



# 2001 Annual Report



## Focus in 2001

The main function of the Edmonton Housing Trust Fund in 2001 was to serve as the funding vehicle for the Edmonton Community Plan on Homelessness, 2000-2003. The Trust Fund consolidates public, not-for-profit and private sector funding in one place so it can be used to meet the highest priority needs of the homeless in Edmonton. 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.

As noted in the Community Plan, the EHTF seeks donations, solicits project proposals, analyzes submissions and funds projects to address the priority needs as established in the Community Plan.



## Long-Term Mission

The Edmonton Housing Trust Fund will provide new and innovative sources and mechanisms for financing the acquisition and development of community-based housing for low and moderate-income households in order to facilitate social and economic investment in the Edmonton Community.

## In this Annual Report

EHTF Board of Trustees.....	2
The People We Serve .....	2
Message from the Chair .....	3
Message from the Executive Director .....	5
Progress with our Partners .....	6
Financial Statements .....	8
Acknowledgments .....	11

## Results in brief for 2001

- Helped to improve the daily lives of homeless people.
- Approved funding of \$12.06 million to provide 384 priority units as outlined in the Continuum of Support concept of the Community Plan.
- Approved funding of \$200,000 to provide support programs and services.
- Contributed toward total expenditures and commitments of \$28.1 million on homelessness in Edmonton.
- Facilitated the creation of partnerships to address homelessness.
- Participated in many community committees and boards.



## EHTF Board of Trustees

---

**Hazel Christenson**

Edmonton Coalition on Housing and Homelessness Society

**Tom Forgrave, Chair**

Edmonton Coalition on Housing and Homelessness Society

**Robert (Bob) S. Leitch, Vice Chair**

Province of Alberta

**Frank Manzara**

Edmonton Interfaith Committee on Education and Awareness

**Sue Olsen**

Edmonton Coalition on Housing and Homelessness Society

**J.A. (Jack) Peat, Secretary/Treasurer**

City of Edmonton

**Vacant**

Greater Edmonton Home Builders' Association

## The People We Serve

---

“The Trust gave Aboriginal Partners & Youth Society the opportunity to help and reach out to the individuals of Aboriginal and Metis descent who are experiencing homelessness. The Trust will be part of reaching out to the homeless individuals who often times feel hopeless.”

• **Tracey Unterschultz, Executive Director,  
Aboriginal Partners & Youth Society**



“This place is my home-- it is the most special place there is... Along with my roommates, I'm in control and that's a great feeling after having something else control you for over 30 years.”

• **Fred, resident of an Oxford House Foundation project**

“We are very pleased to have been able to work with the Edmonton Housing Trust Fund. Projects like this one are all about partnerships and community co-operation.”

• **Dave Haut, Executive Director  
Handicapped Housing Society of Alberta**



# Message from the Chair

2001 was a year of significant progress and fulfillment for the Edmonton Housing Trust Fund and our many partners. It was also a year of acute awareness of the worsening problem of homelessness in Edmonton and the need for system-wide solutions to affordable housing.

I am pleased to review both our accomplishments and the challenges ahead in our second annual report.

## Progress with our Partners

During 2001, the Trust Fund made commitments of funding for more than \$12.06 million to priority projects. These commitments made possible a total expenditure of \$28.1 toward addressing issues of homelessness in Edmonton. The Trust Fund appreciates the financial contributions of all three orders of government.

Approved projects fit the criteria of the Edmonton Community Plan on Homelessness 2000-2003 and reflect the full range of the Continuum of Support from emergency shelters to support services outlined in the Plan. Examples of projects that are either now completed or well under way include:

### Emergency

- \$3.17 million toward construction of a new emergency shelter by Urban Manor Society, to accommodate 75 of Edmonton's hardest to house individuals.
- \$25,000 in emergency funding to provide 104 overflow spaces to help meet the demand this past winter.

### Transitional

- \$440,000 for 31 units for Aboriginal pregnant teens, women fleeing violence and seniors.
- \$760,000 to W.I.N.G.S. of Providence for a new three-story apartment building for women and children fleeing violence.

### Long-term supportive

- \$3.44 million to the Handicapped Housing Society of Alberta for construction of an apartment building to house 56 very low-income disabled households.
- \$498,000 to Oxford House Foundation of Canada for the purchase of six houses to provide long-term supportive housing for persons recovering from addictions.

### Programs and operations

- \$88,000 to Boyle Street Community Services Cooperative and the Bissell Centre to operate the Family Shelter Network that helps homeless families locate secure, safe and adequate long-term housing.
- \$70,000 to the George Spady Centre for three addiction workers.

These and other achievements listed in the Progress with our Partners section of this report were made possible through the cooperation and collaboration of our many partners in the three orders of government and the community.

Sponsors of the approved projects contributed substantially, as indicated in the graph below.



## Challenges for the future

Serious challenges face further implementation of the Community Plan and homelessness and housing in the longer-term future.

Sustainability of projects is an underlying concern. Seventy-seven percent of resources of the Community Plan are dedicated to the capital side of projects. An ongoing challenge for proponents is securing funds to ensure the long-term sustainability of these projects. A number of worthy projects have been declined because such sustainability could not be assured.

Funding for support services is a similar issue. Funds must be secured for the support services needed within many facilities, either to help people move toward self-sufficiency or to maintain as much independence as possible. Obtaining commitments from the provincial government remains a challenge.

Given many of the challenges facing the community, the 2003 timeframe for the Supporting Community Partnerships Initiative (SCPI) of the Government of Canada's National Homelessness Initiative warrants revisiting. In reality, the Trust Fund has been squeezing a three-year program into two years. At a minimum, the initiative should be increased by one year; ideally it will be much longer.

The Trust Fund has undertaken a fundraising feasibility study to determine the level of support in the community for a Capital Campaign in the range of \$10 million.

## Trends for Affordable Housing

Booming economic conditions in Edmonton have had a negative impact on homeless and low-income people. Those in poor economic conditions are being displaced as rents increase and buildings are converted into higher-end housing.

The shortage of affordable housing in Edmonton is of great concern. Through our involvement in the Edmonton Joint Planning Committee on Housing and in keeping with our long-term mission the Trust Fund will urge action and contribute toward finding solutions with governments and the private and not-for-profit communities.

## Moving Forward

We are pleased with the progress we have made so far. Of particular importance is the progress in assisting the significant and disproportionately represented Aboriginal community.

The next year promises to bring more progress and challenge. We will continue to encourage project proposals to meet the priorities of the Community Plan. Speed and efficiency will be of prime importance, since funds through the federal Supporting Community Partnerships Initiative must be disbursed by September 2003.

I offer sincere appreciation and congratulations to our community and government partners, and our staff, for helping the Trust Fund progress as quickly and as far as it has. I look forward to continued cooperation and collaboration as we work together to meet the complex challenges that we face in the future.

Tom Forgrave



Chair



# Message from the Executive Director

2001 has been an exciting year for the Trust Fund. We have grown from a staff of one in a borrowed office to the establishment of our own offices and the hiring or secondment of four additional staff. Most importantly, we have signed agreements with the three orders of government for funding to address the needs of the homeless in Edmonton. We are the only truly grass-roots organization in the country that has such arrangements to deliver the funding of the National Homelessness Initiative.

Our uniqueness reflects the uniqueness of Edmonton and the community's ability to develop solutions to meet Edmonton's unique needs. Much was achieved during the past year through partnerships and a commitment to action.

This year the EHTF had a much greater involvement than originally anticipated in bringing groups and individuals 'to the table' to form partnerships. This was required to help the community increase its capacity to meet the needs. It proved to be a successful strategy, and one that we plan to continue in the coming years.

One example of such a partnership is the one created between the Boyle Street Community Services Co-op and the Bissell Centre. Rather than approving one proposal over the other, the Trust Fund approached these two organizations to see if they would be willing to combine their proposals into one and form a partnership to deliver the Family Shelter Network (see page 7 for details). They agreed and went on to form an informal partnership with Amisk Housing wherein Amisk agreed to house homeless families in the housing units they were acquiring through funding from the Trust Fund. One fantastic outcome of these partnerships was that on December 1, 2001, ten families and thirty-six children were able to move into safe, affordable, supportive homes.

Among other actions that moved us forward this year:

- Three application submission deadlines (January 31, July 31, and September 28).
- June public information session advising proponents how to apply for funds.
- Review of over 100 submissions for funding.
- Approval of 18 capital and three support service projects to address the priorities identified in the Community Plan.
- Involvement on community-based committees and boards such as the Edmonton Joint Planning Committee on Housing, Housing Industry Forum, Edmonton Coalition on Housing and Homelessness Society, Edmonton Aboriginal Committee on Homelessness, and the Inner City Agencies Foundation.
- Development of a communications strategy. This included the launch of our web site: [www.ehtf.ca](http://www.ehtf.ca), which is updated on a regular basis.
- Development of systems and procedures to administer responsibilities.
- Initiated a fundraising feasibility study to determine the viability of a major Capital Campaign.
- Initiated the development of a Fundraising Tool-kit for use in other communities across Canada.

Listening and responding to feedback has been a major part of our operations. In the coming year, we will process applications at any time rather than setting submission deadlines. We also will provide consultants when needed to help proponents complete the application process. Other important activities for 2002 include the involvement in the review and update of the Edmonton Community Plan on Homelessness, and hiring of a consultant to conduct an evaluation of the Edmonton Housing Trust Fund.

The staff at the Edmonton Housing Trust Fund look forward to continuing our work with our many community partners. We know that with your help the Trust Fund will continue to evolve and that together we will contribute in a significant way to the homelessness and housing issues faced by our community.

Debbie Saidman



Executive Director



# Progress with our Partners

Projects approved by the Edmonton Housing Trust Fund in 2001 to address the Edmonton Community Plan on Homelessness, 2000-2003 are featured below. These projects address the full continuum of support concept from emergency shelter spaces to community outreach support services identified in the Community Plan.

\$12.06 was committed to approved projects worth a total of \$28.1.

## Capital Projects



### Urban Manor Housing Society

New emergency shelter to accommodate 75 of Edmonton's hardest to house individuals. Total project cost: \$3.603 million. EHTF contribution: \$3.17 million.

### The Salvation Army

Construction of a new facility for individuals with mental disabilities. Total project cost: \$9.963 million. EHTF contribution: \$1.5 million.



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

New three-story apartment building for women and children fleeing violence. Total project cost: \$2.329 million. EHTF contribution: \$760,520.



### Oxford House Foundation of Canada

Purchase of six houses to provide long-term supportive housing for 30 persons in recovery from addictions. Total project cost: \$844,900. EHTF contribution: \$497,929.



### Edmonton Inner City Housing Society

Construction of 25-unit apartment building for singles in need of supportive housing. Total project cost: \$2.13 million. EHTF contribution: \$110,634.

### Hope Mission Society

Purchase of bunk bed units and mattresses to increase capacity of Herb Jamieson Centre by 23. EHTF contribution: \$24,442.



## Capital Projects (cont'd)

### Handicapped Housing Society of Alberta

New construction complex for 56 very low-income disabled households. Half will accommodate persons with a variety of mobility issues; half adapted for individuals in wheelchairs. Total project cost: \$4.632 million. EHTF contribution: \$3.44 million.

### Amisk Housing Association

Purchase of eight duplex units to provide long-term supportive housing for Aboriginal persons. Total project cost: \$687,692. EHTF contribution: \$480,000.

### The Salvation Army

Purchase of 23-unit apartment building for single men and women; ten handicapped accessible.

Total project cost: \$732,860. EHTF contribution: \$450,000.

### Aboriginal Partners & Youth Society

Purchase of two apartment buildings, with 31 units total, to house Aboriginal youth participating in programming.

Total project cost: \$1.005 million. EHTF contribution \$436,500.

### Edmonton City Centre Church Corporation

Purchase and relocate two houses from the former CFB Griesbach base to the inner city to assist trans-gendered and other individuals trying to leave the sex trade. Total project cost: \$298,000. EHTF contribution \$100,000.

### Edmonton City Centre Church Corporation

Purchase and renovation of a commercial building in the inner city to convert to housing. Total project cost: \$472,720. EHTF contribution \$84,600.

### Greater Edmonton Foundation Housing for Seniors

Renovations to Kiwanis Place for 20 units for persons with developmental disabilities, in partnership with SKILLS Training and Support Services Association. Total project cost: \$478,800. EHTF contribution: \$130,979.

### Greater Edmonton Foundation

Renovation of existing long-term housing facility for 30 individuals with mental disabilities. Total project cost: \$113,300. EHTF contribution \$83,475.

### Herb Jamieson Centre and the Women's Emergency Accommodation Centre

104 temporary spaces for emergency weather conditions. EHTF contribution: \$25,000.

## Programming and Operation

### Boyle Street Community Services Cooperative and the Bissell Centre

Family Shelter Network program to assist homeless families locate secure, safe and adequate long-term housing. EHTF contribution \$88,460.



### George Spady Centre

Three addiction workers to enable the centre to increase mat capacity from 60 to 72 persons. EHTF contribution: \$70,000.

### Our House (Edmonton) Ltd.

Pilot project to provide outreach support services for persons with addictions. EHTF contribution: \$38,900.

## Approved by EHTF for meeting Community Plan priorities, and funded by federal Urban Aboriginal Strategy or Youth at Risk - Homelessness program.

### Amisk Housing

20 transitional units for Aboriginal pregnant teens, women fleeing violence and seniors. Contribution: \$440,000.

### Native Counseling Services

Program supports for Aboriginal individuals leaving Correctional institutions. Contribution: \$336,000.

### Inner City Youth Development Association

Program supports for homeless youth. Contribution \$235,000.

\*Progress continues. To the end of March 2002 (when this report was written), an additional \$2.97 million was committed to additional approved projects.

# Financial Statements

## AUDITOR'S REPORT

To Board of Trustees  
Edmonton Housing Trust Fund

We have audited the Statement of Financial Position of the Edmonton Housing Trust Fund as at December 31, 2001 and the Statement of Operations and Changes in Fund Balances for the year then ended. These financial statements are the responsibility of the Trust's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit includes assessing the accounting principles used and significant estimates made by the organization as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of Edmonton Housing Trust Fund as at December 31, 2001 and the results of its financial activities for the year then ended in accordance with generally accepted accounting principles established by the Canadian Institute of Chartered Accountants.

*Seniuk & Co.*  
CHARTERED ACCOUNTANTS

Edmonton, Alberta  
March 15, 2002

### STATEMENT OF FINANCIAL POSITION YEAR ENDED DECEMBER 31, 2001

	GENERAL FUND (\$)	TRUST FUND (\$)	TOTAL (\$) 2001	TOTAL (\$) 2000
<b>CURRENT ASSETS</b>				
Cash and term deposits (note 3)	82,857	4,396,347	4,479,204	1,346,874
Accounts and accrued interest receivable	24,977	11,443	36,420	1,467
Prepaid expenses (note 4)	4,953	-	4,953	2,571
Long term investments (note 5)	39	-	39	37
	112,826	4,407,790	4,520,616	1,350,949
<b>FIXED ASSETS</b> (note 6)	13,952	-	13,952	-
	126,778	4,407,790	4,534,568	1,350,949
<b>CURRENT LIABILITIES</b>				
Accounts payable and accrued liabilities	8,952	-	8,952	3,413
<b>FUND BALANCES</b>				
Trust funds	-	4,407,790	4,407,790	1,312,801
General Fund	117,826	-	117,826	34,735
	117,826	4,407,790	4,525,616	1,347,536
	126,778	4,407,790	4,534,568	1,350,949
<b>COMMITMENTS</b> (note 7)				

**Edmonton  
Housing  
Trust Fund**

2001 Annual Report

# Statement of Operations and Changes in Fund Balances

	GENERAL FUND (\$)	TRUST FUND (\$)	TOTAL (\$) 2001	TOTAL (\$) 2000
<b>REVENUE</b>				
Government of Canada - HRDC	-	2,881,201	<b>2,881,201</b>	-
Province of Alberta	54,000	2,000,000	<b>2,054,000</b>	-
City of Edmonton	-	1,216,137	<b>1,216,137</b>	1,274,934
Administration Fee	153,584	-	<b>153,584</b>	-
Donations	17,135	-	<b>17,135</b>	2,855
Donations in kind	-	-	-	7,000
Interest	49,350	81,343	<b>130,693</b>	9,323
Anonymous Donation	-	-	-	50,000
Miscellaneous	13,865	-	<b>13,865</b>	-
Capital Region Housing Corporation	-	-	-	13,503
Alberta Real Estate Foundation	-	-	-	40,000
Edmonton Community Foundation	-	-	-	30,000
Edmonton Inner City Housing Society	-	-	-	5,000
	<b>287,934</b>	<b>6,178,681</b>	<b>6,466,615</b>	<b>1,432,615</b>
<b>EXPENSES</b>				
Administration fees	-	153,584	<b>153,584</b>	-
Amortization	3,488	-	<b>3,488</b>	-
Bank Charges	215	-	<b>215</b>	96
Fund Development	25,653	-	<b>25,653</b>	1,800
Insurance	4,117	-	<b>4,117</b>	1,000
License and membership	315	-	<b>315</b>	299
Meeting expenses	990	-	<b>990</b>	480
Office Expenses	25,015	-	<b>25,014</b>	836
Professional fees	15,527	-	<b>15,528</b>	6,781
Projects	-	2,880,108	<b>2,880,108</b>	20,000
Promotional	7,250	-	<b>7,250</b>	1,254
Rent and services	21,309	-	<b>21,309</b>	9,314
Salaries and benefits	145,612	-	<b>145,612</b>	40,611
Travel	3,469	-	<b>3,469</b>	2,708
Trustees meeting	1,883	-	<b>1,883</b>	-
	<b>254,843</b>	<b>3,033,692</b>	<b>3,288,535</b>	<b>85,179</b>
<b>EXCESS OF REVENUE OVER EXPENSES</b>	<b>33,091</b>	<b>3,144,989</b>	<b>3,178,080</b>	<b>1,347,436</b>
<b>FUND BALANCES</b> , beginning of year	84,735	1,262,801	<b>1,347,536</b>	100
<b>FUND BALANCES</b> , end of year	117,826	4,407,790	<b>4,525,616</b>	1,347,536

Approved by the Board of Trustees:



Chair



Secretary-Treasurer



# NOTES TO THE FINANCIAL STATEMENTS

## 1. PURPOSE OF THE TRUST

An Indenture of Trust established on the 18<sup>th</sup> day of October, 1999 with variation made the 20<sup>th</sup> day of July, 2000 by the Edmonton Coalition on Homelessness Society, a Society registered under the Societies Act of Alberta.

The funds of the Trust are to provide financial assistance to eligible projects for low income people based on priorities established by the Edmonton Joint Planning Committee on Housing.

## 2. SIGNIFICANT ACCOUNTING POLICIES

### 1. Fund Accounting

Edmonton Housing Trust Fund follows the restricted fund method of accounting for contributions.

The General Fund accounts for the organization's program delivery and administration activities.

The Trust Fund reports sources contributed for providing financial assistance to approved projects as imposed by the contributors and based on priorities established by the Edmonton Joint Planning Committee on Housing as outlined in the Edmonton Community Plan on Homelessness as endorsed by the contributors.

### 2. Revenue Recognition

Contributions related to general operations are recognized as revenue in the General Fund in the year received.

Contributions related to Trust Fund operations are recognized as revenue in the year received.

Donations in kind are recognized as revenue at the fair market cash equivalent.

## 3. CASH AND TERM DEPOSITS

	General Fund	Trust Fund
Credit Union - Current Account	\$ 22,641	\$ -
Credit Union - Alberta Plus, variable rate @ 3.85% maturing February 23, 2002	14,000	-
Credit Union - Term Deposit @ 1.2% non-redeemable maturing on January 9, 2002	7,304	-
Alberta Treasury Branch: Redeemable, Business Custom Plan CB 24	21,662	54,028
Term Deposit Certificate redeemable maturing January 2, 2002 interest @ 1.25%	-	1,047,143
Term Deposit Certificate redeemable maturing January 11, 2002 interest @ 4.75%	-	76,876
Term Deposit Certificate maturing January 3, 2002 @ 2.29%	-	965,000
Term Deposit Certificate maturing January 3, 2002 @ 2.30%	-	1,037,163
Term Deposit Certificate maturing January 30, 2002 @ 4.03%	-	1,216,137
Term Deposit Certificate maturing August 2, 2002 @ 3.75%	17,250	-
	<u>\$82,857</u>	<u>\$4,396,347</u>

## 4. PREPAID EXPENSES

	General Fund
Service contract	\$ 107
Rental deposit	2,571
Prepaid rent	2,275
	<u>\$4,953</u>

## 5. LONG TERM INVESTMENTS

	General Fund
Shares in Credit Union carried at cost plus earning to date.	\$ 39

## 6. FIXED ASSETS

	General Fund
Leasehold improvements	\$ 2,203
Boardroom table	225
Computers	14,092
Printer	390
Camera	500
	<u>17,440</u>
Less: Amortization	<u>3,488</u>
Net book value	<u>\$13,952</u>

Amortization is recorded on a straight line basis at 20%

## 7. COMMITMENTS

### 1. General Fund

General Funds have future commitment for leased premises as follows:

2002	\$ 27,730
2003	28,240
2004	<u>28,325</u>
Total	<u>\$ 84,295</u>

### 2. Trust Fund

#### i) Commitment from Human Resources Development Canada (HRDC)

Edmonton Housing Trust Fund entered into an agreement under the Supporting Community Partnerships Initiatives (SCPI) agreement, executed effective March, 2001 and expiring March, 2003. The provisions enable the Trust to access funds for projects and administration approved by the Trust on a draw basis to a maximum of \$ 17,051,109. Advances received by the Trust to December 31, 2001 for funded projects was \$ 2,881,201 and administration fees of \$ 153,584 for a total amount of \$ 3,034,785.

Funds remaining under the SCPI agreement are \$ 14,016,324 of which \$ 9,141,893 have been committed to approved projects.

#### ii) Commitments to Fund Approved Projects

As of December 31, 2001 the Trustees of the Trust Fund have approved projects totaling \$ 12,042,005.

Advances on projects disbursed by the Trust to December 31, 2001 are:

2000	\$ 20,000
2001	<u>2,880,108</u>
	<u>\$ 2,900,108</u>

Funds remaining to be advanced on approved projects as at December 31, 2001 are \$ 9,141,893. The sources for the monies required will be from each HRDC, SCPI as well as monies on hand in the trust funds as of December 31, 2001.

## 8. COMPARATIVE FIGURES

The prior year's figures have been restated to conform to this year's statement presentation.

## Acknowledgements

---

The Edmonton Housing Trust Fund gratefully acknowledges the support and assistance of the following in 2001 without whom our progress this year would not have been possible.

Government of Canada  
Province of Alberta  
City of Edmonton

"No Room in the Inn" fund raising program sponsored by the Edmonton Council of Churches, the Social Justice Commission, and the Quality of Life Commission with proceeds going to the Handicapped Housing Society of Alberta.

Edmonton Coalition on Housing and Homelessness Society  
Edmonton Joint Planning Committee on Housing  
Edmonton Aboriginal Committee on Homelessness  
Alberta Senior Officials Committee on Homelessness  
Edmonton Federal Interdepartmental Committee on Homelessness  
Alberta Inter-City Forum on Homelessness



**Edmonton Housing Trust Fund**  
**Suite 1010 Energy Square**  
**10109 106 Street**  
**Edmonton, AB T5J 3L7**  
**Tel (780) 496-2630**  
**Fax (780) 496-2634**

**[www.ehtf.ca](http://www.ehtf.ca)**