



homeward trust
edmonton

opening doors. building hope.

annual report
2012







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executive summary

Homeward Trust Edmonton is pleased to share its 2012 Annual Report, which charts our progress towards ending homelessness in Edmonton. The report highlights the successes we have enjoyed in the past year, focusing on the progress that has been made towards ending homelessness.

Homeward Trust is a not-for-profit, community-based, comprehensive housing organization that provides leadership and resources toward ending homelessness in Edmonton. Our primary role is to coordinate responses to housing needs by working together with local agencies and all orders of government. We fulfill our mandate by leading initiatives and programs, engaging community stakeholders and partners, conducting research, creating awareness, and funding housing and support projects.

In all of our efforts to end homelessness we work in collaboration with others. In particular, we recognize that solutions must be found to address the over-representation of homelessness in our Aboriginal community. 46% of those identified in the Homeless Count are of Aboriginal descent; our work with Aboriginal communities, groups, and individuals focuses on finding culturally appropriate methods that respects traditional values to solve this problem.

We aim to end homelessness by:

- ▶ increasing access to housing by funding the development of new units and accessing existing market units
- ▶ coordinating the provision of support services to seamlessly provide clients with the appropriate levels of support necessary to access and retain housing
- ▶ engaging culturally safe and appropriate services to address the disproportionately high numbers of homeless individuals within the Aboriginal population
- ▶ undertaking community planning and research to address the evolving housing challenges that homeless and at-risk individuals face
- ▶ maintaining community involvement by hosting, organizing, and supporting events that address homelessness
- ▶ expanding our use of Edmonton's Homeless Management Information System (HMIS), through extending our data collection and analysis, to better track the progress of clients from the initial point of contact through to graduation.

Homelessness is a social issue that impacts all of us. In 2008, there were approximately 11,000 homeless people, province-wide, including 3,079 identified in Edmonton's Homeless Count. The cost savings of moving this number who currently experience homelessness or who are at risk, is immense. It has been estimated that Alberta taxpayers will save \$3.3 billion over a 10-year period if homelessness is *solved* rather than simply *managed*.¹

To date, Alberta remains the only province in Canada with a dedicated plan to end homelessness. The Government of Alberta's *A Plan for Alberta: Ending Homelessness in 10 Years*, and the Edmonton community's 10-year plan *A Place to Call Home* have provided a solid foundation for our work. These plans change the way homelessness is addressed by focusing on ending homelessness rather than managing it. Albertans can be proud to see the results: since the plans were adopted, there has been a decline in homelessness in its capital city since 2008 as the result of the many joint efforts, at the community, municipal, provincial, and federal levels, that are in place to end homelessness.

To achieve our goal of providing homes for all, Homeward Trust funds and coordinates programs that make housing a top priority for its clients. We are fortunate to have an exceptional team of dedicated staff, volunteers, and partners who are committed to helping Edmonton's most vulnerable citizens.

¹ *A Plan for Alberta: Ending Homelessness in 10 Years*. 2009.

expanding
maintaining
undertaking
coordinating
engaging
increasing

Advice for successful implementation:

Make sure to keep the plan's goals & strategies in alignment with the 10 year plans to End Homelessness

highlights

The following is a brief list of Homeward Trust's highlights from 2012:

- ▶ We had two grand openings for new housing projects; in total, we added 95 new housing units.
- ▶ 773 previously homeless individuals were housed through our Housing First Support Program. From these numbers, 76% were identified as chronically homeless at intake.
- ▶ In January, 2012, we officially launched and began implementation of the *2011-15 Community Plan on Housing and Supports*.
- ▶ In the first year of our partnership with Persons with Developmental Disabilities (PDD), we opened the first five housing units.
- ▶ We worked closely with the province to improve our data analysis and collection through the Homeless Management Information System (HMIS) and, for the first time, we expanded the HMIS to include tracking clients who made use of the Winter Emergency Response Program (WER).
- ▶ We expanded the WER to include a new south side location at the Do Likewise Society.





- ▶ We organized the 2012 Homeless Count that registered a further decrease of 11%, for an overall decrease of 30% in the numbers of homeless Edmontonians since 2008.
- ▶ We hosted two Homeless Connect events at the Shaw Conference Centre. The event provides free services to Edmonton's homeless and/or at risk population. We served more than 1,300 guests in April and 1,900 guests in October.
- ▶ Our work to end homelessness was recognized with the Leadership Excellence Award at Edmonton Economic Development Corporation's (EEDC) Annual luncheon at the Shaw Conference Centre. This award recognizes local organizations that both engage the community and act as a catalyst for change in the process.
- ▶ We received an additional \$2 million dollars from Alberta Health Services to address the medical costs of clients with mental health and/or addictions issues. This funding will provide enhanced support and medical services to clients in housing programs.

letter from board chair and chief executive officer

As we reflect on 2012, we are reminded of the incredible challenge in front of us to end homelessness in ten years, but also of how far we've come in the first four. The October Homeless Count captures this perfectly – a decrease of 30% from the last Count prior to the Plans' implementation, but still more than 2000 Edmontonians identified they did not have a home that day.

We are privileged to be entrusted with the implementation of the ten year plans to end homelessness, and to work with a dedicated community of volunteers, partners, staff, and leaders in government and the community.

As we look forward, 2013 will see many steps taken to build on the work of previous years, and ensure we continue to make progress on ending homelessness. We will continue to focus on investing in permanent supportive housing, and in expanding our coordinated access component to ensure that we are reaching and serving people in need of homes. Our programs will also see an enhanced focus on addressing youth homelessness, and on addressing

the overrepresentation of Aboriginal peoples amongst Edmonton's homeless population.

Finally, we would like to recognize the contributions of Martin Garber-Conrad, who served on the Board since its inception in 2008 and as Chair since 2009, prior to completing his term in September. Martin was instrumental in the creation of Homeward Trust, and has served in a leadership role in the sector – including on the Boards of our predecessor organizations – for 25 years. The contributions of Martin, our other Board members, staff, funders, partners, and volunteers, have been crucial to the success of the past four years.



Clayton Kootenay
Chair, Board of Directors



Susan McGee
Chief Executive Officer

Susan McGee Chief Executive Officer

Clayton Kootenay Chair, Board of Directors



who we are

Homeward Trust's primary goal is to find homes for all. We fund and coordinate a response to housing needs by working together with local agencies and all levels of government. In so doing, we work to:

- ▶ increase access to housing by funding the development of new units and accessing market units
- ▶ coordinate the provision of support services
- ▶ undertake community planning and research
- ▶ raise awareness in the community through events and initiatives that promote ending homelessness in Edmonton.

history:²

We are now four years into both the city's and the province's 10-year plans. This annual report will illustrate the great strides that Homeward Trust has taken to ensure the goal of ending homelessness becomes a reality.

Between 2001 and 2012, we disbursed over \$150 million in funds for 89 capital and 230 support services projects.

We were also able to leverage those funds to attract an additional \$144 million in support from other groups and, as a result, created over 1,900 housing units.

our funders

Homeward Trust receives its funding from the three orders of government, with additional support from businesses and community organizations.

Funding to help access and to construct affordable housing units has come from a committed partnership of all three levels of government in addition to the private and not-for-profit sectors. The Government of Canada, through its Homelessness Partnering Strategy (HPS), has contributed over \$79 million to Homeward Trust Edmonton since its inception. The Government of Alberta has provided over \$65 million, and the City of Edmonton has contributed over \$26 million.

In 2012, Homeward Trust received \$6.4 million in funding from the Federal Government, \$21.1 million

² Homeward Trust was created in 2008 to merge the community planning and research mandates of the Edmonton Joint Planning Committee on Housing with the project-financing mandate of the Edmonton Housing Trust Fund.

from the Government of Alberta, and \$1.2 million from the City of Edmonton.

Homeward Trust also secures additional resources from philanthropic, corporate, and public donations to support activities.

In addition, we benefit from the generous contributions of our volunteers, as well as in-kind support of companies and other organizations, who donate countless hours and help us in our efforts to end homelessness.

our governance structure

Homeward Trust's governance structure involves a uniquely collaborative model. Our Board of Directors consists of nine individuals, four of whom are chosen by and from the Aboriginal community. An Aboriginal Nominating Committee, comprised of the Aboriginal representative groups, reviews and puts forward nominees to the board. The Nominating Committee, comprised of government and community members, performs a similar function for the remaining five positions on the board.



Our board works closely with Aboriginal communities and stakeholders. Our governance model of shared responsibility addresses the challenges faced by the Aboriginal community, in particular in issues related to homelessness.

All funded projects go through a community review process that involves review by both the Aboriginal and non-Aboriginal community. Such rigorous vetting ensures that resources are allocated to projects that meet a community need.

Homeward Trust has three permanent committees that inform the work of the board.

The Project Review Committee

(PRC), comprised of the three orders of government and business and philanthropic communities, serves as an impartial group of stakeholders and partners providing advice to administration and making recommendations regarding applications for funding.

The Aboriginal Advisory Committee

(AAC) comprised of community leaders, acts as an advisor to Homeward Trust on matters relating to Aboriginal issues and projects.

The Community Plan Committee

(CPC) is responsible for recommending a community plan for board approval based on planning, research, community consultation and other means. It monitors progress and sets priorities for implementation. More than 20 stakeholder groups participate on the committee.







how we work

the housing first philosophy

The housing first philosophy recognizes that a home is a starting place, not simply a destination. In other words, you don't wait until people overcome their challenges before providing them with a home; you provide them with a home in order that they may overcome their challenges.

At Homeward Trust we apply the housing first philosophy to all of our efforts to end homelessness in Edmonton. Priority is given to serving the chronically homeless individuals under Housing First. We fund the construction of new buildings, we develop and foster new and existing relationships with landlords and property management companies, we explore the possibility of purchasing new and existing units, and we strategize to purchase land for future projects.

what we do

Homeward Trust funds a wide range of housing and support programs. The goal is to connect people in need with long-term solutions to end and prevent a return to homelessness.

Community engagement and awareness is critical to ending homelessness, and Homeward Trust undertakes several initiatives to this end. Our work is underpinned by a robust research and data collection system, which is critical for tracking progress, evaluating programs, and ensuring our work is evidence-based.



homeward trust
edmonton

opening doors. building hope.

Housing
Development
Safe, secure,
permanent
housing.

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ing First
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support services

From the outset of the ten year plans to end homelessness in 2009, we recognized that no one-size-fits-all approach would address the needs of every homeless person. Thus, we developed a number of supportive housing service options to best meet our clients' needs.

housing first program

Homeward Trust manages the Housing First Program, and supports agencies and clients involved in the Housing First Program through initiatives such as training, rental assistance, and provision of furniture.

The program's focus is on ending homelessness by providing permanent housing to those in need and ensuring that support systems are in place in order for that housing to be maintained. Since 2009, 2,325 people have found housing through this program and 79% have maintained their housing.

In 2012, 773 previously homeless individuals were housed through our Housing First Program. Of that number, roughly 76% were clients identified as chronically homeless at intake. At intake, a service provider uses the Service Prioritization Decision Assistance Tool (SPDAT) to determine the levels of assistance an individual requires. Many of our Housing First clients have high SPDAT scores and require a lot

of support to transition from homelessness. In addition, 46% of the people housed under this program are of Aboriginal descent.

Agencies delivering the Housing First Program in Edmonton

- ▶ Alberta Health Services, DiverseCity Housing
- ▶ Bent Arrow Traditional Healing Society
- ▶ Bill Rees YMCA
- ▶ Bissell Centre
- ▶ Boyle-McCauley Health Centre, Pathways to Housing
- ▶ Boyle Street Community Services
- ▶ E4C Case Management
- ▶ George Spady Centre
- ▶ Hope Mission
- ▶ Jasper Place Health and Wellness Centre

coordinated access

Homeward Trust operates a Coordinated Intake Program that connects with service providers and facilitates access to housing, in particular through the Housing First Program. 20% of a team's caseload comes through coordinated intake, ensuring that people in need have access to the program. Collaboration with providers like the Edmonton Public Library, Mosaic Centre, Alberta Hospital Edmonton, AlbertaWorks and others have been critical in helping achieve this.

permanent supportive housing

Permanent Supportive Housing (PSH) is critical to serve people who need some form of on-site support. The types of support can be as minimal as having an on-site or live-in tenancy manager to work with tenants to resolve noise or guest management problems, or as intensive as having nursing staff or support workers available around-the-clock for people with severe mental illness or other health issues. Homeward Trust funds PSH units and provides referrals through its coordinated intake function.



interim housing

Interim Housing provides a temporary, safe place to stay while a person is waiting for housing, or to enter a treatment program. It also provides longer-term options for youth through initiatives such as Edmonton John Howard Society's Loft.

rental assistance program

Many people receiving services from a scattered site supportive housing team live in regular rental apartments in communities throughout the city. Sometimes, the amount of money they get from income support programs or employment is not enough to cover the relatively high rental rates in Edmonton. Homeward Trust manages a rental assistance program which helps ensure housing stability for participants in the Housing First Program. Every participant is providing some sort of income, and this serves as a supplement.

graduate rental assistance initiative

In 2012, Homeward Trust received almost \$1.6 million from the Government of Alberta for the Graduate Rental Assistance Initiative (GRAI). It is specifically aimed at Housing First clients who have graduated from the program and are able to live independently save for the barrier that their income source does not cover market rent.

enhanced shelter services

In 2012, Homeward Trust approved funding to the George Spady Centre to provide services to individuals who are refused from other shelters because of their behavioral and mental health needs and because they use a wheelchair and are unable to move themselves independently in the event of an evacuation. The additional funding will enable the Spady Centre to employ two positions from 8 pm to 8 am 365 days of the year.

Homeward Trust also approved funding for Hope Mission to provide a 24/7 Intox facility for individuals who are intoxicated and need somewhere safe to recover. This service will also offer people connections to the services and agencies that they may require.

winter emergency response program

Each winter since 2008, Homeward Trust, along with its community partners, has coordinated a Winter Emergency Response Program (WER) that allows many of the city's drop-in centres to extend their operating hours—ensuring that homeless individuals are not left outside to face the harsh winter conditions. This program also funds a winter warming bus that provides services to people in need and helps connect them to emergency shelters. This program runs from November to April.

In 2011/12, we funded four drop-in locations. In 2012/13, we administered funding to five drop-in locations, including a new south side location in Strathcona, and a winter warming bus outreach service.

79,335 visits were made during 2011-12 (which represents a 2.5% decrease from the previous year).

- ▶ 74% of visits were by men
- ▶ 58% of visits were by individuals who spent the previous night in a shelter
- ▶ 15% were under the age of 30, 80% were between 31 and 65, 5% were over 65
- ▶ 59% of visits were by individuals observed to be Aboriginal, 38% Caucasian, 2% "other"
- ▶ 4,065 referrals were made to other agencies such as:

Winter Emergency Response Locations

- Boyle Street Community Services
- Edmonton Do Likewise Society (beginning in November 2012)
- Jasper Place Health and Wellness Centre
- Mosaic Centre
- The Salvation Army



housing development

Homeward Trust funds and oversees the development of new housing units and provides access to market housing for our clients. In seeking to build, to secure housing units, or to help in renovations, Homeward Trust continues to work with and develop new relationships with landlords in commercial housing and with property management companies to gain access to the city's vacant units.

projects under way

Hope Mission: Doug Green Manor Housing First Apartment Complex

Construction continues on a 52-unit, long-term supportive apartment complex. This 5 storey building will provide housing for singles, childless couples, and seniors facing barriers such as addictions and issues with mental health, physical and/or developmental disabilities, abuse, or financial or criminal justice issues.

Homeward Trust: Massimo Apartment Building

Homeward Trust approved \$2.1 million for the purchase and renovation of this building. When complete, this 15 unit, 3-level apartment building will provide long-term supportive housing for Aboriginal singles, couples, and family applicants from the Housing First Program.

Homeward Trust: Nova

Homeward Trust approved \$2.2 million dollars for the purchase and renovation of a 20-unit youth interim housing project. The project will be open in 2013. HTE has engaged Edmonton John Howard Society as the operator to provide support services to the youth.

EICHS Land Purchase

In 2012, Homeward Trust invested \$450,213 to purchase land on behalf of the Edmonton Inner City Housing Society (EICHS) in the Balwin area of the city. The land is currently held in trust and will be transferred to EICHS once it can access funds for construction.

Catholic Social Services: La Salle Shelter

Homeward Trust approved Catholic Social Services \$438,100 to add three more suites and

to upgrade existing suites in the La Salle Shelter, a facility for women and children fleeing family violence. This is a very well used shelter and the additional space is much needed.

completed capital projects

Elevator Retrofit for Edmonton's YMCA Housing Facility

Tenants at the YMCA will benefit from improved access to the Downtown Transitional Housing facility located at 10030 – 102A Ave in Edmonton. Homeward Trust Edmonton provided funding to retrofit the aging elevator, fire, and security systems. This will enable the facility to remain operational for the next five years. The transitional housing facility serves 120 – 130 people daily and has 24/7 staffing.

Edmonton John Howard Society (EJHS): The LOFT Garage Renovation

In keeping with our aim to provide creative solutions to individual problems, Homeward Trust Edmonton contributed \$63,500 to the EJHS for it's youth interim housing project: The LOFT. The EJHS converted the building into a recreation area for the youth living at The LOFT. By providing a place for youth to work out and expend some physical energy, the EJHS has successfully reduced tension in the house between youth.



opened projects

Homeward Trust celebrated the opening of four projects in 2012 that added 95 units of supportive housing for Edmonton's homeless.

CMHA Edward Street

Opened in January 2012, Edward Street is a secure three-storey building that houses mentally ill people in need. The facility features 27 self-contained units, seven barrier-free units, a full basement which is used for laundry, and a mechanical and electrical room. Six of the units are available for Housing First Program clients.

FUNDING PROVIDED BY THE GOVERNMENT OF ALBERTA AND HOMEWARD TRUST THROUGH THE GOVERNMENT OF CANADA'S HOMELESSNESS PARTNERING STRATEGY.

Edmonton Inner City Housing Society North Point

North Point officially opened its doors in February of 2012 and had its grand opening celebration on July 26, 2012. It is a brand new, 27 unit affordable apartment complex designed to house singles and couples on low income who may have addictions, mental health issues, dual diagnosis, and/or developmental needs. This complex also boasts nine apartments equipped to house seniors and/or those with physical challenges.

FUNDING PROVIDED BY THE GOVERNMENT OF ALBERTA AND HOMEWARD TRUST THROUGH THE GOVERNMENT OF CANADA'S HOMELESSNESS PARTNERING STRATEGY.

Edmonton Inner City Housing Society 82 Street Parkdale

Homeward Trust contributed \$385,313 to the Edmonton Inner City Housing Society towards the construction of a 14 unit stacked row housing project. This project contains 4 bachelor suites, 4 2-bedroom units, and 6 3- to 4-bedroom units. Started in 2011, the Parkdale officially opened in 2012.

FUNDING PROVIDED BY THE GOVERNMENT OF ALBERTA AND HOMEWARD TRUST THROUGH THE GOVERNMENT OF CANADA'S HOMELESSNESS PARTNERING STRATEGY.

Edmonton Inner City Housing Society Parkdale

The Edmonton Inner City Housing Society also constructed a 27-unit complex for singles and couples. Homeward Trust contributed \$748,945 to this project. It was begun in 2011 and completed in 2012.

FUNDING PROVIDED BY THE GOVERNMENT OF ALBERTA AND HOMEWARD TRUST THROUGH THE GOVERNMENT OF CANADA'S HOMELESSNESS PARTNERING STRATEGY.

landlord relations

Homeward Trust works with over 100 landlords and property management companies to secure access to market rental units throughout Edmonton, in more than 400 buildings. Our landlord relations function serves as a resource for landlords, and works to raise awareness and increase capacity for the Housing First Program. These partnerships have been a critical component of the program's success to date.

persons with developmental disabilities (pdd)

In 2011 Homeward Trust began a new affiliation with Persons with Developmental Disabilities Edmonton Region Community Board (PDD). The aim of this collaboration was to provide housing for clients discharged from Alberta Hospital who could live independently or where their complex needs (which often include mental health issues and developmental disabilities) make it difficult for this population to sustain housing.

Homeward Trust's commitment to this new affiliation involves overseeing a number of responsibilities such as providing housing options, and retrofitting homes, assisting in renovation and maintenance, providing temporary housing options and buying and managing housing complexes when necessary.

In 2012, Homeward Trust purchased the first five units through this agreement.



engagement

homeless connect

Since its inception in 2008, Homeless Connect has provided a vast array of health, education, and employment services to Edmontonians experiencing homelessness or those at risk of becoming homeless.

The event is coordinated by Homeward Trust, and led by a steering committee of community stakeholders. The support of organizations such as the Edmonton Economic Development Corporation and Shaw Conference Centre, who provide in-kind support through staff time and use of the facility for the event, has been crucial to this event's success from the beginning.

This well-attended bi-annual event brings together service and health care providers under the same roof, on the same day. More than 70 services are available free of charge, and more than 400 volunteers help out throughout the day.

In 2012, events were held on April 29 and October 21. The April event saw more than 1,300 guests attend; the October event saw more than 1,900.

raising the roof

Homeward Trust participates in the national Raising the Roof campaign, which centres on selling toques to raise funds and awareness of youth homelessness initiatives. Toque sales occurred at several events and locations throughout the winter. On Toque Tuesday, the national day of awareness, volunteers sold toques at transit locations across Edmonton. Homeward Trust's 2011-12 campaign raised more than \$18,000, the most of any of its campaigns to date.



NATIONAL HOUSING DAY LUNCHEON



STAKEHOLDERS OPEN HOUSE



VOLUNTEER APPRECIATION

RAISING THE ROOF



HOUSING FIRST BASEBALL GAME & BBQ

ROOPH awards

The ROOPH Awards (Recognizing Outstanding Organizations and People in Housing) is one way that Homeward Trust celebrates the vast achievements of groups and individuals committed to housing all of Edmonton's citizens. A jury of community members enjoys choosing from a wide range of talented and generous groups and individuals. Always a popular event, the 2012 ROOPH Awards Luncheon was attended by close to 300 guests representing members of the Aboriginal community, service agencies and organizations, individuals, corporations, and all levels of government committed to ending homelessness in Edmonton.

In 2012, Homeward Trust was honoured to recognize former Alberta Premier Ed Stelmach with *Special Recognition for Leadership Towards Ending Homelessness*. During his time in office, Premier Stelmach had a long record of public and community service. He also brought attention to issues of homelessness and the need for affordable housing. He helped establish the Alberta Secretariat for Action on Homelessness that developed into *A Plan for Alberta: The 10-Year Plan to End Homelessness*. His faithful commitment to issues of homelessness resulted in the funding of more than 11,600 affordable housing units that created safe and comfortable homes for more than 22,000 Albertans.

▶ **The Larry Shaben Award for Outstanding Leadership in the Housing Sector**

Alfred Nikolai, President and CEO, Habitat for Humanity Edmonton

▶ **Partnerships for Success**

Shaw Conference Centre

▶ **Excellence in Building Design**

Integrated Management and Realty Ltd. – Canora Place

▶ **Exceptional Volunteerism in the Housing Sector**

Les Umpherville

▶ **Outstanding Service for the Aboriginal Community**

Elsy Gauthier



coordination and engagement

community plan implementation

The *Edmonton Area Community Plan on Housing and Supports: 2011-2015* is a five-year work plan for housing sector and support services. The plan is the foundational document and guide for decisions around housing, partnership, research, checks and balances in our work, policy development, and raising awareness.

The plan lays out 24 goals and 74 strategies covering a range of focus areas and involving a multitude of stakeholders. Implementing these interrelated goals and strategies requires Homeward Trust to bring organizations together and collectively determine plans for action. In 2012, Homeward Trust and the Community Plan Committee began working on Prevention and Support Services, Permanent Supportive Housing, Aboriginal Housing and Supports, and Housing Supply.

Prevention and Support Services

In January 2012, an environmental scan was conducted by a University of Alberta graduate student to gather information from 54 organizations on their roles in delivering prevention and support services in Edmonton. 33 organizations participated in information sharing, interviews, and focus groups to help define priority strategies and offer ideas for better coordination of services. Recommendations included easing access to housing and services, working with communities to ensure city-wide availability, and supporting coordination of outreach efforts, among others.

Permanent Supportive Housing

In October of 2012, Homeward Trust hosted a two-day brainstorming workshop on Permanent Support Housing for community stakeholders. 80 people attended. Multiple organizations recognized that long-term plans to address homelessness would benefit from having a constructive plan in place to meet the support requirements of high-needs clients such as those with mental illness or addictions, those who have been unsuccessful through Housing First, those with co-existing medical conditions and concurrent disorders, and those who are high users of support system resources.

Aboriginal Housing and Supports

On November 5, 2012, over 30 representatives of Aboriginal housing and service providers met to receive updates from Homeward Trust on the community plan implementation and initiate discussions with members of the Aboriginal community on how best to support the involvement of Aboriginal organizations in housing and support services. Stakeholders gathered together to discuss examples of best practice locally and in other communities, define how their respective organizations can contribute to the implementation of the community plan, and suggest ways Homeward Trust could support their work.

Housing Supply

On November 22, 2012, market and non-market housing supply stakeholders met with Municipal Affairs Minister Doug Griffiths following the National

Housing Day luncheon to discuss the province's participation in the development of new affordable rental and home ownership opportunities, and promoting collaboration among private developers/builders, non-profit housing operators, and housing management bodies. The meeting was a critical starting point for collaborative planning to address the gap in availability of affordable housing as identified in the community plan.

aboriginal diversity training and workshops

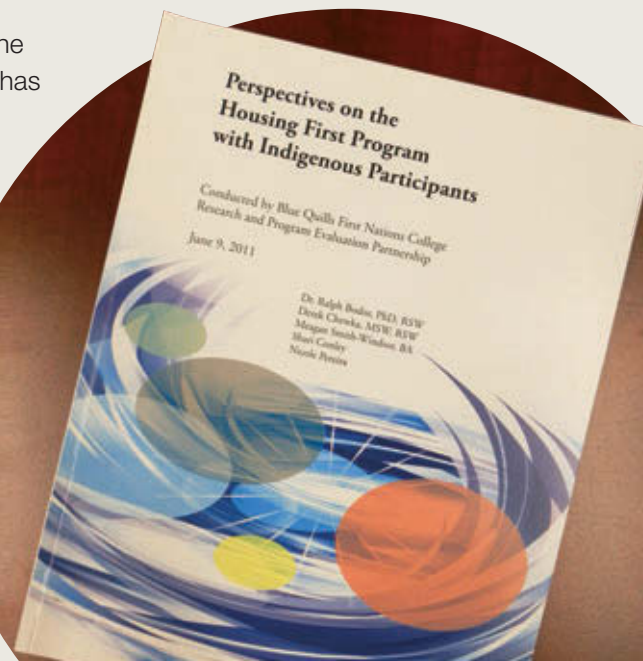
Homeward Trust regularly hosts Aboriginal Diversity Training and information workshops on Aboriginal issues to help support workers in their roles to assist the Aboriginal population move towards self-determination. These workshops are available for both Homeward Trust employees and staff at funded organizations.

In 2012, Homeward Trust hosted a number of Aboriginal awareness workshops that focused on topics such as the basic knowledge of the Cree Aboriginal people in Alberta, child welfare, residential schools, and the importance of circles in Aboriginal healing and negotiating.

perspectives on the housing first program by indigenous participants

A previous research project, *Perspectives on the Housing First Program by Indigenous Participants*, was turned into a play, which debuted in 2011. A video version was created to further raise awareness.

The video was premiered in Edmonton at the Zeidler Theatre in June, 2012. Additionally, it has been presented across the country at venues such as a Housing Leadership Summit in Calgary in April 2012, and the World Indigenous Housing Forum that was held in Vancouver in June 2012.



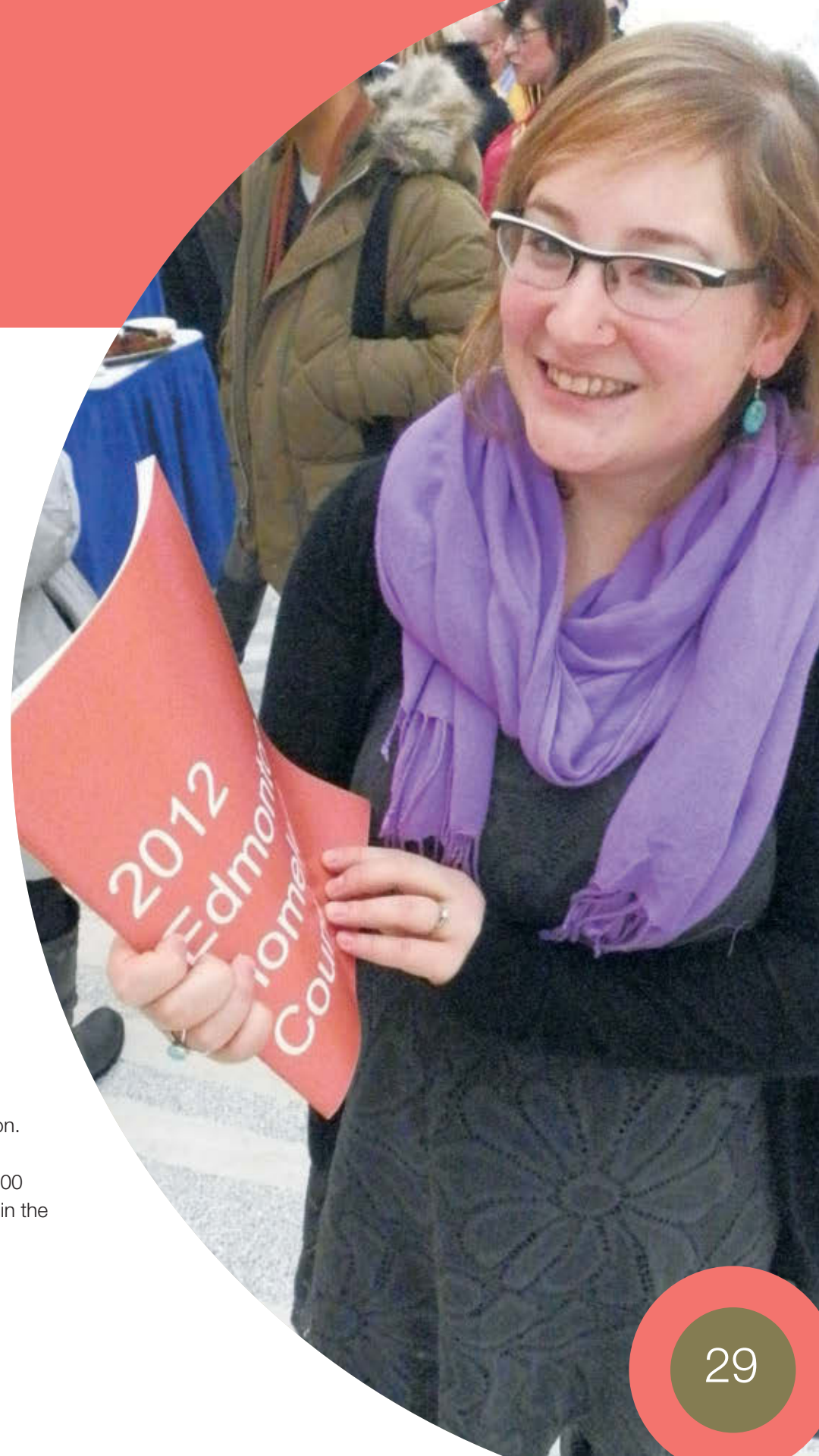
knowledge

Homeward Trust supports research that uses an evidence-based approach to inform its work. This occurs through its engagement in the research community, collection and analysis of data, and undertakings such as the Homeless Count.

homeless count 2012³

The Homeless Count, held every two years, monitors the changes and trends in the homeless population. It also provides an opportunity to measure the progress our work has had in eliminating homelessness in Edmonton. Organizing the event is a large undertaking and requires the collaborative efforts of many. Over 200 volunteers and 200 social agencies participated in the 2012 count.

³ Edmonton's first Homeless Count was held in 1999.



Conducted on October 16, 2012, the 10th Homeless Count found 2,174 Edmontonians experiencing homelessness. This marks an 11% decrease in the numbers of homeless Edmontonians from the previous count in 2010 that identified 2,421 homeless Edmontonians.

Key Findings of the 2012 Homeless Count

Roughly half of the total homeless encountered were counted on the street or at an agency (Unsheltered: 1,070) and half were staying in a shelter (Sheltered: 1,104). This illustrates that between 2010 and 2012, the unsheltered homeless decreased by 30% (463 individuals), but the sheltered homeless increased by 24% (216 individuals). In other words, the 2010 to 2012 reduction in the total number of homeless people counted appears to be a reduction in the unsheltered homeless.

- ▶ Three-quarters (1,446) of all the homeless people counted were male and one-quarter (487) female.
- ▶ Among adults and independent youth, 878 (46%) were Aboriginal, 849 (44%) were Caucasian, and 185 (10%) were visible minorities.
- ▶ The total number of independent and dependent children and youth less than 18 years of age was 279 (223 dependent + 56 independent). Together, all children and youth comprised 13% of the total 2012 homeless count. (In Alberta, “youth” is 16-24 years.)

Despite the decrease in Edmonton’s homeless population, on the night of the count, shelters had not registered a decrease. Similarly, many people remain at risk and live in precarious situations in which they pay too much rent for housing relative to their income. Nevertheless, the decrease in the numbers of homeless in the 2012 Homeless Count supports our belief that strong leadership and effective collaboration remain essential to our continued success.

community research projects

In keeping with Homeward Trust’s mandate for community involvement, we offer small grants for research that deals with issues of homelessness. In 2012, four projects received funding:

1. Routes to Homes: Transit and Social Skills Support for Homeless Youth

PROJECT LEADS: Dr. M. Stewart (University of Alberta), Dr. J. Evans (Athabasca University), Dr. C. Currie (University of Lethbridge)

PROJECT PARTNERS: Old Strathcona Planning and Mapping Committee (iHuman Youth Society, Old Strathcona Youth Society, Youth Empowerment and Support Services)

2. How Can the Existing Model or an Alternative Model for Housing for Homeless Persons Better Serve the Acquired Brain Injury Community?

PROJECT LEAD: Brain Care Centre

3. Health, Homelessness, and Incarceration: A Mixed Method Study on the Impact of Homelessness and Incarceration on the Health of Women

PROJECT LEAD: Dr. R. Ahmed, Department of Medicine, University of Alberta

PROJECT PARTNERS: Edmonton Remand Centre (AHS), Boyle McCauley Health Centre, The Mustard Seed, East Edmonton Clinic (AHS), Division of Community Engagement (Department of Medicine, University of Alberta).

4. A Study on the Housing and Support Needs of Aboriginal Fathers in Edmonton Involved with Child Welfare and Justice Systems

PROJECT LEAD: Creating Hope Society

PROJECT PARTNERS: Dr. J. Lafrance (University of Calgary, School of Social Work) NCSA

research symposium

The first Edmonton Homelessness Research Symposium was held on November 13, 2012, at the University of Alberta. The event brought together over 90 individuals from diverse backgrounds for a day of knowledge sharing and discussion regarding local research on homelessness and its contributions to the achievement of the 10 year plans to end homelessness.

homelessness management information system

Edmonton's Homeless Management Information System (HMIS) is critical for tracking client data, case management, and trends. Participating agencies and frontline workers use Efforts to Outcomes (ETO) as a case management tool, recording useful information, case notes, and the time spent working with clients. This data provides crucial information on our clients' demographics and needs. As we are focused on outcomes, data collection and analysis is crucial for ensuring that programs and services are delivered in an effective, evidence-informed way. We work closely with Housing First teams, Winter Emergency Response service providers, and other partner agencies and use ETO to capture accurate and useful data.



find: furnishing hope

Find provides essential furnishings free of charge to clients of programs such as Housing First, thereby eliminating the financial stress of start-up costs that usually accompany a move. It relies primarily on donations from the public to be able to provide these furnishings. Consistent with the principle of choice, clients select their own furnishings prior to moving in to housing.

Initially created to serve clients in the Housing First Program, Find was expanded, and launched as a social enterprise in 2011. It offers quality, low-cost, previously used furniture for sale to the public at a 22,000 square foot retail location in Edmonton's south side. Proceeds from retail sales will go to support programs for people transitioning out of homelessness and into permanent housing.

Find continues to serve clients entering the Housing First Program, and a number of additional housing

programs in Edmonton. By the end of 2012, Find had furnished more than 2,200 homes for people in need. Its retail sales also continued to grow, with its 2012 total surpassing \$500,000.

Find is managed by Homeward Trust Edmonton and is supported through the Government of Canada's Homeless Partnering Strategy (HPS) and the Government of Alberta's and the City of Edmonton's 10 year plans to end homelessness.

find.



find.
furnishing hope.

Please Ask
for Assistance

summary financial statements

HOMEWARD TRUST EDMONTON DECEMBER 31, 2012

report of the independent auditor on the summary financial statements

To the Board of Directors Homeward Trust Edmonton

The accompanying summary financial statements, which comprise the summary statement of financial position as at December 31, 2012 and 2011, the summary statements of operations and fund balances for the years then ended are derived from the audited financial statements of Homeward Trust Edmonton for the years ended December 31, 2012 and 2011. We expressed an opinion with reservation on those financial statements in our report dated June 6, 2013. Those financial statements, and the summary financial statements, do not reflect the effects of events that occurred subsequent to the date of our report on those financial statements.

The summary financial statements do not contain all the disclosures required by Canadian public sector accounting standards. Reading the summary financial statements, therefore, is not a substitute for reading the audited financial statements of Homeward Trust Edmonton.

Management's Responsibility for the Summary Financial Statements

Management is responsible for the preparation of a summary of the audited financial statements in accordance with Canadian Audit Standard (CAS) 810.

Auditor's Responsibility

Our responsibility is to express an opinion on the summary financial statements based on our procedures, which were conducted in accordance with Canadian Audit Standard (CAS) 810, "Engagements to Report on Summary Financial Statements."

Opinion

In our opinion, the summary financial statements derived from the audited financial statements of Homeward Trust Edmonton for the years ended December 31, 2012 and 2011 are a fair summary of those financial statements, in accordance with Canadian Audit Standard (CAS) 810.

Coyle & Company
Chartered Accountants

JUNE 10, 2013 EDMONTON, ALBERTA

SUMMARY FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 1, 2012 AND 2011

RESULTS FROM OPERATIONS	2012	2011
REVENUE		
Government of Canada	\$ 8,339,047	\$ 2,703,666
Province of Alberta	15,918,591	15,222,858
City of Edmonton	1,342,234	2,044,889
Administrative fees and rent	227,320	206,750
Furniture bank	-	300,553
Donations, fundraising and other	78,809	74,117
Interest	102,110	77,831
	26,008,111	20,630,664
Projects (Schedule 1)	21,766,882	17,127,571
	4,241,229	3,503,093
EXPENSES		
Salaries and benefits	2,305,258	1,807,967
Rent and occupancy costs	214,160	200,881
Office and other	78,103	201,501
Professional fees	188,330	135,358
Promotional	112,704	133,260
Training and recruitment	44,414	49,887
Telephone	25,067	34,553
Amortization	42,157	33,921
Travel	64,756	32,401
Repairs and maintenance	-	28,909
Insurance	17,439	13,515
	3,092,388	2,672,153
EXCESS OF REVENUES OVER EXPENSES	1,148,841	830,940
FUND BALANCE, BEGINNING OF YEAR	5,923,765	5,092,825
FUND BALANCE, END OF YEAR	\$ 7,072,606	\$ 5,923,765

summary financial statements

HOMeward TRUST EDMONTON DECEMBER 31, 2012 AND 2011

FINANCIAL POSITION	2012	2011
ASSETS		
Cash and short term investment	\$ 32,561,315	\$ 24,058,084
Contributions and accounts receivable	1,467,936	916,908
Prepaid expenses	63,229	33,549
Due from related parties	2,073,922	1,424,312
Land held for development / sale	664,500	764,500
Equipment, net	110,773	88,834
	<u>\$ 36,941,675</u>	<u>\$ 27,286,187</u>
LIABILITIES AND NET ASSETS		
Accounts payable	\$ 509,399	\$ 570,442
Deferred revenue	27,835,315	20,791,980
Due to related parties	1,524,355	-
	<u>29,869,069</u>	<u>21,362,422</u>
NET ASSETS		
Unrestricted	6,147,606	4,998,765
Internally restricted - Administrative reserve	925,000	925,000
	<u>7,072,606</u>	<u>5,923,765</u>
	<u>\$ 36,941,675</u>	<u>\$ 27,286,187</u>

summary financial statements

HOMEWARD TRUST EDMONTON DECEMBER 31, 2012

SCHEDULE 1

PROJECT EXPENDITURES		2012
Provincial Initiatives	Alberta Research Consortium	\$ 152,354
	7 Cities on Housing & Homelessness	48,578
Community Initiatives	Community Plan Commitments	55,633
	Homeless Connect	29,508
	Awareness	59,521
	Research & Evaluation	166,176
Capital - by agency	Homeward Trust Holdings Ltd.	3,246,105
	Hope Mission	885,000
	Edmonton Inner City Housing Society	561,046
	YMCA	250,000
Supports - by agency	Alberta Health Services	41,860
	Bent Arrow	762,346
	Bissell Centre	645,126
	Boyle McCauley Health Centre	1,611,001
	Boyle Street Community Services	964,704
	E4C	958,930
	Edmonton John Howard Society	687,137
	FIND Furniture Bank Ltd.	872,248
	George Spady Centre	1,220,768
	Homeward Trust Holdings Ltd.	125,000
	Hope Mission	1,004,025
	Housing First Exceptional Costs	770,241
	Housing First Team Development	126,704
	Jasper Place Wellness Centre	1,554,310
	Mustard Seed	118,890
	YMCA	461,809
Rental Assistance		3,153,951
Winter Emergency	Boyle Street Community Services - Drop In	372,415
	Boyle Street Community Services - Van	162,438
	Hope Mission	436,484
	Jasper Place Wellness Centre - Drop In	95,522
	Salvation Army - Drop In	92,181
	Mosaic Centre - Drop In	74,871
		\$ 21,766,882

summary financial statements

FIND FURNITURE BANK LTD. DECEMBER 31, 2012

report of the independent auditor on the summary financial statements

To the Board of Directors Find Furniture Bank Ltd.

The accompanying summary financial statements, which comprise the summary balance sheet as at December 31, 2012 and 2011, the summary statements of income and retained earnings for the periods then ended are derived from the audited financial statements of Find Furniture Bank Ltd. for the periods ended December 31, 2012 and 2011. We expressed an opinion without reservation on those financial statements in our report dated June 6, 2013. Those financial statements, and the summary financial statements, do not reflect the effects of events that occurred subsequent to the date of our report on those financial statements.

The summary financial statements do not contain all the disclosures required by Canadian accounting standards for private enterprises. Reading the summary financial statements, therefore, is not a substitute for reading the audited financial statements of Find Furniture Bank Ltd.

Management's Responsibility for the Summary Financial Statements

Management is responsible for the preparation of a summary of the audited financial statements in accordance with Canadian Audit Standard (CAS) 810.

Auditor's Responsibility

Our responsibility is to express an opinion on the summary financial statements based on our procedures, which were conducted in accordance with Canadian Audit Standard (CAS) 810, "Engagements to Report on Summary Financial Statements."

Opinion

In our opinion, the summary financial statements derived from the audited financial statements of Find Furniture Bank Ltd. for the periods ended December 31, 2012 and 2011 are a fair summary of those financial statements, in accordance with Canadian Audit Standard (CAS) 810.

Coyle & Company
Chartered Accountants

JUNE 10, 2013 EDMONTON, ALBERTA

summary financial statements

FIND FURNITURE BANK LTD.

PERIOD ENDED DECEMBER 31, 2012 AND 2011

RESULTS FROM OPERATIONS	2012 (12 MONTHS)	2011 (1 MONTH)
REVENUE		
Homeward Trust Edmonton – Province of Alberta	\$ 612,350	\$ -
Homeward Trust Edmonton – Government of Canada	195,664	-
Homeward Trust Edmonton – Local Funding	64,234	-
Furniture sales	520,901	-
Donations	3,000	-
Interest	4,057	-
	<u>1,400,206</u>	
EXPENSES		
Salaries and benefits	735,553	-
Purchased furniture	190,891	-
Rent	108,000	-
Marketing	66,578	-
Delivery	65,681	-
Utilities	43,785	-
Supplies	38,807	-
Repairs and maintenance	31,843	-
Office and other	17,450	-
Insurance	9,132	-
Telephone	8,693	-
Professional fees	5,945	-
Accounting fees	5,905	-
Interest and bank charges	5,197	-
	<u>1,333,460</u>	-
NET INCOME FOR THE PERIOD	66,746	-
RETAINED EARNINGS, BEGINNING OF PERIOD	-	-
RETAINED EARNINGS, END OF PERIOD	\$ 66,746	\$ -

summary financial statements

FIND FURNITURE BANK LTD. DECEMBER 31, 2012 AND 2011

BALANCE SHEET	2012	2011
ASSETS		
Cash	\$ 446,970	\$ -
Accounts receivable	2,687	1
	<u>\$ 449,657</u>	<u>\$ 1</u>
LIABILITIES AND SHAREHOLDER'S EQUITY		
Accounts payable	\$ 24,759	\$ -
Due to related party	358,151	-
	<u>\$ 382,910</u>	<u>\$ -</u>
SHAREHOLDER'S EQUITY		
Share capital	\$ 1	\$ 1
Retained earnings	66,746	-
	<u>\$ 66,747</u>	<u>\$ 1</u>
	<u>\$ 449,657</u>	<u>\$ 1</u>

summary financial statements

HOMEWARD TRUST HOLDINGS LTD. DECEMBER 31, 2012

report of the independent auditor on the summary financial statements

To the Board of Directors Homeward Trust Holdings Ltd.

The accompanying summary financial statements, which comprise the summary balance sheet as at December 31, 2012, the summary statements of loss and deficit for the period then ended are derived from the audited financial statements of Homeward Trust Holdings Ltd. for the period ended December 31, 2012. We expressed an opinion without reservation on those financial statements in our report dated June 6, 2013. Those financial statements, and the summary financial statements, do not reflect the effects of events that occurred subsequent to the date of our report on those financial statements.

The summary financial statements do not contain all the disclosures required by Canadian accounting standards for private enterprises. Reading the summary financial statements, therefore, is not a substitute for reading the audited financial statements of Homeward Trust Holdings Ltd.

Management's Responsibility for the Summary Financial Statements

Management is responsible for the preparation of a summary of the audited financial statements in accordance with Canadian Audit Standard (CAS) 810.

Auditor's Responsibility

Our responsibility is to express an opinion on the summary financial statements based on our procedures, which were conducted in accordance with Canadian Audit Standard (CAS) 810, "Engagements to Report on Summary Financial Statements."

Opinion

In our opinion, the summary financial statements derived from the audited financial statements of Homeward Trust Holdings Ltd. for the period ended December 31, 2012 are a fair summary of those financial statements, in accordance with Canadian Audit Standard (CAS) 810.

Coyle & Company
Chartered Accountants

JUNE 10, 2013 EDMONTON, ALBERTA

summary financial statements

HOMeward TRUST HOLDINGS LTD. DECEMBER 31, 2012

	2012
RESULTS FROM OPERATIONS	(11 MONTHS)
REVENUE	
Homeward Trust Edmonton - Nova House	\$ 120,122
EXPENSES	
Professional fees	75,531
Property taxes	17,749
Utilities	13,809
Repairs and maintenance	10,952
Interest on long term debt	4,689
Insurance	3,107
Interest and bank charges	62
	<u>\$ 125,899</u>
NET LOSS FOR THE PERIOD	(5,777)
RETAINED EARNINGS, BEGINNING OF PERIOD	-
DEFICIT, END OF PERIOD	\$ (5,777)
BALANCE SHEET	
	2012
ASSETS	
Cash	\$ 438,577
Goods and services tax recoverable	12,597
Prepaid expenses	2,627
Due from related party	\$ 341,346
Property	3,279,811
	<u>\$ 4,074,958</u>
LIABILITIES AND SHAREHOLDER'S EQUITY	
Accounts payable	\$ 368,438
Deferred revenue	47,285
Long term debt	418,906
Deferred capital - Homeward Trust Edmonton	3,246,105
	<u>\$ 4,080,734</u>
SHAREHOLDER'S EQUITY	
Share capital	\$ 1
Deficit	(5,777)
	<u>\$ (5,776)</u>
	<u>\$ 4,074,958</u>

summary financial statements

1627175 ALBERTA LTD. DECEMBER 31, 2012

report of the independent auditor on the summary financial statements

To the Board of Directors 1627175 Alberta Ltd.

The accompanying summary financial statements, which comprise the summary balance sheet as at December 31, 2012 and 2011, the summary statements of loss and deficit for the periods then ended are derived from the audited financial statements of 1627175 Alberta Ltd. for the periods ended December 31, 2012 and 2011. We expressed an opinion without reservation on those financial statements in our report dated June 6, 2013. Those financial statements, and the summary financial statements, do not reflect the effects of events that occurred subsequent to the date of our report on those financial statements.

The summary financial statements do not contain all the disclosures required by Canadian accounting standards for private enterprises. Reading the summary financial statements, therefore, is not a substitute for reading the audited financial statements of 1627175 Alberta Ltd.

Management's Responsibility for the Summary Financial Statements

Management is responsible for the preparation of a summary of the audited financial statements in accordance with Canadian Audit Standard (CAS) 810.

Auditor's Responsibility

Our responsibility is to express an opinion on the summary financial statements based on our procedures, which were conducted in accordance with Canadian Audit Standard (CAS) 810, "Engagements to Report on Summary Financial Statements."

Opinion

In our opinion, the summary financial statements derived from the audited financial statements of 1627175 Alberta Ltd. for the periods ended December 31, 2012 and 2011 are a fair summary of those financial statements, in accordance with Canadian Audit Standard (CAS) 810.

Coyle & Company
Chartered Accountants

JUNE 10, 2013 EDMONTON, ALBERTA

summary financial statements

1627175 ALBERTA LTD. DECEMBER 31, 2012 AND 2011

RESULTS FROM OPERATIONS	2012 (12 MONTHS)	2011 (4 MONTHS)
REVENUE		
Rent	\$ 20,648	\$ -
Rental assistance	20,240	-
Amortization of capital government assistance	10,281	-
	51,169	-
EXPENSES		
Repairs and maintenance	39,034	-
Utilities	11,587	-
Amortization	10,281	-
Marketing	8,632	-
Delivery	5,000	1,650
Utilities	4,846	-
Supplies	4,087	-
Accounting fees	110	-
Interest and bank charges	51	-
	83,628	1,650
NET LOSS FOR THE PERIOD	(32,459)	(1,650)
DEFICIT, BEGINNING OF PERIOD	(1,650)	-
DEFICIT FUNDING	34,109	-
RETAINED EARNINGS (DEFICIT), END OF PERIOD	\$ -	\$ (1,650)

summary financial statements

1627175 ALBERTA LTD. DECEMBER 31, 2012 AND 2011

BALANCE SHEET	2012	2011
ASSETS		
Cash	\$ 1,016,259	\$ 2,227,062
Accounts receivable	3,274	99
Funding receivable	34,109	-
Prepaid expenses	2,023	8,000
Due from related party	1,183,009	-
Property	1,688,604	338,194
	<u>\$ 3,927,278</u>	<u>\$ 2,573,355</u>
LIABILITIES AND SHAREHOLDER'S EQUITY		
Accounts payable	\$ 7,289	\$ 1
Due to related party	-	20,675
Deferred revenue	2,231,384	2,216,134
Deferred capital government assistance	1,688,604	338,194
	<u>3,927,277</u>	<u>2,575,004</u>
SHAREHOLDER'S EQUITY		
Share capital	1	1
Retained earnings (deficit)	-	(1,650)
	<u>1</u>	<u>(1,649)</u>
	<u>\$ 3,927,278</u>	<u>\$ 2,573,355</u>

funding, sponsorship and support

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homeward trust
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Homeward Trust Edmonton

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