Unified Saint John Housing Co-op

Communications Report
July - September 2026

This communication report is being sent from the City of Saint John/Menaquesk which is situated in the traditional territory of the Wolastoqiyik/Maliseet. The Wolastoqiyik/Maliseet along with their indigenous neighbours, the Mi'Kmaq/Mi'kmaw 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**

This quarter, we focused on planning, learning, and keeping members informed. We are working to keep our co-op strong, safe, and affordable.

We continue to follow our Strategic Plan and Growth Strategy. This helps us make good choices now and for the future.

Membership

We are happy to welcome new members to our co-op community:

Cody, Eliza, Hailey, Hayden, Joanna, Nathaniel, Ola, Tim, Tori and Zoe.

Welcome! We are glad you are here and hope you are settling in nicely.

Annual General Meeting

The Annual General Meeting will take place **Tuesday, October 27, 2026, at Nick Nicolle Community Center - 85 Durham Street.** For the first time, the co-op will also be offering a hybrid meeting option, allowing members to participate either in person or online.

As a member of USJ, you are more than a resident. You are part of your co-op's decision-making. The Annual General Meeting (AGM) is an important opportunity to have your voice heard, learn how the co-op is doing, and help choose the people who will represent members on the board.

As a member, you have the right to:

- Vote for the board of directors.
- Run for the board and represent Heatherway, Highmeadow Park and Wright Street Communities.
- Receive and review audited financial statements showing how the co-op's money has been managed.
- Participate in important decisions that come before the membership.

Your participation matters. A strong co-op depends on members being informed, getting involved, and using their voice.

Before the AGM, take some time to review the meeting materials. Housing Alternatives will distribute the AGM meeting package, which will also be posted in the Member Login section of the website. The 2025–2026 Board Report is available online as well.

If you are interested in joining the Board, please contact Housing Alternatives at office@housingalternatives.ca.





Connecting with Co-ops Across Atlantic Canada

USJ is looking forward to participating in CHF Canada's Atlantic Summit in Moncton on October 17, 2026. Three Directors have been approved to attend, providing an opportunity to learn, exchange ideas and connect with other co-op members from across Atlantic Canada.

USJ will also be co-hosting a tradeshow booth to share information about our co-op and connect with other attendees. We're looking forward to representing USJ, learning from others and bringing new ideas and connections back to our co-op.



Vacancies

At the end of September, there were nine vacant units in the 294-unit co-op.

- Six units will be filled October 1
- Three units are getting ready to welcome new members! Repairs are underway to make sure each home is safe and move-in ready.

Community Events

Saint John Pride Parade

In July, we were proud to take part in the Saint John Pride Parade and join the community in celebrating inclusion, diversity, and belonging.

Pride is an opportunity to come together, show support for the 2SLGBTQIA+ community, and help create communities where everyone feels welcome, respected, and able to be themselves. It was wonderful to see so many people and organizations showing their support and celebrating together.



USJ Director Lisa Morris attending Pride 2026

Culturefest

We had a great time hosting a booth at the 8th Annual Culturefest in August! The event gave us an opportunity to connect with people from across the community, celebrate cultural diversity, and share information about co-operative housing.

Events like Culturefest give us an opportunity to introduce more people to co-operative housing, answer questions, build relationships, and demonstrate the co-operative values of inclusion, community, and working together.



Planning



Planning for the Future

The Board has approved USJ's 2026–2028 Plan, setting out our priorities for the next two years. The plan focuses on strengthening how the co-op operates today while preparing for the future.

These priorities will guide our work as we strengthen the co-op, care for our homes, engage members, and plan responsibly for future growth.



Administration: *Enhancing organizational effectiveness*
Help the board make clear, informed, and timely decisions by providing good information, strong processes, and effective oversight.



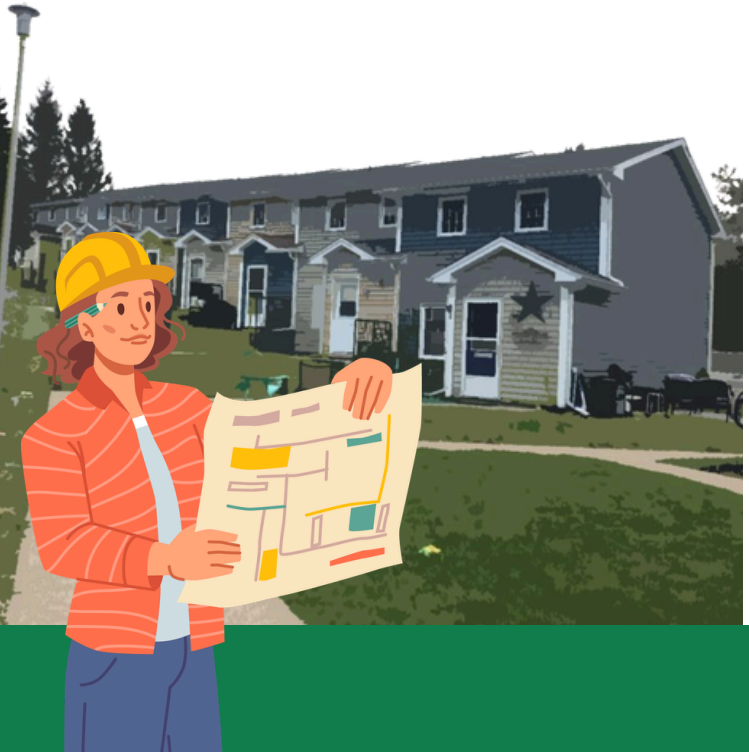
Training & Education: *Strengthening member knowledge*
Give members opportunities to learn about the co-op, stay informed, and participate in ways that strengthen engagement and community involvement.

Operations: *Maintaining future viability*
Protect affordable housing by maintaining healthy finances and ensuring buildings are well-managed and well-maintained.



Growth: *Building and sustaining more units*
To expand the co-op's housing supply in ways that are financially sound, support affordability, and protect the long-term sustainability of existing assets.

The new plan is available on the member portal.



Planning for the Future of Our Homes

Over the past year, the co-op has been working on a Building Condition Assessment Project to better understand the current condition of our buildings and identify future repair and replacement needs. The report is now being reviewed and will help guide a long-term plan for capital repairs and improvements to our buildings and units.

A big **thank you to members** for your patience, co-operation, and for allowing access to your homes when needed. Your support has helped the board and Housing Alternatives gather the information needed to plan for the future and help keep our co-op homes in good condition.

Member Engagement

Board Nominations

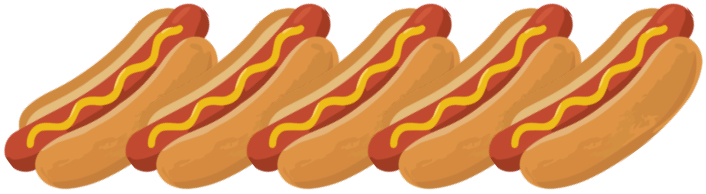
Want to make a difference in your co-op? This October, three Board positions are up for election, and we're looking for members from **Heatherway, Highmeadow Park, and Wright Street Communities** who are ready to step up and get involved!

Serving on the Board is a great opportunity to share your ideas, represent your community, learn new skills and help shape the future of the co-op.

If you're 19 or older and a member in good standing, consider putting your name forward. We especially encourage emerging leaders and members from under-represented groups to run. Different experiences, perspectives and voices make our Board and our co-op stronger.

Ready to take the next step? Nomination forms are included in your AGM package or contact Housing Alternatives for a copy or more information.





Co-op Community in Action

This summer, members in the Elliott Row/Pitt Street area came together for a small community BBQ, made possible through USJ's Social Committee funding. We kept things simple with hot dogs (including halal options), freezies, cucumber, naan and hummus. Other members on the street pitched in too, and together we had a pop-up tent and BBQ, along with music, sidewalk chalk and even some axe throwing (plastic axes of course)!

It also happened to be one member's birthday, so his family brought a cake to share and we all joined in singing Happy Birthday. Members from other USJ communities stopped by to visit as well, which made the afternoon even better.

More than anything, it was just a really nice opportunity for neighbours to spend time together, meet people they may not have known before and build a little more community on our street. Everyone enjoyed it so much that there is already talk of organizing a neighbourhood potluck next! It was also a great opportunity to talk with neighbours about USJ and what it means to be part of a co-op community. Even neighbours who aren't USJ members wanted to know how they could be involved.

Sometimes it really is the simple things, some food, music and a place to gather that help bring a community together.

Reach out to office@housingalternatives.ca if you are interested in hosting an event in your community!

Keeping your Home Safe

As part of CHF Canada's Risk Management Program, USJ is sharing information to help members understand and reduce common insurance risks. In this third installment, we're looking at adverse weather conditions and how a little preparation can go a long way in preventing damage.

Fall can bring heavy rain, high winds, sudden temperature changes, and other challenging conditions. While we can't control the weather, being prepared, watching for potential problems, and reporting concerns promptly can help prevent damage and keep our co-op community safe.

Members can help by:

- Keeping window wells, drains, and nearby storm drains clear of leaves and debris.
- Knowing where water shut-off valves are located and how to report emergencies.
- Checking windows and doors for drafts or water leaks and reporting any concerns.
- Keeping important documents and valuables in a safe, dry location.
- Preparing an emergency kit with flashlights, batteries, medication, and other essential supplies.
- Looking out for neighbours, especially seniors or those who may need assistance during storms or power outages.

Seeing any potential issues please contact Housing Alternatives to follow up, during business hours, you can:

- Call 506-632-9393
- Email office@housingalternatives.ca

Following up on a repair? Have your work order number ready if you can. It helps staff locate your request quickly and makes it easier to provide you with the information you need.





Community living

Fall Reminders

As the leaves begin to change and cooler weather arrives, it's a good time to get our homes and community ready for the season.

A few friendly fall reminders:

- Keep walkways, steps, entrances, and common areas clear of leaves, clutter, and other trip hazards.
- Take a few minutes to check that outdoor lights are working as the days get shorter.
- Make sure windows and doors close properly and report any maintenance concerns before colder weather arrives.
- Store summer items, bicycles, hoses, and outdoor furniture safely.
- Never block fire exits, hallways, entrances, or access to emergency equipment.
- Report leaks, drafts, loose railings, damaged steps, or other maintenance concerns promptly.

A little preparation now can help keep our co-op safe, comfortable, and welcoming throughout the fall and winter months.

Marketing and Communication

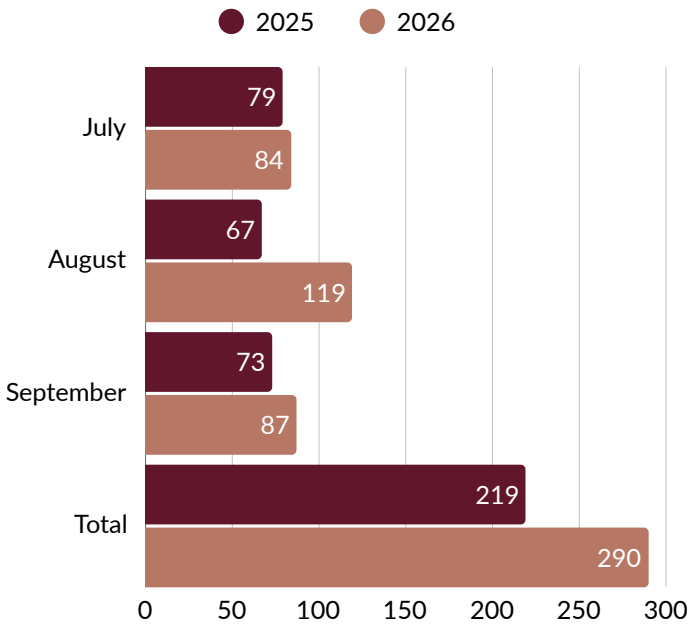
Website

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

This section of the website includes:

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

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



Growth

55 Victoria Street – Youth Housing Project
USJ's newest development at 55 Victoria is progressing on schedule and will provide young adults with a safe, supportive place to live as they build the skills, confidence, and stability needed for independent living.

Through a partnership with the Teen Resource Centre (TRC) and Housing Alternatives Inc., residents will receive both housing and individualized support. The TRC will provide regular check-ins and help young adults connect with employment, education, and community resources, while Housing Alternatives will oversee property management and housing-related services.



The program is designed to support long-term housing stability, foster independence, and help residents build strong connections within the community.

Click here to view the press release and learn more about the new homes being built:
14 housing units going up in Saint John's north end for youth at risk of homelessness | CBC News

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