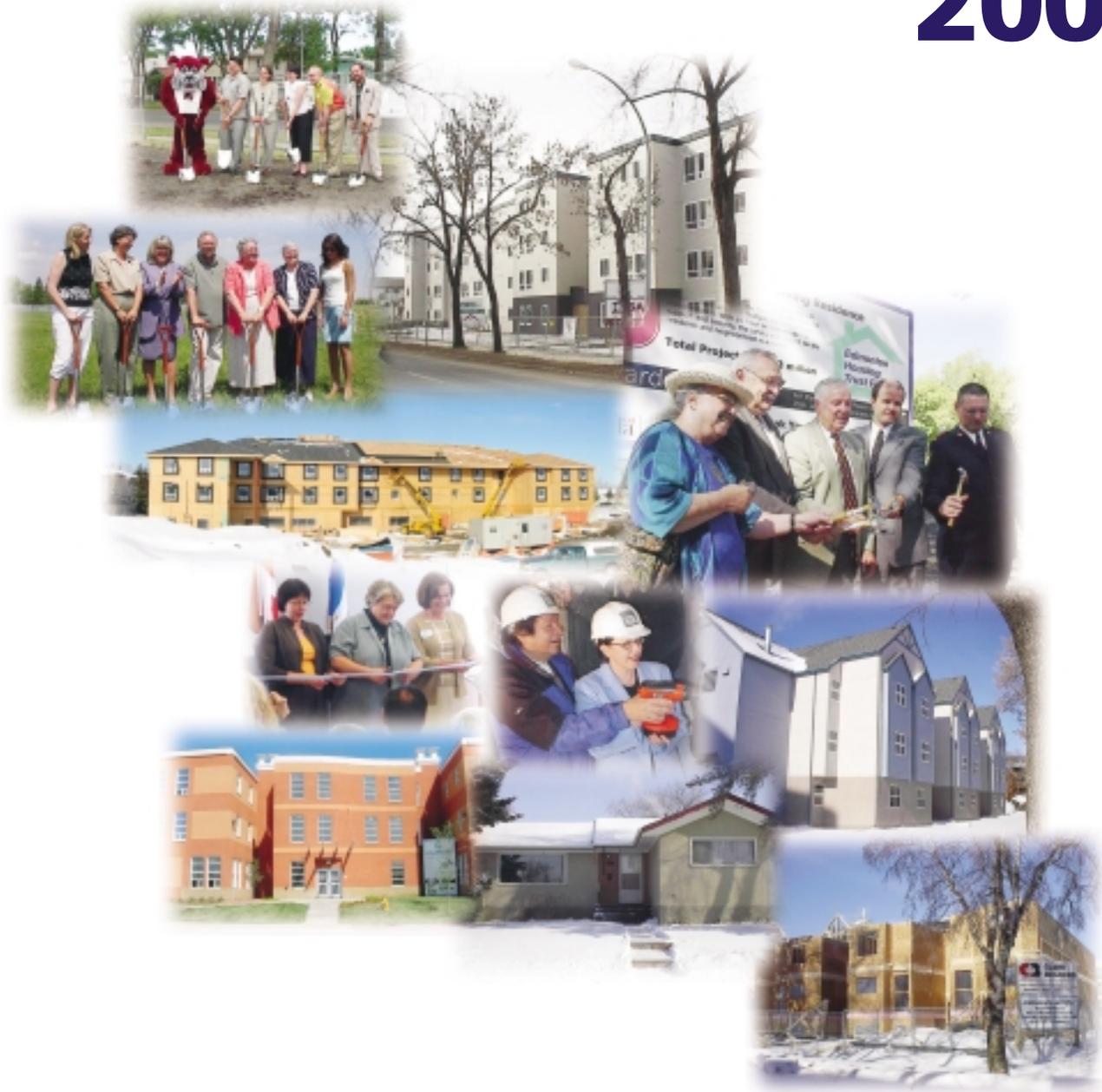


2002



Annual Report

Focus in 2002

The primary function of the Edmonton Housing Trust Fund in 2002 continued to be to fund activities identified in the Edmonton Community Plan on Homelessness, 2000-2003. The Trust Fund continued to build on successful partnerships with the public, not-for-profit, and private sectors in addressing the highest priority needs of the community.



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.

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Results in brief for 2002

- ✓ Approved funding of \$11.01 million to 11 organizations generating 460 spaces/units of priority housing outlined in the Community Plan.
- ✓ Contributed toward the total investment in Edmonton of \$16.02 million on projects addressing the issue of affordable housing and homelessness.
- ✓ Approved funding of \$201,441 to provide support programs and services.
- ✓ Initiated the creation of numerous partnerships and working relationships in Edmonton to address the needs of the homeless and those at risk of being homeless.
- ✓ Continued participation in numerous community committees and boards.



EHTF Board of Trustees

Robert (Bob) S. Leitch, Chair

Province of Alberta

Sue Olsen, Vice Chair

Edmonton Coalition on Housing and Homelessness Society

Keith Anderson, Secretary/Treasurer

Edmonton Coalition on Housing and Homelessness Society

Carol Murray

Edmonton Coalition on Housing and Homelessness Society

J.A. (Jack) Peat

City of Edmonton

Larry R. Shaben

Interfaith Committee on Education and Homelessness Awareness

André Szaszkievicz

Greater Edmonton Home Builders' Association

Trustees who also served in 2002:

Hazel Christenson, Tom Forgrave, Frank Manzara

Our Community Partners

"The EHTF Board is a solid representation of the Edmonton community, and the staff of EHTF have been excellent to work with. The support received from the staff to move the Transitional Housing Project forward has been demonstrated time and time again. The partnership formed between NCSA and EHTF proves to be an excellent example of how our community can work together to address positive change for our homeless population."

**Alan Benson, Chief Executive Officer
Native Counseling Services of Alberta**

"Throughout out all phases of developing this project the Edmonton Housing Trust Fund staff have been there, from the clearly defined application process to helping to co-ordinate the many players in a complex project, right up to the start of construction. We as an organization cannot say enough about the understanding, patience and support that we have received.

A big heartfelt thank you to the Trustees and Staff at the Edmonton Housing Trust Fund for supporting the expansion of the George Spady Centre Overnight Shelter. The difference that this expansion will make to people on the streets is immeasurable."

**Lorette Garrick, Co-Executive Director
George Spady Centre**



Message from the Chair

2002 was a year filled with both success and abundant challenges for the Edmonton Housing Trust Fund. Working with scores of community partners and the three orders of government has proven to be a rewarding endeavor.

I am pleased to highlight some of our accomplishments in the past year and address some of the challenges still facing us in the years ahead, in this our third annual report.

Evolution within the Community:

We have learned in the past year that the number of homeless individuals, families, and children has increased significantly since the last count of the homeless in September 2000. In October 2002, there were 1,915 homeless people in Edmonton. We know that this number only captures a portion of the real story on our streets. The Trust Fund continues to work with the Edmonton Joint Planning Committee on Housing and other community partners to fund projects and identify priorities that will have the greatest impact on this number. The bottleneck in the continuum of supports continues to be the severe lack of affordable housing units in our city. This gap causes undue pressure to be placed on the support services designed for emergency and transitional housing, trapping people in living situations that do not best meet their needs.

The community-based approach to addressing the priorities identified in the Edmonton Community Plan on Homelessness 2000-2003 has been embraced by this city. Governments, service providers, and the community as a whole have come to realize the benefits of this approach and the ability to address the needs of the community quickly, comprehensively, and with an integrated methodology.

In 2002, the Edmonton Housing Trust Fund received 40 applications from over 30 organizations. The quality, complexity, and creativity of these proposals has once again demonstrated to the Trust Fund the willingness of the community to do what is necessary to address the needs of the homeless, those at risk of being homeless, and the need to create more affordable housing in Edmonton.

Since funding our first project in the spring of 2001, the Edmonton Housing Trust Fund has approved \$21.96 million in funding for 37 projects. These projects in-turn have had a \$42.8 million investment in Edmonton. These projects alone have or will add 933 spaces / units of housing. When we include the additional 12 capital and support projects approved and funded by our partners at the Government of Canada under the Urban Aboriginal and Youth At Risk programs, an additional 44 units have been created through a \$4.25 million contribution. These are truly substantial numbers helping countless people each and every day.

Challenges for the future:

As the first phase of the National Homelessness Initiative winds down with the Government of Canada, and phase two begins its five-year funding cycle, the Edmonton Housing Trust Fund is well positioned to continue delivering an effective and efficient program in Edmonton. We are pleased to have been able to deliver a program that was recognized as a Best Practice at the United Nations-Habitat 2002 International Awards. The UN awards recognize initiatives that have made outstanding contributions to improving the quality of life in cities and communities around the world.

Completing an evaluation on the current community plan is necessary before we can move ahead on the development of the new community plan that will highlight our priorities for the next five years.

Continued work on the development of private-public partnerships is paramount for the success of the new community plan. Involving the private sector more in the development of projects and in the generation of innovative ideas that focus on affordable housing solutions will be a key goal of the Trust Fund in 2003. Only by working together, will we be able help those in our community who need it the most.

In order to meet the growing needs of our community, the internal capacity of the Trust Fund must continue to be built on, this is a key priority. To carry on with the delivery of various government funding streams the Trust Fund must grow in size.



Moving Forward:

2003 promises to be another year filled with numerous challenges and rewards. We will begin to see the impact of our funding on the community as several major projects come on stream and begin to take in residents.

New funding agreements are going to be signed, new projects will be approved, and countless Edmontonians will benefit from the hard work and dedication of concerned and caring individuals and organizations.

In 2002, three Trustees completed their three-year appointments to the Board. Tom Forgrave, Hazel Christenson and Frank Manzara were instrumental in bringing the Edmonton Housing Trust Fund to full operation. I extend to them our sincere appreciation and gratitude for a job well done.

I also offer my sincerest appreciation and congratulations to the people of Edmonton, our government partners, and our staff at the Edmonton Housing Trust Fund for 'making it happen'. On behalf of the Board of Trustees, I look forward to the upcoming year and working together to tackle what ever comes our way.



Robert (Bob) S. Leitch
Chair

Message from the Executive Director

Once again the past year has demonstrated that the people of Edmonton can make a difference in their community. The Edmonton Housing Trust Fund has seen the benefits of people working together to meet the shelter and housing needs of countless individuals, families, and children who need it the most. We are proud to be a part of these solutions in Edmonton.

Being a community-based entity, with our 'ear to the ground' has enabled us to foster the development of unique working relationships in Edmonton. One example of this spirit of cooperation is the Hope Mission and the George Spady Centre two emergency shelters physically located across the street from each other but miles apart in mandates. These two organizations have come together to address an emergent need in creating more shelter spaces for persons under the influence of alcohol or drugs. A temporary shelter, creating 30 spaces, has been established. George Spady staff assisted in the training of the new Hope Mission staff to ensure proper care of persons in this condition, trailers were moved in, and a new partnership was formed. Creative, innovative ways to address the pressing needs of the community is what we at the Trust Fund are most proud of.

In 2002, the Trust Fund funded 235 new or temporary emergency shelter units, 78 new transitional housing units and 147 new long-term supportive living units. A total of \$11.01 million was approved and allocated to these 18 projects. This would not have been possible if it were not for the hard work and dedication of our community and government partners.

We have continued to be involved in numerous committees and boards. We have been cited as a leader in the development of creative solutions to housing issues in the community. We have listened to the community and streamlined our operations to better respond to the needs of the community. Based on the feedback we have received from our survey of the community, we have met or surpassed their expectations.

Our web site continues to be the most up to date source of information on our activities and other activities related to the community plan. Posted to this site you will find information on the projects we fund, our quarterly newsletter, various community reports and statistics.

Edmonton Housing Trust Fund staff look forward to working with our community and government partners in 2003. We continue to believe that only by working together can we truly make a difference in our community in addressing housing and homelessness issues.



Debbie Saidman
Executive Director



Progress with our Partners

Projects approved by the Edmonton Housing Trust Fund in 2002 continued to address the priorities identified in the Edmonton Community Plan on Homelessness, 2000-2003. Projects ranged across the full continuum of support from emergency shelter space to long-term supportive living, and support services.

In the Community Plan on Homelessness (2000-2003) several priorities have been identified that are not related to capital or support service projects. The responsibility for these activities fall to the Edmonton Joint Planning Committee on Housing to coordinate and monitor. The Edmonton Housing Trust Fund is administering the funds associated with these projects on behalf of the Edmonton Joint Planning Committee on Housing.

\$11.01 million was approved for funding projects worth a total of \$ 16.22 million.

*Note: Not all projects approved in 2002 are identified in this listing as some were conditional approvals pending additional requirements being met.

Capital Projects

Native Counseling Services of Alberta

Construction of a new 52 bed transitional housing facility for youth at risk. Scheduled Completion: Summer 2003. Total Project Cost: \$3.175 million. EHTF Contribution: \$2.675 million.



Edmonton City Centre Church Corporation

Purchase of a 4 bedroom housing unit for persons with mental health issues. Currently Operating. Total Project Cost: \$101,570. EHTF Contribution: \$62,200.

The Salvation Army

Men's Long-Term Living Residence
Construction of a 74-unit long-term supportive living residence for men with mental health issues.
Scheduled Completion: Currently Operating.
Total project Cost: \$3.029 million.
EHTF Contribution: \$1.55 million.



Capital Projects (cont'd)

Greater Edmonton Foundation Housing for Seniors

Renovation of 7 units for Seniors fleeing violence. Currently Operating. Total Project Cost: \$228,050. EHTF Contribution: \$64,625.

The Salvation Army Cornerstone Apartments

Purchase and renovation of a 22-unit apartment for women in recovery from addictions. Scheduled Completion: Spring 2003. Total Project Cost: \$1.617 million. EHTF Contribution: \$950,000

Edmonton People In Need Shelter Society

Construction of a 23-unit barrier free living residence for persons with mental, medical, and physical challenges. Scheduled Completion: Fall 2003. Total Project Cost: \$773,000. Total EHTF Contribution: \$467,000

The George Spady Centre

Construction of a 146.4 m² addition to the existing facility to enable the Centre to safely maintain the current 72 spaces. Scheduled Completion: Summer 2003. Total Project Cost: \$229,000. EHTF Contribution: \$229,000.

Emergency Winter Measures Winter 2002-2003

Several programs including the creation of a damage deposit program to assist individuals secure affordable rental housing, to the additional of 30 overflow spaces for the George Spady Centre, to the creation of a temporary shelter in the Old Strathcona area of Edmonton were funded. Total Project Costs: \$322,439. EHTF Contribution: \$322,439.

Programming and Operation

The Society for the Retired and Semi Retired The operating and support funding for Senior's Safe Housing program a temporary, safe place to stay for abused seniors while they make plans for a safer future. Total Project Cost: \$228,050. EHTF Contribution: \$65,695.

Boyle Street Community Services Co-Op/Bissell Centre Family Shelter Network Continuation of the Family Shelter Network including additional support worker. Total Project Cost: \$46,900. EHTF Contribution: \$46,900

The Oxford House Foundation of Canada. Funding will help offset costs associated with the Outreach Worker and provide for some additional facility repairs. Total Project Cost: \$42,846. EHTF Contribution: \$42,846

Boyle Street Community Services Co-op Support program designed to assist clients of the Family Shelter Network to secure temporary funding for damage deposits and moving expenses. Total Project Cost: \$36,000.

Our Community Partners

"The Edmonton Housing Trust Fund has given outstanding support to The Salvation Army. We are completing four capital projects in Edmonton making over 200 new residential spaces available to seniors, to men and to women (with children) completing addiction treatment programs, and to men living with mental health issues who require long-term supports. These would not have been possible without the generous financial assistance of the Edmonton Housing Trust Fund. We are extremely grateful."

Malcolm D. Robinson
Major
Divisional Commander
Alberta & NWT Division



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, 2002 and the Statement of Operations and Changes in Fund Balances and Statement of Cash Flows 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 aspects, the financial position of Edmonton Housing Trust Fund as at December 31, 2002 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

STATEMENT OF FINANCIAL POSITION YEAR ENDED DECEMBER 31, 2002

	GENERAL FUND (\$)	TRUST FUND (\$)	TOTAL (\$) 2002	TOTAL (\$) 2001
CURRENT ASSETS				
Cash and term deposits (note 3)	114,312	7,343,397	7,457,709	4,479,204
Accounts and accrued interest receivable	15,286	1,844	17,130	36,420
Prepaid expenses (note 4)	2,571	-	2,571	4,953
Long term investments (note 5)	41	-	41	39
	132,210	7,345,241	7,477,451	4,520,616
FIXED ASSETS (note 6)	15,690	-	15,690	17,440
	147,900	7,345,241	7,493,141	4,538,056
CURRENT LIABILITIES				
Accounts payable and accrued liabilities	8,486	-	8,486	8,952
FUND BALANCES				
Trust funds	-	7,345,241	7,345,241	4,407,790
General Fund	139,414	-	139,414	117,826
	139,414	7,345,241	7,484,655	4,525,616
	147,900	7,345,241	7,493,141	4,534,568
COMMITMENTS (note 7)				



Statement of Operations and Changes in Fund Balances

	GENERAL FUND	TRUST FUND	TOTAL 2002	TOTAL 2001
REVENUE				
Government of Canada - HRDC	\$ -	\$10,367,621	\$10,367,621	\$2,881,201
Province of Alberta	-	1,000,000	1,000,000	2,054,000
City of Edmonton	-	1,179,100	1,179,100	1,216,137
Administration fee	284,243	-	284,243	153,584
Donations	2,962	-	2,962	17,135
Interest	4,441	126,358	130,799	130,693
Miscellaneous	<u>42,945</u>	-	<u>42,945</u>	<u>13,865</u>
	<u>334,591</u>	<u>12,673,079</u>	<u>13,007,670</u>	<u>6,466,615</u>
EXPENSES				
Administration fees	-	284,243	284,243	153,584
Amortization	4,795	-	4,795	3,488
Bank charges	399	-	399	215
Fund development	47,376	-	47,376	25,653
Insurance	6,751	-	6,751	4,117
License and membership	656	-	656	315
Meeting expenses	477	-	477	990
Office expenses	19,536	-	19,536	25,014
Professional fees	13,143	-	13,143	15,528
Projects	-	9,451,385	9,451,385	2,880,108
Promotional	4,619	-	4,619	7,250
Rent and services	31,081	-	31,081	21,309
Salaries and benefits	171,699	-	171,699	145,612
Travel	4,041	-	4,041	3,469
Trustees meeting	<u>8,430</u>	-	<u>8,430</u>	<u>1,883</u>
	<u>313,003</u>	<u>9,735,628</u>	<u>10,048,631</u>	<u>3,288,535</u>
EXCESS OF REVENUE OVER EXPENSES	21,588	2,937,451	2,959,039	3,178,080
FUND BALANCES, beginning of year	<u>117,826</u>	<u>4,407,790</u>	<u>4,525,616</u>	<u>1,347,536</u>
FUND BALANCES, end of year	\$139,414	\$7,345,241	\$7,484,655	\$4,525,616

Statement of Cash Flows

	GENERAL FUND	TRUST FUND
SOURCES OF CASH		
Government of Canada - HRDC	\$ -	\$10,367,621
Province of Alberta	-	1,000,000
City of Edmonton	-	1,179,100
Donations	2,962	-
Investment income	4,441	126,358
Miscellaneous	42,945	-
Administration fees	<u>284,243</u>	-
	\$334,591	\$12,673,079
USES OF CASH		
Salaries and benefits	\$171,699	\$ -
Materials and services	89,133	-
Fund development	47,376	-
Purchase of equipment	6,532	-
Project advances	-	9,451,385
Administration fees	-	<u>284,243</u>
	\$314,740	\$9,735,628
NET INCREASE IN CASH AND TERM DEPOSITS	\$19,851	\$2,937,451



NOTES TO THE FINANCIAL STATEMENTS

1. PURPOSE OF THE TRUST

An Indenture of Trust established on the 18th day of October, 1999 with variation made the 20th 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

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.

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

Cash and term deposits can be summarized as follows:

	GENERAL FUND	TRUST FUND
Interest bearing current accounts	\$ 31,756	\$ 709,533
Term deposits	<u>82,556</u>	<u>6,633,864</u>
	<u>\$ 114,312</u>	<u>\$ 7,343,397</u>

Term deposits bear interest at varying rates from 1.3% to 3% with the average effective rate of 2.54%. Term deposits mature at various dates with \$ 6,693,959 maturing within 30 days of year end.

4. PREPAID EXPENSES

	GENERAL FUND	
	2002	2001
Service contract	\$ -	\$ 107
Rental deposit	2,571	2,571
Prepaid rent	-	2,275
	<u>\$ 2,571</u>	<u>\$ 4,953</u>

5. LONG TERM INVESTMENTS

	GENERAL FUND	
	2002	2001
Shares in Credit Union carried at cost plus earning to date.	<u>\$ 41</u>	<u>\$ 39</u>

6. FIXED ASSETS

	GENERAL FUND	
	2002	2001
Leasehold improvements	\$ 2,203	\$ 2,203
Boardroom table	255	255
Computers	20,625	14,092
Printer	390	390
Camera	<u>500</u>	<u>500</u>
	<u>23,973</u>	<u>17,440</u>
Less: Amortization	<u>8,283</u>	<u>3,488</u>
Net book value	<u>\$ 15,690</u>	<u>\$ 13,952</u>

Amortization is recorded on a straight line basis at 20%.

7. COMMITMENTS

1) General Fund

General funds have future commitments for leased premises as follows:

	2003	\$ 27,600
	2004	<u>28,325</u>
Total		<u>\$ 55,925</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 \$17,092,421. Advances received by the Trust to December 31, 2002 for funded projects was \$12,964,579 and administration fees of \$284,243 for a total amount of \$13,248,822.

Funds remaining under the SCPI agreement are \$3,843,599 of which \$3,843,599 have been committed to approved projects.

ii) Commitments to Fund Approved Projects

As of December 31, 2002 the Trustees of the Trust Fund have approved projects totaling \$22,583,008.

Advances on projects disbursed by the Trust to December 31, 2002 are:

	2002	\$ 12,351,129
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Funds remaining to be advanced on approved projects as at December 31, 2002 are \$10,205,299. 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, 2002. In addition, \$26,581 of committed funds were unexpended on projects which came in under budget. These funds will be held over to 2003.

8. COMPARATIVE FIGURES

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

Approved by the Board of Trustees:



Robert (Bob) S. Leitch
Chair



Keith Anderson
Secretary/Treasurer



Acknowledgements

The Edmonton Housing Trust Fund gratefully acknowledges the support and assistance of the following in 2002 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 Interfaith Centre for Education and Awareness

Edmonton Joint Planning Committee on Housing

Alberta Senior Officials Committee on Homelessness

Edmonton Federal Interdepartmental Committee on Homelessness

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



**Edmonton Housing Trust Fund
Suite 1010 Energy Square
10109 106 Street
Edmonton, AB T5J 3L7
Tel (780) 496-2630
Fax (780) 496-2634
E-mail ehf@ehf.ca
www.ehtf.ca**