

Making a Difference!

EHTF

EDMONTON HOUSING TRUST FUND

2004 Annual Report





**EDMONTON
HOUSING
TRUST FUND**

EDMONTON HOUSING TRUST FUND

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Trustees

CAROL MURRAY – CHAIR
*Edmonton Coalition on Housing
and Homelessness Society*

BILL LUSK – VICE CHAIR
Edmonton Region Home Builders' Association

KEITH ANDERSON – SECRETARY/TREASURER
*Edmonton Coalition on Housing
and Homelessness Society*

J.A. (JACK) PEAT/VACANT
City of Edmonton

LARRY SHABEN
*Edmonton Interfaith Committee
on Education and Awareness*

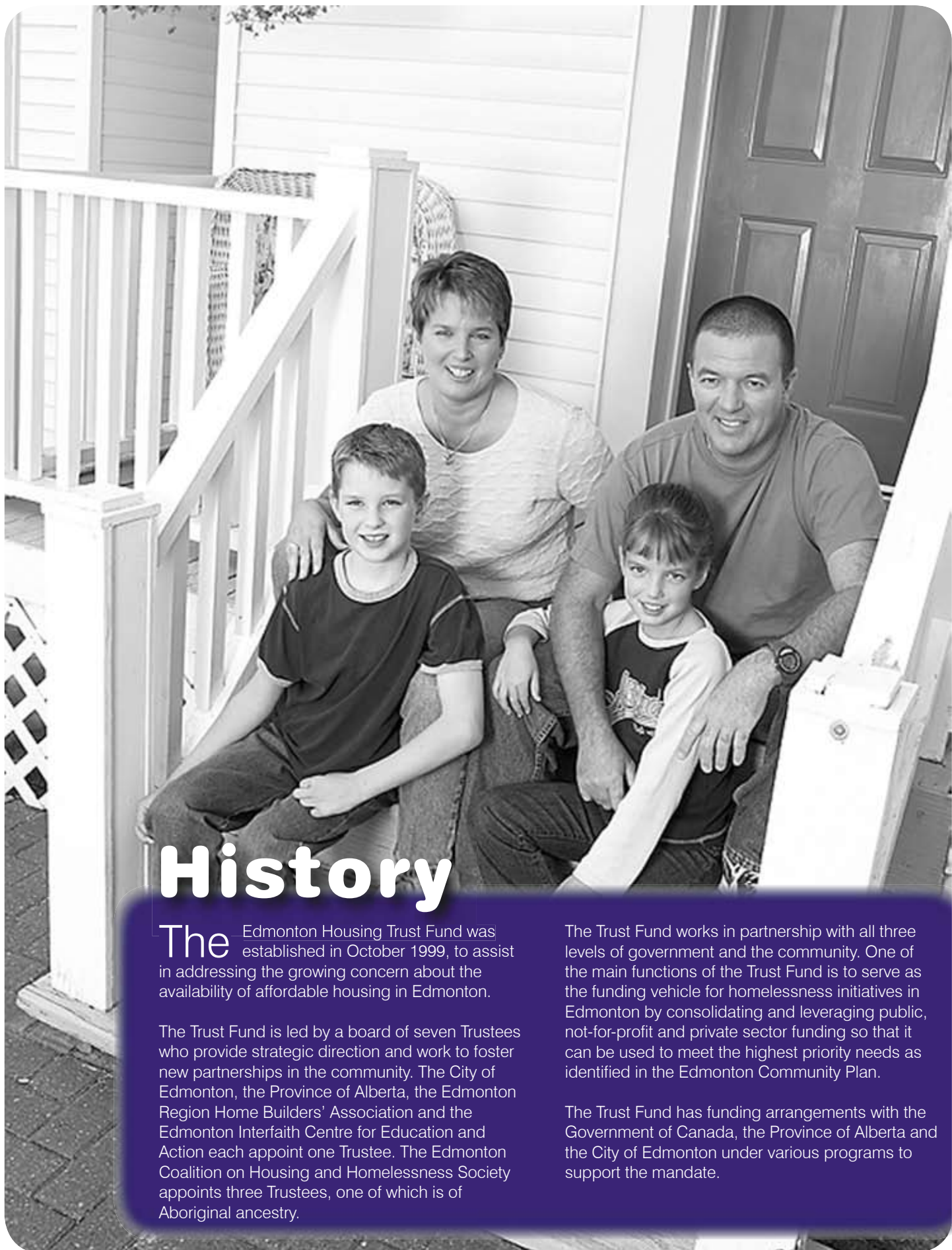
ALLEN BENSON
*Edmonton Coalition on Housing
and Homelessness Society*

REEGAN McCULLOUGH
Province of Alberta

Trustees Retired During 2004

J.A. (JACK) PEAT
City of Edmonton

ANDRE SZASZKIEWICZ
Greater Edmonton Home Builders' Association



History

The Edmonton Housing Trust Fund was established in October 1999, to assist in addressing the growing concern about the availability of affordable housing in Edmonton.

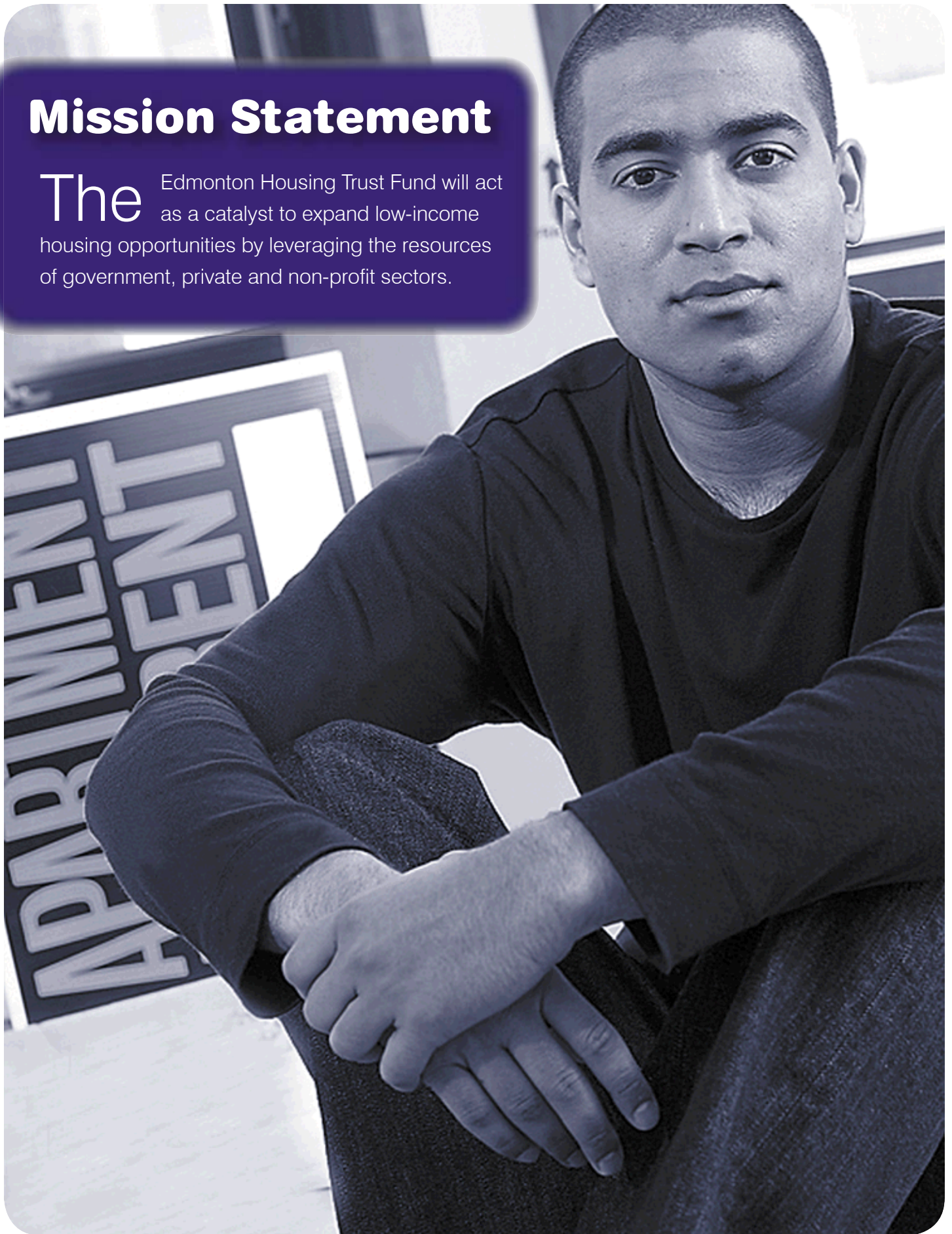
The Trust Fund is led by a board of seven Trustees who provide strategic direction and work to foster new partnerships in the community. The City of Edmonton, the Province of Alberta, the Edmonton Region Home Builders' Association and the Edmonton Interfaith Centre for Education and Action each appoint one Trustee. The Edmonton Coalition on Housing and Homelessness Society appoints three Trustees, one of which is of Aboriginal ancestry.

The Trust Fund works in partnership with all three levels of government and the community. One of the main functions of the Trust Fund is to serve as the funding vehicle for homelessness initiatives in Edmonton by consolidating and leveraging public, not-for-profit and private sector funding so that it can be used to meet the highest priority needs as identified in the Edmonton Community Plan.

The Trust Fund has funding arrangements with the Government of Canada, the Province of Alberta and the City of Edmonton under various programs to support the mandate.

Mission Statement

The Edmonton Housing Trust Fund will act as a catalyst to expand low-income housing opportunities by leveraging the resources of government, private and non-profit sectors.



Message from the Chair

"IN 2004, THE TRUST FUND CONTRIBUTED A RECORD \$12.4 MILLION TO PROJECT DEVELOPMENT AND SUPPORT SERVICE ACTIVITIES IN EDMONTON."



It gives me great pleasure, on behalf of the Board of Trustees of the Edmonton Housing Trust Fund, to present our fifth annual report and provide you with a brief overview of our activities and challenges for 2004.

In 2004, the Trust Fund contributed a record \$12.4 million to project development and support service activity in Edmonton. I would like to extend thanks to everyone who helped make this a banner year for the Trust Fund, especially the Edmonton Joint Planning Committee on Housing and our funding partners in government and our community partners in the private sector and the not-for-profit sector. This past year was truly a notable and exciting one for everyone involved in improving affordable housing for the homeless.


The Trust Fund, in collaboration with its partners, successfully opened the Hope Mission Expansion, a unique facility that provides emergency, transitional and long-term supportive housing – all under one roof. In addition, the Trust Fund was extremely proud to be a partner in the opening of Batoma Place, a long-term supportive housing project that provides a home for men and women with mental health issues. "The House", a project of Safe Harbour Homes Ltd, which provides transitional housing for men recovering from addictions, opened its doors in October 2004. Renovation/purchase projects funded by the Trust Fund and successfully completed in 2004 include Elizabeth House, an emergency and transitional housing project for at-risk and homeless women operated by the Edmonton City Centre Church Corporation. The Youth Emergency Shelter Society's building, which provides emergency shelter for youth in crisis, opened the renovated extension for additional beds in the summer of 2004. Renovations to the Capital Region Housing Corporation's 21-bed, long-term supportive residence for women were also completed in 2004. We were also able to fund an additional 120 emergency beds and provide warm food through periods of extreme winter cold. Finally, we took positive steps to begin demolition of the Aboriginal Partners and Youth Society buildings that we took control of in 2004.

During 2004, our Board continued work to fine-tune our strategic plan to help guide our future direction. We also celebrated our fifth anniversary with a very successful Open House.

As the Trust Fund evolves, it continues to enhance its relationships with the private sector, the not-for-profit sector and our funding partners in government. Through strategic planning and effective community linkages, the Trust Fund has been able to advance the priorities identified in the Edmonton Community Plan. We're proud of our record in maximizing our return on investment and leveraging our funding dollars to support the increases in the number of affordable housing spaces/units, as well as the number and quality of support service programs offered to the homeless and the at-risk of being homeless.

We are always looking for innovative projects to support and fund. Our ability to involve community leaders as partners in housing projects grows every year. We are also proud of our successes in advancing and sustaining affordable housing opportunities in Edmonton. We view these achievements as commendable, but we know much more work needs to be done. We are not about to rest on our laurels when the need for affordable housing is so great and the challenges so unrelenting.

2004 was a milestone year. We look forward to your continued support in 2005 and hope you will take the opportunity to visit our web site and take a closer look at our support programs and projects. The dedicated and conscientious people who make up the Edmonton Housing Trust Fund are always available to respond to your queries. Together we all look forward to delivering a successful 2005.


Carol Murray
Chair

Progress with Our Partners

Projects approved by the Edmonton Housing Trust Fund in 2004 continued to address the priorities identified in the Edmonton Community Plan and comply with the parameters set by our funding partners. Projects ranged across the full continuum of support from emergency shelter space, transitional housing space and long-term supportive living and support services.

The Community Plan identified several research priorities. The responsibility for these activities falls to the Edmonton Joint Planning Committee on Housing to coordinate and monitor. The Edmonton Housing Trust Fund administers the funds associated with these projects on behalf of the Edmonton Joint Planning Committee on Housing.

During 2004, the Edmonton Housing Trust Fund approved funding in the amount of \$12,420,296 for total project costs of \$23,050,239. This brings the total commitment since the start of the homelessness initiative to \$39,149,323 for a total project value of \$73,352,983.





Executive Director's Report

"PROJECTS FUNDED BY THE TRUST FUND PROVIDE ENRICHED OPPORTUNITIES FOR PEOPLE TO HELP THEM TURN THEIR LIVES AROUND OR COPE BETTER WITH THE SERIOUS DAY-TO-DAY ISSUES FACING THEM."

The theme of this year's Edmonton Housing Trust Fund Annual Report is particularly significant. One of the most frequently asked questions of the Trust Fund begins, "Is all the money the Trust Fund spends on homeless and affordable housing projects making a difference?" From my perspective, the answer is a resounding yes. Projects funded by the Trust Fund provide enriched opportunities for people to help them turn their lives around or cope better with the serious day-to-day issues facing them. These projects represent new opportunities that were not available five years ago in Edmonton to aid the homeless and the at-risk of being homeless.

It is difficult to see the difference made when there remain so many homeless people and so many people who still cannot find affordable housing in Edmonton. However, this speaks more to the scope of the problem, than our results so far.

The Trust Fund needs to continue to work with the City, community and other levels of government to come up with a plan to end homelessness in Edmonton – not just a plan to manage it. This will require more than just Trust Fund grant funding. It demands the coordination of multiple resources and contributions, as well as the cooperation of various sectors. The effort will not necessarily always equate to new money, but may in some instances lead to better use of the money we have.

The Trust Fund will continue to work to improve its administration of funding requests, including our due diligence processes. We will continue to be accountable, while at the same time making sure our administration processes are not burdensome to applicants and funding recipients.

The Trust Fund continued to improve its level of expertise in staff resources by hiring a communications officer in partnership with the Edmonton Joint Planning Committee

on Housing. Other Trust Fund staff have improved on the skills they require to carry out the Trust Fund's business, with the best interests of our clients always in mind. All Trust Fund staff are very dedicated and committed to their work.

In 2004 the Trust Fund successfully administered over \$12 million in grant funding, while keeping our administration costs to five per cent of the grant funding.

The Trust Fund has entered into previously uncharted territory with the signing of a contract to deliver funding under the federal government's Urban Aboriginal Strategy. This involves the Trust Fund developing a process, which is driven by the Aboriginal community. We are still refining that process, but significant progress has been made. The Trust Fund created an Aboriginal Review Committee and hired an Aboriginal project officer to guide the Trust Fund's decision making and ensure we are meeting the needs of the Aboriginal community in Edmonton.

The Trust Fund is also blessed with a very dedicated and competent board of Trustees. They give unstintingly of their time and advice to ensure the Trust Fund makes the best decisions possible in allocating funding to projects and support services.

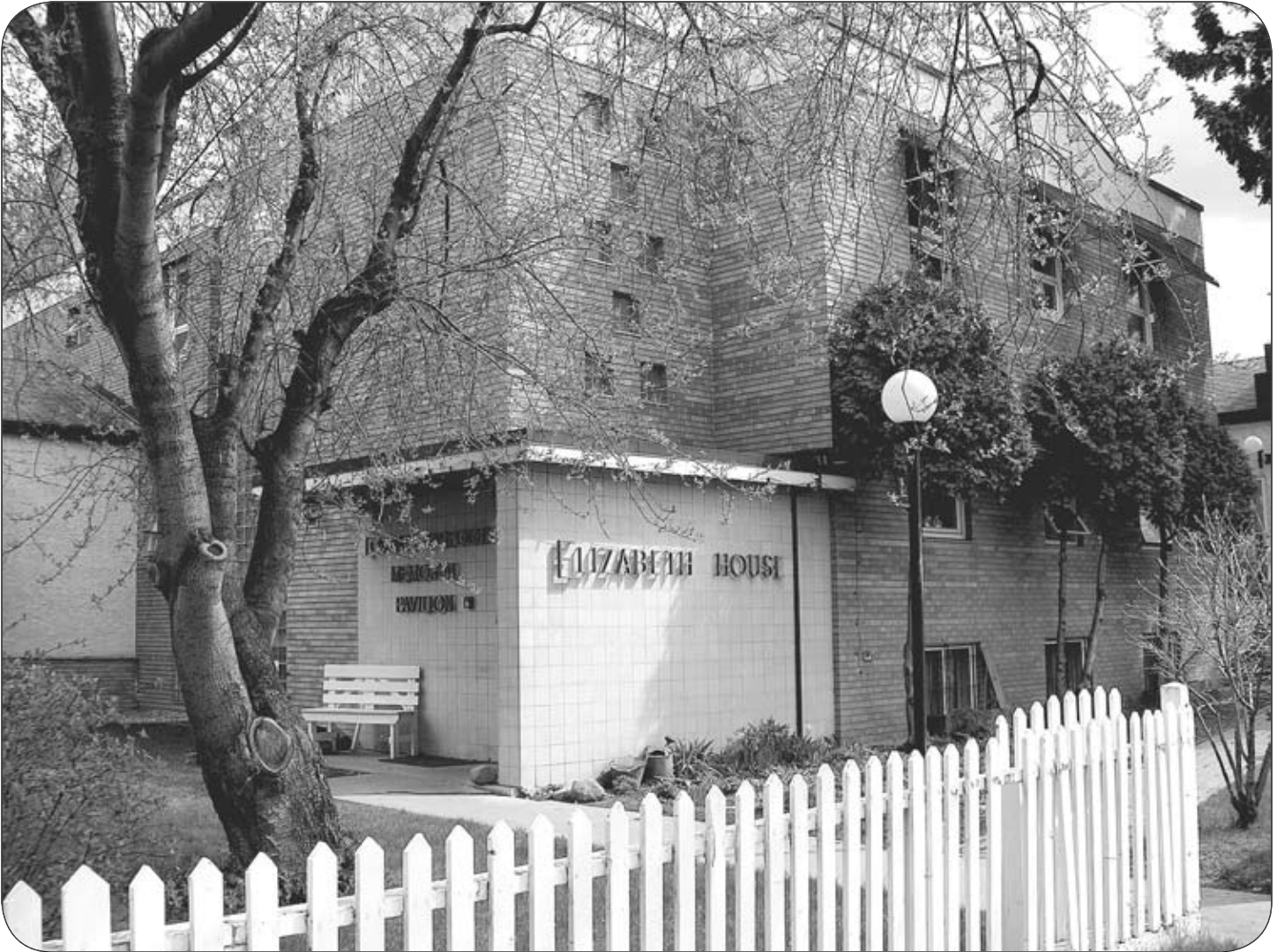
A challenge remains for the Trust Fund to secure longer-term and dedicated sources of funding. The Trustees and administration are currently developing strategies to make this a reality.

2004 was a very busy and exciting year. With your continued support, I look forward to a successful 2005.

Rob Martin
Executive Director

Capital Projects officially opened in 2004





HOPE MISSION EXPANSION

The expansion of the Hope Mission in Edmonton created an additional 39,513 square feet (three floors) for individuals in need of emergency/transition/long-term supportive accommodation. This unique project created:

- 70 intox spaces and
- 100 emergency spaces;
- 41 transitional rooming-house-style units;
- 19 long-term supportive, self-contained suites.

The facility also includes public washrooms, including toilets and showers.

Total Project Cost: \$5.2 million
EHTF Contribution: \$4.1 million

ELIZABETH HOUSE

The Edmonton City Centre Church Corporation provides emergency, and transitional housing for up to 24 at-risk and homeless women at Elizabeth House. They include women who fall within the categories of “persons with addictions,” “persons with mental health issues,” “abused persons,” and “aboriginal women.” There is 24 hour staffing to provide regular support, referrals, and on-site programming.

Total Project Cost: \$415,000
EHTF Contribution: \$400,000

BATOMA PLACE (Below)

This private sector, not-for-profit partnership provides low-cost, long-term supportive housing for homeless single men and women with mental and physical disabilities.

The site is leased and operated by the Edmonton People In Need Shelter Society and is staffed 24 hours with nursing personnel.

The site consists of a 40-unit, long-term supportive apartment building of 12,000 square feet located in the downtown corridor.

Among the support services offered to all occupants are: Overcoming and Dealing with Substance Abuse; Employability Enhancement and Readiness; Life Skills; Job Security; and Anger Management.

Total Project Cost: \$1.8 million
EHTF Contribution: \$976,760

SAFE HARBOUR HOMES LTD.

“The House” (Next page)

At-risk single males recovering from alcohol or drug additions, who have graduated from a recognized treatment program, have a safe, new, low-cost place to call home.

Nestled in the quiet and cozy Edmonton neighbourhood of Eastwood, *The House* will provide refuge to men putting their lives back in order, after conquering the debilitating disease of alcoholism and drug addition. The facility will accommodate up to eight single males.

With rents at \$350 per room, the facility provides low-cost housing to at-risk people, who otherwise might end up living on the street.

Total Project Cost: \$179,000
EHTF Contribution: \$146,000





“The House has given me a safe and sober home to come home to everyday and it has given me more confidence and self-esteem in everything I do. This place is a lifesaver!”

– Gary, Safe Harbour Homes Ltd.

***CAPITAL REGION HOUSING CORPORATION - Edwardson Place** (Below)

This renovated 21 bedroom long-term supportive housing facility was initially intended for single men with supports to guide the residents towards more independent living. EHTF funded 12 apartments operated under CRHC's support management model. The facility has a 24-hour Tenant Emergency Response Program, as well as access to housekeeping services.

**The property has now been leased by the Hope Mission to provide transitional housing to women.*

Total Project Cost: \$1,150,000
EHTF Contribution: \$414,700

YOUTH EMERGENCY SHELTER SOCIETY
(Next page)

This much needed project was the renovation of an existing building to provide emergency shelter and the reallocation of program space for homeless youth aged 15-18 years.

The 16-bed facility provides shelter, food, clothing, laundry services and other supports as required on a first come, first serve basis.

The program ensures youth will have a safe place to stay without all the expectations of a long-term placement program.

Total Project Cost: \$153,952
EHTF Contribution: \$153,952





“YESS has taught me responsibility. It has taught me to keep calm in different situations. It has also taught me that there are people out there who do care and are willing to help me reach my goals.”
– Elizabeth,
Youth Emergency Shelter Society





EHTF Funded Projects & Support Services for 2004

The Trust Fund entered into contracts with the following organizations in 2004

Excel Resources Society

EHTF provided funding for the renovation of a 56-unit long-term supportive housing facility for low-income individuals with mental health issues, with client support services funded by Capital Health.

Total Project Cost: \$9,773,453
EHTF Contribution: \$3,856,198

Trinity Development Ltd.

EHTF provided funding for the renovations of a building to create 40 residential units (accommodation for up to 100 people) for refugees or immigrants and their families in need of supportive housing. This partnership involved the private sector and the not-for-profit sector. The support service component to be provided by Edmonton Mennonite Centre for Newcomers.

Total Project Cost: \$4.1 million
EHTF Contribution: \$1,887,748

Edmonton Mennonite Centre for Newcomers

EHTF provided funding for EMCN to provide a range of support services to Trinity Development tenants to allow for successful integration into Canadian life.

EHTF Contribution: \$208,125

Hope Youth Shelter

EHTF provided the Hope Mission support service funding for a walk-in youth shelter for up to 30 spaces for at-risk inner city youth.

EHTF Contribution: \$379,387

915311 Alberta Ltd.

EHTF provided funding for renovations to an existing building to create 20 bachelor suites for long-term supportive units for singles.

Total Project Cost: \$1.2 million
EHTF Contribution: \$925,350

Communitas Group Ltd.

EHTF provided funding for the purchase and renovation of a 14-unit apartment building for long-term supportive units for families and single parent adults.

Total Project Cost: \$2,389,315
EHTF Contribution: \$1,596,487

Capital Region Housing Corporation "The Haven"

EHTF provided funding to purchase a newly-constructed building with 24 furnished rooming-house-style long-term supportive housing units.

Total Project Cost: \$935,000
EHTF Contribution: \$800,000

Prostitution Awareness Foundation of Edmonton (PAAFE)

EHTF provided funding to deliver courses (Creating Options Aimed at Reducing Sexual Exploitation) to homeless, at risk women, men or transgendered individuals involved in prostitution.

EHTF Contribution: \$67,829

Hope Mission

EHTF provided funding for a nightly extreme weather winter emergency program for up to 180 individuals, including warm food.

EHTF Contribution: \$302,421

Edmonton Inner City Housing Society (Project 15)

EHTF provided funding to purchase land to develop a long-term supportive housing project for low-income inner-city families.

EHTF Contribution: \$199,000

Edmonton Inner City Housing Society (Project 16)

EHTF provided funding to purchase land to develop a long-term supportive housing project for low-income inner city families.

EHTF Contribution: \$218,500

M.C. Henning Research & Consulting Inc.

EHTF provided funding to deliver six-week life skills courses to homeless, high needs, at-risk youth, between 15 to 30 years-old.

EHTF Contribution: \$304,066

Edmonton City Centre Church Corporation

EHTF provided funding to develop a long-term supportive housing facility featuring an 18-unit bachelor apartment building for low-income individuals at-risk of becoming homeless or persons with mental health issues.

Total Project Cost: \$273,480

EHTF Contribution: \$273,480

Edmonton City Centre Church Corporation

EHTF provided funding to purchase land for the development of a long-term supportive housing facility featuring a 12-unit bachelor apartment building to house low-income, high needs individuals with mental health issues or persons at risk of becoming homeless.

EHTF Contribution: \$92,461

W.I.N.G.S. of Providence

EHTF provided funding to hire one family support outreach worker to provide client support for women with children escaping abusive/violent relationships.

EHTF Contribution: \$81,225

Boyle Street Community Services Cooperative

EHTF provided funding for transportation services to homeless individuals in need of emergency winter shelter from areas outside the downtown core.

EHTF Contribution: \$60,072

Edmonton City Centre Church Corporation (Elizabeth House)

EHTF provided funding for client-matched damage deposits and basic needs to approximately 75 women who reside at Elizabeth House.

EHTF Contribution: \$53,328

Edmonton YMCA

EHTF provided funding to hire a Community Advisor to provide counseling to residents residing at the downtown YMCA.

EHTF Contribution: \$46,200

Edmonton Community Loan Fund Society

EHTF provided funding for client-matched damage deposits for 80 individuals at risk of becoming homeless. Participants are referred from various social agencies in the city.

EHTF Contribution: \$43,200

Ben Calf Robe Society

EHTF provided funding for Aboriginal Cultural Awareness workshops to caregivers/workers in the community and private sector employees to increase awareness of Aboriginal culture and to increase awareness around Aboriginal homelessness.

EHTF Contribution: \$18,427

Hope Mission Women's Overflow

EHTF provided funding for 20 emergency spaces for women as part of its Winter Emergency program.

EHTF Contribution: \$47,128

Hope Mission Trailer Take Down

EHTF provided funding for removal of the emergency shelter trailer at the Herb Jamieson Centre.

EHTF Contribution: \$7,750

City of Edmonton – Winter Warming Centre

EHTF provided funding to the City of Edmonton's Winter Warming Centre which provides temporary shelter for homeless people during winter months.

EHTF Contribution: \$19,809

EHTF Media Coverage

\$435M needed for homeless, report says

KEITH GEREIN
Civic Affairs Writer
EDMONTON

Edmonton will need a cash infusion of \$435 million over the next five years to adequately meet the needs of the homeless, a report says.

...rience a massive rise in population. "The figures show that the demand has been growing... in Koehn of the Edmonton Housing Trust Fund.

of housing will be required by 2009, the report said. Other housing targets in the report include:
• 275 units in emergency shelters;
• 675 units of transitional housing, such as battered women's shelters, to offer short-term housing.

Media Release

FOR IMMEDIATE RELEASE
October 30, 2004

Edmonton Housing Trust Fund and Hope Mission spearhead unique new housing project for the city's homeless

EDMONTON - A \$1.2 million construction project to build a unique new housing project for the city's homeless is being spearheaded by the Edmonton Housing Trust Fund and Hope Mission.

New and improved Youth Emergency Shelter unveiled

COMMUNITY LISTER

Edmonton

It's out with the old and in with the new for the Youth Emergency Shelter.

Last week, the shelter located at 11111th Street was unveiled. The new shelter is a two-story building with a modern design and a large number of individual bedrooms for youth aged 16 to 18.

A program for more at-risk youth who work or study in the city will be offered at the shelter. The rules there are basically the same as those of a residential home, says a representative for the shelter. "There's no smoking, no drinking, and no drugs," she says. "There's a lot of support and help available for the youth who live there."

Committee targets shelter gap

By ANDREA SANDS
City Hall Bureau
It will take \$435 million over the next five years to stabilize urgent housing needs in Edmonton, says a new plan by a community-based housing committee.



Mission accomplished on \$5.2M expansion of men's shelter

BY THE NUMBERS

The expansion of the men's shelter at 11111th Street is a major milestone for the Edmonton Housing Trust Fund. The expansion will provide 275 additional beds for men and boys, bringing the total capacity to 550. The expansion is part of a larger program to address the city's housing needs for the homeless.

Eastwood home a safe harbour for addicts

ALLYSON JEFFS
Journal Staff Writer
EDMONTON

Miller Brown remembers a time to make the transition from treatment to a life of sobriety. "I was very very bright," he says. "I was very very bright." He was president of the University of Alberta and a member of the House of Commons. He was a successful businessman and a member of the House of Commons. He was a successful businessman and a member of the House of Commons.

Fewer homeless shelters erected in river valley

PARK INCIDENTS

Animals at large

1997 - 139

1998 - 431

1999 - 493

2000 - 511

2001 - 529

2002 - 547

2003 - 565

2004 - 583

2005 - 601

2006 - 619

2007 - 637

2008 - 655

2009 - 673

2010 - 691

2011 - 709

2012 - 727

2013 - 745

2014 - 763

2015 - 781

2016 - 799

2017 - 817

2018 - 835

2019 - 853

2020 - 871



Backgrounder

The Edmonton Housing Trust Fund (EHTF) works in partnership with the three levels of government and the private sector to provide affordable housing and support services to the city's homeless population.

The EHTF has funding agreements with the Government of Canada, the Province of Alberta, and the City of Edmonton under various programs to support this mandate.

Government of Canada
The EHTF has been awarded funding under the Supporting Communities Partnership Initiative (SCPI) of the Government of Canada's National Homelessness Initiative (NHI). The EHTF has received over \$1.2 million in federal funding for its projects under the SCPI program.

Province of Alberta
The EHTF has received funding from the Province of Alberta under the Affordable Housing Program (AHP). The EHTF has received over \$1.2 million in provincial funding for its projects under the AHP program.

City of Edmonton
The EHTF has received funding from the City of Edmonton under the Affordable Housing Program (AHP). The EHTF has received over \$1.2 million in municipal funding for its projects under the AHP program.

Private Sector
The EHTF has received funding from the private sector under the Affordable Housing Program (AHP). The EHTF has received over \$1.2 million in private sector funding for its projects under the AHP program.





Good News Testimonials

Here's what tenants, and the previously homeless, are saying about Edmonton Housing Trust Fund projects and how they are making a difference.

"This place has opened doors to programs and opportunities that I would otherwise not have known about. It has also given me the supports needed to overcome addictions and homelessness issues."

**– Dustin, Cunningham Place,
(Native Counselling Services of Alberta)**

"I've had a lot of time to think and come up with goals and challenges that I think I can achieve. This facility has given my mother and me a more independent life."

– Chad, Edmonton City Centre Church Corp. Mental Health Unit

"My financial situation is straightening out and my family is now in constant contact and very supportive of this facility. I would recommend this facility to anyone."

– Arlene, Salvation Army Cornerstone Apartments

"This is an awesome place to help others get on their feet. I am 19 months clean and sober as a result of safety, sobriety, self-care and stabilization at the active treatment and Cornerstone after care facility."

– Christine, Salvation Army Cornerstone Apartments

"This facility has made an improvement in my life by providing me with clean housing, excellent meals and friendly support from the staff. It has also provided me with the resources to get my life back to the way it used to be."

**– Jeff, Cunningham Place,
(Native Counselling Services of Alberta)**

"At the end of my addiction I was in isolation and knew that by returning to my old place it was too easy to fall into loneliness, depression and using again. This house has been invaluable to my recovery. I feel safe and supported."

– Kavir, Safe Harbour Homes Ltd.

"I have a place to stay and live. They helped me find a job."

– Monika, Youth Emergency Shelter Society

"It's a pleasure to live in a complex that is modern and up-to-date. I am more financially able to do other things in my life now that I save on rent."

– Rosanne, Gold Nugget (ECCCC)

"I would not know where I would be without this place. They have guided me a lot in times when I've needed help. This place can really help when you do not know what to do and where to go."

**– Melissa, Cunningham Place,
(Native Counselling Services of Alberta)**

"This house allows me to find full-time employment and to pay the bills I've accumulated during my addiction. It's a good place to start out after getting into recovery."

– Neil, Safe Harbour Homes Ltd.

"I have taken many courses here such as life skills, anger management and counseling. This is a safe supportive environment for women and children who want to take the next step in starting a new life."

– Carol, Salvation Army Cornerstone Apartments

"I never had someone care for me like they do here. They've provided food, shelter and some one to talk to and good friends."

– Don, Youth Emergency Shelter Society

"I came into the program not liking it, but now I like it a lot and it's proved to be beneficial. I now have the skills to succeed and I now have the motivation to follow through."

**– Anonymous, CHOICES Life Skills Program
M.C. Henning Research & Consulting Inc.**

2005 EHTF Projects Under Renovation



Auditors' Report

To the Board of Trustees - Edmonton Housing Trust Fund:

The accompanying summarized statement of financial position and statements of operations and fund balances and cash flow are derived from the complete financial statements of Edmonton Housing Trust Fund as at December 31, 2004 and for the year then ended on which we expressed an opinion without reservation in our report dated February 25, 2005. The fair summarization of the complete financial statements is the responsibility of management. Our responsibility, in accordance with the applicable Assurance Guideline of The Canadian Institute of Chartered Accountants, is to report on the summarized financial statements.

In our opinion, the accompanying financial statements fairly summarize, in all material respects, the related complete financial statements in accordance with the criteria described in the Guideline referred to above.

These summarized financial statements do not contain all the disclosures required by Canadian generally accepted accounting principles. Readers are cautioned that these statements may not be appropriate for their purposes. For more information on the entity's financial position, results from operations and cash flows, reference should be made to the related complete financial statements.

Howard & Company
Chartered Accountants

February 25, 2005
Edmonton, Alberta

Statement of Financial Position

Year ended December 31, 2004

ASSETS	2004	2003
CURRENT ASSETS		
Cash and term deposits	5,731,678	4,314,801
Land held for resale (Note 4)	178,034	-
Other	21,440	9,843
	5,931,152	4,324,644
CAPITAL ASSETS (Note 5)	32,382	22,868
	\$5,963,534	\$4,347,512
LIABILITIES AND FUND BALANCES		
CURRENT LIABILITIES		
Demand loan (Note 6)	\$ 178,034	\$ -
Accounts payable and accrued liabilities	33,728	3,600
	211,762	3,600
COMMITMENTS (Note 10)		
FUND BALANCES (Schedule 1)		
Unrestricted fund balance	-	92,606
Restricted fund balances (Note 1)		
Trust Fund – Phase I	1,026,581	2,978,595
Trust Fund – Phase II	4,692,552	1,272,711
Edmonton Joint Planning Committee on Housing	8,292	-
Urban Aboriginal Strategy	24,347	-
	5,751,772	4,343,912
	\$ 5,963,534	\$4,347,512

Approved by the Board of Trustees:

Carol Murray, Chair _____ Trustee

Keith Anderson, Secretary/Treasurer _____ Trustee

Statement of Operations and Fund Balances

Year ended December 31, 2004

	Housing (Schedule 1)	Urban Aboriginal Strategy (Schedule 2)	Total 2004	Total 2003
REVENUE				
Government of Canada	\$12,597,825	\$ 42,435	\$12,640,260	\$3,545,985
Province of Alberta	2,000,000	-	2,000,000	-
City of Edmonton	1,179,100	-	1,179,100	1,179,100
Donations	8,120	-	8,120	128,500
Interest	82,718	-	82,718	113,643
Miscellaneous	5,608	-	5,608	5,535
	<u>15,873,371</u>	<u>42,435</u>	<u>15,915,806</u>	<u>4,972,763</u>
EXPENDITURES				
Advocacy and awareness	32,476	-	32,476	-
Amortization	14,495	-	14,495	7,788
Bank charges	96	134	230	130
Community plan activities	104,624	-	104,624	-
Insurance	10,898	-	10,898	14,003
License and membership	768	-	768	374
Moving	32,509	-	32,509	-
Office	76,083	3,740	79,823	17,434
Performance monitoring activities	2,049	-	2,049	-
Professional fees	38,753	320	39,073	30,027
Projects	13,564,833	-	13,564,833	7,746,460
Promotional	20,862	-	20,862	7,765
Rent and occupancy costs	56,819	251	57,070	43,164
Salaries and employee benefits	517,201	13,499	530,700	225,926
Travel	2,987	144	3,131	6,496
Trustees meetings	14,405	-	14,405	13,970
	<u>14,489,858</u>	<u>18,088</u>	<u>14,507,946</u>	<u>8,113,537</u>
EXCESS (DEFICIENCY) OF REVENUE				
OVER EXPENDITURES	1,383,513	24,34	1,407,860	(3,140,774)
FUND BALANCES, BEGINNING OF YEAR	4,343,912		4,343,912	7,484,686
FUND BALANCES – END OF YEAR	<u>\$ 5,727,425</u>	<u>\$24,347</u>	<u>\$ 5,751,772</u>	<u>\$ 4,343,912</u>

Statement of Cash Flows

Year ended December 31, 2004

	2004	2003
SOURCES OF CASH		
Government of Canada	\$ 12,640,260	\$ 3,545,985
Province of Alberta	2,000,000	-
City of Edmonton	1,179,100	1,179,100
Donations	8,120	128,500
Interest	82,718	113,643
Miscellaneous	5,608	5,535
	<u>15,915,806</u>	<u>4,972,763</u>
USES OF CASH		
Salaries and employee benefits	(530,700)	(225,926)
Materials, services and other expenses	(412,413)	(141,151)
Purchase of capital assets	(24,009)	(14,966)
Funding of projects	(13,564,833)	(7,746,460)
Decrease (increase) in accounts receivable	(8,523)	9,859
Increase in prepaid expenses	(3,074)	-
Increase (decrease) in accounts payable	30,128	(4,886)
	<u>(14,513,424)</u>	<u>(8,123,530)</u>
ITEMS NOT AFFECTING CASH		
Amortization	14,495	7,788
INCREASE (DECREASE) IN CASH FLOW FOR THE YEAR		
	1,416,877	(3,142,979)
CASH, BEGINNING OF YEAR	4,314,801	7,457,780
CASH, END OF YEAR	<u>\$ 5,731,678</u>	<u>\$ 4,314,801</u>

“I went to parenting classes, I went to school and now I am working. I have a place I can call home and I have a caseworker that can help me when I need it. Best of all...I’m not in a women’s shelter anymore.”

– Amanda, Cunningham Place

Schedule 1

Summarized Consolidated Schedule of Housing
For the year ended December 31, 2004

	Unrestricted	Restricted		Edmonton Joint Planning	Less: Inter-fund Allocations	Total 2004	Total 2003
		Trust Fund Phase I	Trust Fund Phase II				
Revenue							
Government of Canada	\$ -	\$3,780,799	\$ 8,536,958	\$280,068	\$ -	\$12,597,825	\$3,545,985
Province of Alberta	-	-	2,000,000	-	-	2,000,000	-
City of Edmonton	-	-	1,179,100	-	-	1,179,100	1,179,100
Administration fee	860,708	-	-	-	(860,708)	-	-
Donations	8,120	-	-	-	-	8,120	128,500
Interest	70,065	2,116	10,537	-	-	82,718	113,643
Miscellaneous	5,608	-	-	-	-	5,608	5,535
	944,501	3,782,915	11,726,595	280,068	(860,708)	15,873,371	4,972,763
Expenditures							
Administration fee	-	100,000	760,708	-	(860,708)	-	-
Advocacy and awareness	-	-	-	32,476	-	32,476	-
Amortization	11,555	-	-	2,940	-	14,495	7,788
Community plan activities	-	-	-	104,624	-	104,624	-
Insurance	10,898	-	-	-	-	10,898	14,003
Moving	25,856	-	-	6,653	-	32,509	-
Office	71,773	-	-	4,310	-	76,083	17,434
Other	3,385	-	-	2,515	-	5,900	7,000
Professional fees	35,188	-	-	3,565	-	38,753	30,027
Projects	-	5,638,544	7,926,289	-	-	13,564,833	7,746,460
Promotional	15,292	-	-	5,570	-	20,862	7,765
Rent and occupancy	44,503	-	-	12,316	-	56,819	43,164
Salaries and employee benefits	420,394	-	-	96,807	-	517,201	225,926
Trustees meetings	14,405	-	-	-	-	14,405	13,970
	653,249	5,738,544	8,686,997	271,776	(860,708)	14,489,858	8,113,537
Excess (deficiency) of revenues over expenditures	291,252	(1,955,629)	3,039,598	8,292	-	1,383,513	(3,140,774)
Fund balances, beginning of year	92,606	2,978,595	1,272,711	-	-	4,343,912	7,484,686
Inter-fund transfers	(383,858)	3,615	380,243	-	-	-	-
Fund balances, end of year	\$ -	\$ 1,026,581	\$4,692,552	\$ 8,292	\$ -	\$5,727,425	\$ 4,343,912

Notes to Summarized Consolidated Financial Statements

Note 1 – Nature of Organization

The Edmonton Housing Trust Fund ("Fund") was established by way of an Indenture of Trust on the 18th day of October, 1999 with variation made the 20th day of July, 2000.

The Trust is to provide financial assistance to eligible projects for low income people based on priorities established by the Edmonton Joint Planning Committee on Housing. The funding for this financial assistance and the operations of the Fund are provided by the Government of Canada, The Province of Alberta, The City of Edmonton and fundraising.

Edmonton Joint Planning Committee on Housing ("EJPCOH") is a community-based entity that brings together representatives from three orders of government and a wide range of public and private sector stakeholders and community representatives. EJPCOH provides research, planning and priority setting for housing and support service needs in Edmonton. They also raise awareness of the housing needs in the City.

Urban Aboriginal Strategy is to provide funding for pilot projects that build organizational capacity within urban Aboriginal organizations, groups and communities at the local level in order to enhance community leadership.

Note 2 – Basis of Consolidation

These consolidated financial statements reflect the results of operations, financial position and cash flows of the Edmonton Housing Trust Fund and 1075877 Alberta Ltd.

Note 3 – Significant Accounting Policies

These consolidated financial statements have been prepared in accordance with Canadian generally accepted accounting principles and reflect the following policies:

a) Accounting for contributions

The Fund follows the restricted fund method of accounting. Restricted contributions related to general operations are recognized as revenue of the restricted fund in the year in which the related expenses are incurred. All other restricted contributions are recognized as revenue of the applicable restricted fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Unrestricted contributions are recognized as revenue of the unrestricted fund in the year received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

b) Capital assets

The Fund records its capital assets at cost. Amortization is recorded to amortize the cost of the assets over their estimated useful lives as detailed below:

Furniture and fixtures	5 years straight-line
Office equipment	5 years straight-line
Computer equipment	5 years straight-line

c) Measurement uncertainty

The preparation of consolidated financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses during the period. Such estimates include providing for amortization of capital assets. Actual results could differ from these estimates.

Note 4 – Land Held For Resale

The Fund is the sole shareholder of 1075877 Alberta Ltd. ("1075877") and assigns to 1075877 its rights pursuant to the charging provisions of its capital project funding agreements with third parties. During 2004, titles to six residential lots were transferred to 1075877 from the Aboriginal Partners and Youth Society ("APYS"). As part of this transfer, the Fund assumed a demand loan in the amount of \$178,034. The demand loan amount has been used as the acquisition cost for the land.

Any Fund expenditures related to the original purchase of the lots by the APYS have been expensed as part of Aboriginal Partners and Youth Society project expenditures.

Note 5 – Capital Assets

	Cost	2004 Accumulated Amortization	Net Book Value	2003 Net Book Value
Furniture and fixtures	\$7,438	\$1,488	\$5,950	\$ -
Office equipment	18,730	6,740	11,990	11,973
Computer equipment	34,323	19,881	14,442	10,895
	\$60,491	\$28,109	\$32,382	\$22,868

Note 6 – Demand Loan

The demand loan bears interest at 5.3% and is secured by land held for resale.

2004 EHTF Photo Gallery

- 1 Councillor Michael Phair addresses the crowd at the Official Opening of Batoma Place, October 5, 2004.
- 2 Fuzzy the Clown entertains the neighbourhood children at the Official Opening of Safe Harbour Homes Ltd.'s "The House" on October 9, 2004
- 3 Jim Odishaw, the chair of the Board of Directors of the Hope Mission, extends greetings along with other dignitaries, at the Official Opening on October 30, 2004.
- 4 Display stand for the Raising the Roof annual toque campaign. A portion of the money raised goes to EHTF to help fund homeless initiatives in Edmonton.
- 5 EHTF chair Carol Murray cuts the cake at the 5th Anniversary/Birthday Open House celebrated on November 26, 2004.



Acknowledgements

The Edmonton Housing Trust Fund gratefully acknowledges the support and assistance of the following in 2004, without which our success and progress would not have been possible:

Government of Canada
Province of Alberta
City of Edmonton
Greater Edmonton Home Builders' Association
Edmonton Coalition on Housing and Homelessness Society
Edmonton Joint Planning Committee on Housing
Edmonton Federal Interdepartmental Committee
Raising the Roof Toque Campaign
Shane Parker, Parker Dubrule

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