profit registered charitable organization providing social housing and support services for seniors in 3,964 affordable housing units across 43 buildings located in the City of Edmonton.

The organization is a Housing Management Body (HMB) established by Ministerial Order under the *Alberta Social Housing Act*, with the mandate to operate and maintain affordable and accessible social housing accommodation for low and moderate income seniors.

We are responsible for the day-to-day operation, maintenance, and short- and long-term capital planning of the properties (owned by GEF Seniors Housing or managed by GEF Seniors Housing on behalf of the Alberta Social Housing Corporation (ASHC)), ensuring that they meet minimum standards, all applicable building codes, and are safe and secure. This includes managing the intake and selection process for all housing applications, ensuring tenants/residents meet eligibility criteria, and fostering positive relationships with tenants and residents. We must adhere to relevant legislation, regulations and guidelines, including but not limited to the *Alberta Social Housing Act*, *Residential Tenancies Act*, *Public Health Act*, *Protection for Persons in Care Act*, *Occupational Health and Safety Act*, *Access to Information Act*, *Alberta Human Rights Act*, *Employment Standards Code*, *Continuing Care Act*, *Management Body Operation and Administration Regulation*, *Social Housing Accommodation Regulation*, and *Management Body Handbook*.

In the City of Edmonton, GEF Seniors currently operates and/or owns 43 buildings, totaling 3,964 affordable social housing units, aligned into three Housing Accommodation Programs serving functionally independent seniors:

- **Seniors Self-Contained (SCC) Apartment Program**
 - 28 apartment buildings (all government owned by ASHC) with 2,537 units.
 - Rent is calculated based on 30% of the tenant's annual income (income threshold applies).
 - Tenants' average annual income was \$26,417 in 2024.
 - Occupancy rate at the end of December 2024 was 97.9%, and at the end of September 2025 was 97.1%.
 - Total revenue in 2024 was \$19,474,616.
- **Affordable Housing Apartment Program**
 - 7 apartment buildings owned by GEF Seniors Housing with 437 units.
 - Rent is set at a flat rate and is minimally 10-15% below the average market rates for similar units in Edmonton as calculated annually by Canada Mortgage and Housing (CMHC).
 - Tenants' average annual income was \$34,491 in 2024.
 - Actual rental rates ranged from 14-36% below CMHC rates for similar sized units over the past year.

- o Occupancy rate at the end of December 2024 was 98%, and at the end of September 2025 was 97.7%.
- o Total revenue in 2024 was \$6,124,000.
- **Lodge Program**
 - o 11 lodge buildings (six that are owned by ASHC) with a total of 990 units.
 - o Lodges provide supportive living for residents with support services: daily meals and snacks, weekly housekeeping and linen services, organized activity and wellness programming, and non-medical staff on-site 24 hours a day.
 - o Rent is calculated at 30% of a resident's annual income plus a monthly fee for support services currently set at \$975.
 - o Residents' average annual income was \$26,521 in 2024.
 - o Occupancy rate at the end of December 2024 was 96.1%, and at the end of September 2025 was 95.7%.
 - o Total revenue in 2024 was \$35,521,000, which included:
 - Resident rent and support fees of \$17,849,000, representing 50.3% of the program's annual revenue for 2024
 - Edmonton City Council approved grant funding of \$4,900,000, and requisition funding of \$219,000, representing 14.5% of the program's annual revenue for 2024
 - Province of Alberta Lodge Assistance Program grant funding of \$6,551,000 for approximately 800 residents who had an annual income below the income threshold qualifying GEF Seniors Housing for the grant, representing 18.5% of the program's annual revenue for 2024
 - Other revenues of \$5,916,000, representing 16.7% of the program's annual revenue for 2024
 - o Forecasted revenue for 2025 is \$35,928,659, inclusive of the City of Edmonton approved operating grant of \$4,900,000, representing 13.6% of the program's annual revenue.
 - o As a provincial program, the lodges fall under the *Continuing Care Act*, the Continuing Care Regulation, and the Accommodation Standards - Supportive Living Accommodations. Compliance monitoring is the responsibility of the Ministry of Assisted Living and Social Services, with information regarding compliance with the legislation posted through the ministry's standards and public reporting.
 - o 769 new applications for lodge housing were processed, representing a 30% increase from the previous year.
 - o 510 lodge applicant interviews were conducted.
 - o 305 new lodge residents moved into the lodges.
 - o 234 housing applicants approved for the lodge program were on the waitlist for housing at the end of December 2024.
 - o 278 lodge residents were provided support to help them maintain their housing and/or address quality of life issues through access to GEF Seniors Housing's Community Support team.

- o Volunteers are a considerable resource who provide valuable support to our lodge residents and the programming offered. In 2024, 144 volunteers dedicated 3,552 hours of support across the 11 lodges.
- o GEF Seniors Housing's most recent annual Client Experience Survey for lodge residents conducted this past July and August reflected the following positive feedback provided by the 470 residents (49% of eligible residents) who completed the 2025 survey:
 - An overall expressed satisfaction of 90%
 - Staff Engagement satisfaction of 89%
 - Food Services satisfaction of 91%
 - Housekeeping satisfaction of 89%
 - Personal Safety & Security satisfaction of 92%
 - Building Maintenance satisfaction of 90%
 - Activity & Wellness Programming satisfaction of 75%

2024 Financial Report for the Lodge Program

Operating

GEF Seniors Housing staff made every effort to optimize the utilization of the program's 990 housing units and provide quality support services in a manner that was operationally sound and positively impacted the residents' overall level of satisfaction and quality of life.

Highlights of GEF Seniors Housing's 2024 operating financial results included:

- Total annual operating surplus of \$837,000, excluding the \$1,689,000 Amortization Expenses reflected in the Audited Financial Statements, with the operating surplus transferred to the Lodge Program Capital Reserve Fund
- 124% positive variance to approved operating budget
- 234 lodge unit turnovers completed at a cost of \$314,000
- 121 non-capital operating projects completed at a cost of \$433,000
- 1,040,000 meals prepared and served under the leadership of Red Seal certified chefs

Capital

With an aging infrastructure - average age of 40 years for the lodges - and the requirement to maintain the buildings in good repair to ensure access, safety, and continuity of housing for seniors, GEF Seniors Housing developed and maintains a robust Capital Plan to identify, prioritize, and plan for the capital investment requirements for the buildings.

Highlights of GEF Seniors Housing's 2024 capital investment results included:

- 32 capital projects completed at a cost of \$606,000

- Commercial kitchen equipment upgrades at a cost of \$230,000
- 12 Government of Alberta funded Capital Maintenance Renewal projects (HVAC, Life Safety - elevator modernization and fire alarm and electrical) completed at a cost of \$1,100,000.

2026 Budget for the Lodge Program

Operating Budget

The 2026 operating budget for the Lodge Program has been prepared with a continued focus on maintaining a level of service to residents that strives to meet their housing and quality of life needs, meets the Accommodation Standards - Supportive Living Accommodations, and a high occupancy rate across all lodges.

Highlights of the 2026 operating budget include:

- Total expenditures of \$36,594,365 funded with total revenue of \$36,594,546 resulting in a forecasted operating surplus of \$181 which will be transferred to the Lodge Program Capital Reserve Fund.
- Inclusion of \$4.9 million in previously approved City funding towards the Lodge Program with no new funding requested for 2026 and no requisition expected.
- An increase in the support fee charged to residents of \$25 per month, increasing the fee from \$975 to \$1,000 per month, effective July 1, 2026.
- Targeted staffing adjustments in select lodges to address client and building needs.
- Adjustments to employees' wages/benefits to address cost of living/inflationary pressures.

Capital Budget

The 2026 capital budget is reflective of the aging lodge infrastructure, known and/or emerging infrastructure issues - many identified in the previously completed Building Condition Assessment and Life Cycle Repair & Replacement Analysis Reports - and the requirements to maintain the infrastructure to meet the Accommodation Standards - Supportive Living Accommodations.

Highlights of the 2026 capital budget include:

- Total capital projects of \$6,832,600, of which \$2,106,700 have been identified as Priority 1 based on the seriousness of the impact of the system(s) failure to residents. These Priority 1 projects will be funded from the existing Lodge Program Capital Reserve.
- The remaining projects totalling \$4,725,900 cannot proceed due to limitations in available capital funding pending Council's consideration of GEF's SOBA request for one-time funding to address this capital shortfall. Regardless of Council's decision, the need to address the building components still remains

and will need to be addressed on an emergency basis as or when the building component fails. If not funded at this time, these projects will become deferred capital requirements and carried forward to be considered in future capital budget requests to the City.