

# Greater Edmonton Foundation

---

## Introduction

Greater Edmonton Foundation (GEF) is a leading provider of quality affordable housing and services for seniors who live in Edmonton and the surrounding area. The Foundation was created in 1959 and was recognized as a management body by Ministerial Order in 1996. GEF's governing Ministerial Order has established the City's obligation to fund its requisitions for annual deficits arising from the lodge housing and supportive living operations.

The Foundation works hard to ensure quality affordable housing is provided to senior citizens and currently serves approximately 2,500 individuals. The Foundation manages 10 lodges, 19 apartment buildings and 37 duplex-homes found throughout Edmonton.

We are currently in the process of starting a second 50 unit apartment complex within our Ottewell property to help house Seniors through the affordable housing program. Pictured below is Rosslyn Terrace, our first affordable housing complex that opened April 2012.

During the 2012 year, we were once again recognized as one of Canada's Best 50 Small & Medium Employers which continues to demonstrate the amazing employees we have working for this Organization.

## GEF Vision

Positively influencing seniors' quality of life.

## GEF Mission

"Leaders in friendly, affordable, secure housing and services for seniors."

## GEF Values

**Respect:** We show empathy, appreciation and regard for the dignity, uniqueness and worth of everyone.

**Integrity:** We aspire to the highest standard of ethical and professional conduct.

**Life Enrichment:** We actively engage the mind, body and spirit to promote well being.

**Accountability:** We have high standards; we are responsible for the results achieved.



## Results Achieved

### Supportive Living Services

- Currently our residences are fully occupied with 883 units at our nine lodges throughout the City. Supportive living services include three meals a day plus snacks, weekly housekeeping and recreational activities in a communal living environment. Rent is charged at 30% of a seniors income.
- Ottewell Manor is our newly renovated tenth lodge residence that provides services to 38 seniors with mild mental health issues. Rent is charged at \$995 month and is subsidized by Alberta Health Services and Alberta Housing and Urban Affairs.

### Low income Housing

- Currently our 1,600 self-contained apartment units are fully occupied with a waiting list of approximately 250 seniors. Rent is charged at 30% of a seniors income.

### Affordable Housing

- Rosslyn Terrace is our new affordable housing apartment that opened in April 2012. We are currently fully occupied with a waitlist of 50 seniors. Rent is charged at 15% below market rent.

## Strategic Roadmap

The Greater Edmonton Foundation (GEF) has successfully provided housing and services to low income seniors in Edmonton for over 50 years. With over 400 seniors waiting for a place at GEF, the demand for affordable seniors' housing is at an all-time high and continues to grow.

**GEF's Strategic Business Plan focuses on the following strategic priorities:**

1. Funding received from Alberta Housing & Urban Affairs for the construction of a new 54 unit affordable apartment complex in Ottewell has provided GEF with a new opportunity in 2012. The unique layout of the building provides room for a day care facility within the apartment and allows the generations to experience each other. Construction for the new building will begin in the fall of 2012.
2. Enhancing resident quality of life and ensure that GEF remains a leading provider of affordable residences for seniors through excellence in operations and service.
3. Continue to secure funding for more affordable housing and supportive living facilities for seniors and address the growing demand for affordable housing.
4. Remain an Employer of Choice in a strong labour market to deliver the services to our residents. Queen's School of Business ranked GEF 40 out of 50 as a Best Small and Medium Employer in 2011. This marks our 4th consecutive year in the top 50.
5. Expand the Building for Life campaign to raise money to support the construction of more affordable seniors housing units in Edmonton.
6. Managing our own financial resources by maintaining a high occupancy level in our buildings and pay down mortgages as they come due.
7. Implement a communication strategy to engage the Edmonton community with GEF, thereby offering opportunity to develop relationships that support the foundation in both awareness and fund development.



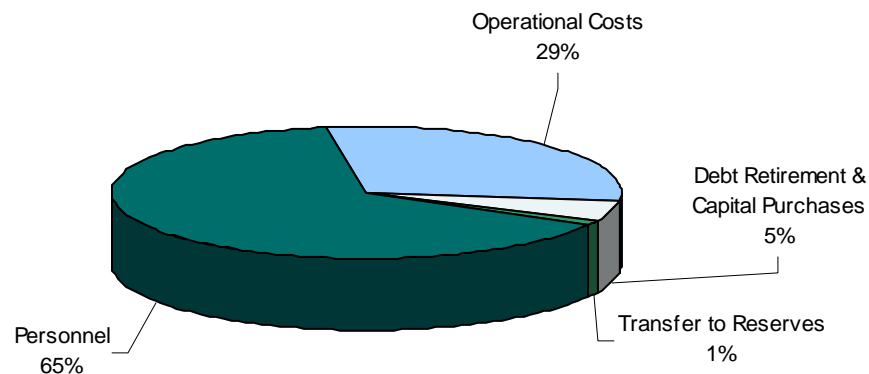
# Greater Edmonton Foundation

## Approved 2013 Budget Summary

(\$000)

	2011 Actual	2012 Budget	2013 Budget	\$ Change '12-'13	% Change '12-'13
<b>Revenue &amp; Transfers</b>					
User Fees, Fines, Permits, etc.	\$ 15,383	\$ 16,033	\$ 17,262	\$ 1,229	7.7
Grants	2,912	2,900	3,100	200	6.9
<b>Total Revenue &amp; Transfers</b>	<b>18,295</b>	<b>18,933</b>	<b>20,362</b>	<b>1,429</b>	<b>7.5</b>
<b>Expenditure &amp; Transfers</b>					
Personnel	13,376	14,104	15,463	1,359	9.6
Operational Costs	5,941	6,898	7,034	136	2.0
Debt Retirement & Capital Purchases	2,178	1,131	1,241	110	9.7
Transfer to Reserves	300	300	324	24	8.0
<b>Total Expenditure &amp; Transfers</b>	<b>21,795</b>	<b>22,433</b>	<b>24,062</b>	<b>1,629</b>	<b>7.3</b>
<b>Net Operating Requirement</b>	<b>\$ 3,500</b>	<b>\$ 3,500</b>	<b>\$ 3,700</b>	<b>\$ 200</b>	<b>5.7</b>
<b>Full-time Equivalents</b>	300.0	315.0	315.0	-	

### Expenditures by Category



# Greater Edmonton Foundation

---

## Budget Changes for 2013

(\$000)

### Revenue & Transfers - Changes

#### **User Fees, Fines, Permits, etc. \$1,229**

Full 12 months included for two additional facilities that opened in April 2012 providing additional revenue of \$353. Remaining increase relates to 2.8% rental rate increase and annual service rate increase.

#### **Grants \$200**

Lodge Assistant Program to assist with daily recoveries of meals and housekeeping to our seniors. Annual increase consistent with prior years.

### Expenditures & Transfers - Changes

#### **Personnel \$1,359**

Increase in personnel costs relate to annualization of additional salaries required to operate the two new facilities \$200 as well as LAPP rate increases and annual performance appraisals. Includes adjustment for benchmarking salaries and better aligning with market to remain competitive.

#### **Operational Costs \$136**

Costs includes annualization for two additional facilities. As well, inflationary increase for food and cleaning supplies.

#### **Debt Retirement & Capital Purchases \$110**

Loan for Rosslyn Terrace annualized \$90 and capital purchases required increased by \$20.

#### **Transfers to Reserves \$24**

Additional requirement for Rosslyn Terrace of \$24.