



This communication report is being sent from the City of Saint John/Menagesk which is situated in the traditional territory of the Wolastoqiyik/Maliseet. The Wolastoqiyik/Maliseet along with their indigenous neighbours, the Mi'Kmaq/Mi'kmaq and Passamaquoddy/Peskotomuhkati signed Peace and Friendship Treaties with the British Crown in the 1700s that protected their rights to lands and resources.



Co-op Information

| Community | # Units |
|--------------------|------------|
| City Centre | 37 |
| Heatherway | 40 |
| High Meadow Park | 20 |
| Jenny's Spring | 33 |
| Lower Cove | 6 |
| Neighbourhood | 28 |
| North End Family | 37 |
| South City | 36 |
| Wright Street | 57 |
| Total Units | 294 |

Vacancies

As of early spring 2026, vacancy levels continue to shift as units are repaired and re-occupied, including both market and subsidized homes. The coop remains focused on keeping vacancies low while maintaining safe, well-kept homes for members.

Membership

We welcomed five (5) new members into the co-op community. Welcome Christine, Doris, Robert, Tim, and Wayne.



Planning

General Member Meeting

The semi-annual general member meeting was held April 7 at the Nick Nicole Center. The 2026–2027 budget was presented and approved by members, along with a new Pet Policy. Both documents can be found on the Member Portal.

Attendees also received an update on the Member Survey results and a history of USJ. Many members had indicated they wanted to better understand how the co-op began, its purpose, and how it has evolved over time.

Do you have a story about your experience with the merger or a positive memory from your original co-op?

You can email info@unifiedsaintjohnhousing.coop or reach out through the member portal contact form; the board would love to hear from you.



Checking and Caring for our Homes

What this means for you: Inspections help keep your home safe and help plan future repairs. USJ is inspecting all 294 homes to better understand what repairs and upgrades are needed.

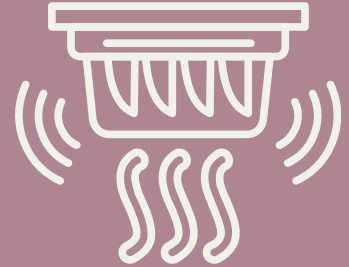
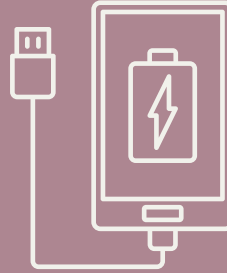
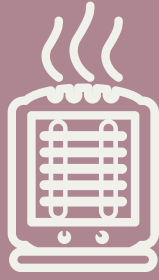
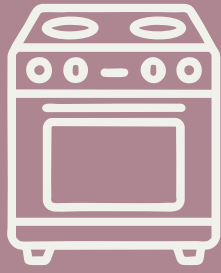
These inspections help us:

- Plan future repairs
- Keep homes safe and comfortable
- Take care of our buildings for the long term

Here is what members can expect:

- Inspections are happening across all communities.
- Housing Alternatives contact members ahead of time to let you know when the inspection will happen

Thank you for your patience and cooperation during this work.



Keeping our Homes Safe

What this means to you: Simple safety steps help protect your home and your neighbours.

USJ has joined CHF Canada's Risk Management Program. This program helps us spot problems early and reduce safety risks before they become serious or costly.

Fire Safety at Home:

Cooking fires are one of the most common causes of damage in homes. Many of these fires can be prevented.

You can help by:

- Staying in the kitchen while cooking.
- Never pouring water on a grease fire. Use a lid to cover it instead.
- Keeping towels, bags, and paper away from the stove.
- Checking the oven before turning it on.
- Not overloading outlets or power bars.
- Replacing damaged cords
- Charging phones or laptops on hard surfaces, not beds or under pillows, or couches.
- Keeping heaters at least three (3) feet away from anything that can burn.
- Blowing out candles before leaving the room or going to bed.
- Testing smoke alarms every month and reporting any problems

If you notice a safety issue, contact Housing Alternatives right away. office@housingalternatives.ca

Annual Planning

What this Means for you: The Board is planning how to co-op will spend money and set priorities for the year ahead.

Your Board is working on the 2025–2026 Annual Plan, which outlines the main goals for the year.

Planning for 2026–2027 will begin later this spring after a Growth Strategy meeting. This will help make sure our plans match our long-term goals and our budget. Once the plan is finished, it will be shared on the member portal.



Member Engagement

What Members Told Us

We are grateful to the members who shared their perspectives through the member survey. Your input plays a key role in shaping the co-op's direction and strengthening our community.

What we heard most often:

- **Communication:** Members want clearer, more consistent updates and reminders.
- **Engagement:** Flexible, online or hybrid meetings and community events make it easier to participate.
- **Affordability:** Stable housing costs and long-term security are highly valued.
- **Maintenance:** Members want quicker responses, clearer timelines, and better follow-through on repairs.
- **Accessibility:** Online options and clear, plain-language communication help more members take part.

The Board will review this feedback and consider next steps. While not all suggestions can be acted on, every comment has been read and considered.

Work Order Follow Up

If you are experiencing an issue with your unit, please contact Housing Alternatives to submit a work order. During regular business hours: Call the office at 506-632-9393, ext. 200 or email office@housingalternatives.ca.

If you need to check on the status of a work order, please be sure to have the work order number that was provided when you first contacted the office. This number helps staff quickly locate your request and provide an update. Having it ready when you follow up will ensure faster and more efficient service.

Member Gift

In February, the Board sent a New Year card along with a Peace by Chocolate bar to all the USJ Members. This was a small gesture of appreciation for being a valued part of our co-op community.

Thank you to all Members for your continued support!





Rental Assistance: Why It Matters

Many members across the country rely on rental assistance to help pay their housing charges. Two programs, Federal Community Housing Initiative (FCHI) and the Canada Community Housing Initiative (CCHI), are set to end in March 2028. If they are not renewed, some members may face higher housing costs.

CHF Canada is asking the federal government to renew this funding through the [You Hold the Key: Protect Affordable Homes. Renew Rental Assistance Now](#),

How you can help:

- [Send a letter to your MP](#) (template linked here)
- Join CHF Canada's virtual rally on [May 5, 2026](#) at 7:00 pm
- Stay informed
- Spread the word to friends and family, and have them sign up too.

Why this matters:

Rental assistance helps people stay in their homes. Renewing these programs protects affordable housing for co-ops across the country.

Tenant Insurance

Tenant insurance is an essential requirement for all members. While the co-op insures the building, it does not cover your personal belongings or personal liability. Tenant insurance protects you from potentially significant financial loss if your possessions are damaged by fire, water, or theft, or if someone is injured in your unit and you are held responsible.

Please provide proof of insurance to Housing Alternatives annually.

Member Information

With the nicer weather approaching, a reminder to members due to insurance restrictions, the installation and use of pools, trampolines, and firepits are not allowed on USJ property.

Members are also reminded to that smoking, subletting of units, and noise after 11 pm (quiet time 11 pm – 7 pm) is not permitted at USJ.

These restrictions are outlined in the Occupancy Agreement and can be seen on the member portal of the website.



Marketing and Communication

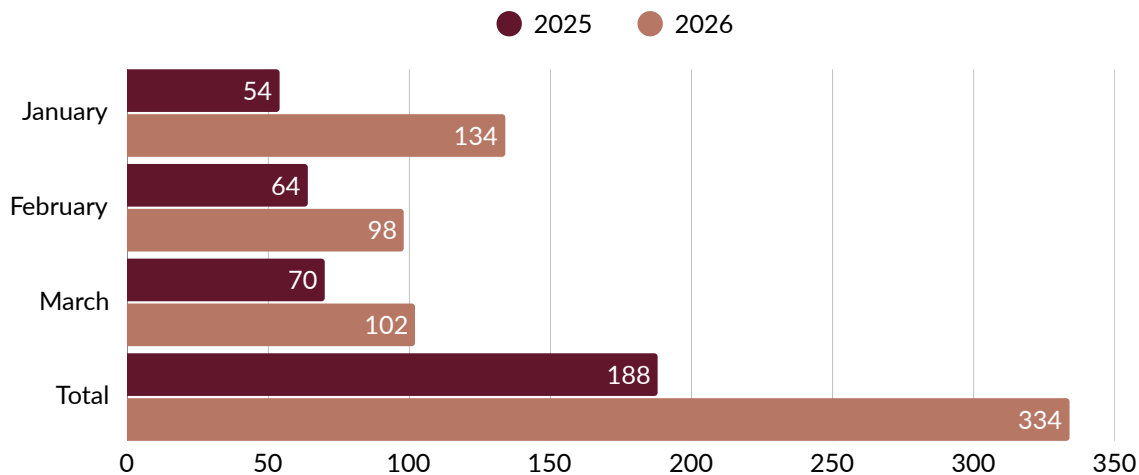
Website

Our website, unifiedsaintjohnhousing.coop, includes a password-protected area for members.

Our website includes a password-protected member portal with:

- Policies and approved budgets
- Meeting materials
- Educational resources
- Meeting & community announcements

If you need login help, contact Housing Alternatives at office@housingalternatives.ca.



Growth

55 Victoria Street – Youth Housing Project

Site work is underway for the 55 Victoria Street development, which will add new housing to our co-op. Construction is moving forward, with completion currently anticipated in late 2026, subject to weather and construction timelines.



Mission:

Our **mission** is to create sustainable affordable housing solutions that ensure safety, respect, and community engagement for all residents.

Vision:

Our **vision** is to provide affordable quality housing by ensuring sustainability and development.

Values:

Our Core Values are **Community Safety and Security, Inclusiveness, Member Involvement**

Strategic Priorities:

Growth: Building and sustaining more units

Training & Education: Strengthening member knowledge

Operations: Maintaining future viability

Administration: Enhancing organizational effectiveness