



ANNUAL REPORT

20
24

Life starts with a Home.

Contents

Our Team	2
Board Chair's Message	3
Executive Director's Message	4
Our Vision	5
About Civida	6
2024 Highlights	7
Collaborative Community Spaces	8
Hackers Fore Housing Tournament	9
Stars Awards	10
Financial Statements	11
Our Partners	13
The Impact of Community Support	14



Our Team

2024 Board of Directors

Karen Stone, Chair

Teresa Clouston

Jillene Lakevold

Geoff Oberg

Ashton Rudanec

Issam Saleh

Donna Stevenson

Bree Claude

Executive Director

Ken Crocker

Director, Fund Development



Executive Director, Bree Claude, with community partners and residents at Cvida Brander Gardens

Board Chair's Message

At the Cividia Housing Foundation (CHF), we believe that strong communities are built on the foundation of opportunity, stability, and connection. In 2024, our work has been more important than ever, ramping up as we strive to support individuals and families living in Cividia affordable housing communities.

Through strategic partnerships, impactful fundraising, and community-driven initiatives, CHF has taken significant steps to empower the communities served by Cividia.

This year, we have expanded our reach, securing transformative partnerships, growing student scholarship opportunities, and launching new fundraising strategies to ensure long-term sustainability. These milestones reinforce our commitment to breaking the cycle of poverty and creating pathways to a better future for thousands across Edmonton and beyond.

Our progress is made possible by the support of our partners, sponsors, donors, and community champions. I extend my deepest appreciation to our Executive Director and the CHF team for their passion and commitment.

To my fellow Board Directors, thank you for your dedication and vision in guiding our organization forward. I also want to express my appreciation to Cividia for the invaluable collaboration, through which we are making a lasting impact, together.

As we look to 2025, CHF is poised to grow its influence and create even greater opportunities for individuals and families in need.

Thank you for being part of this journey. Your support fuels our mission, and together, we are building stronger, more resilient communities.

Teresa Clouston

Interim Chair, Board of Directors



Teresa Clouston
Interim Chair

Executive Director's Message



Bree Claude
Executive Director

2024 was a transformative year for the Cvida Housing Foundation (CHF). The demand for affordable housing has never been higher, and the Foundation scaled up efforts to support Cvida and the over 15,000 tenants they serve. With more than 9,000 eligible applicants on Cvida's housing Priority List (waitlist), we recognize that providing affordable housing and strong community outcomes goes beyond shelter.

Through strategic partnerships, community programs and expanding fundraising initiatives, CHF is empowering Cvida's tenants and communities by creating pathways through affordable housing to greater stability, economic opportunity, and well-being. As families gain access to skills, resources and opportunities, their journey through affordable housing is accelerated towards stronger economic outcomes, stability and wellness.

In 2024, we made significant strides to deepen our impact and strengthen our foundation:

- We reimagined our brand and programs, investing in internal capacity to better serve our mission.
- Secured a \$500,000 capital commitment from the Butler Family Foundation to support a shared community space in a future Cvida development. We are deeply grateful for their partnership and investment, which will benefit thousands of Edmontonians.
- Achieved record-breaking results at our Hackers Fore Housing golf tournament, setting a new benchmark for fundraising.
- Expanded our Stars Awards scholarship program, distributing over \$20,000 in financial support to outstanding students living in Cvida-managed homes.
- Launched new donor engagement strategies and established an Endowment Fund, laying the groundwork for long-term sustainability and impact.

None of our progress would be possible without the dedication of our Board of Directors, partners, donors, and community supporters. Your commitment empowers CHF to build stronger communities and drive lasting change. As we reflect on our achievements, we recognize growing needs, and the vital importance of strong partnerships. With an expanding team and increased donor support, CHF is poised to deepen our impact and transform more lives in the years ahead.

Thank you for your support in 2024. We look forward to continuing to grow our impact, together.

Our Vision

The Cvida Housing Foundation (CHF) is a registered charity that supports Cvida - the largest provider of community (social) and affordable housing in Northern Alberta.



Cvida provides safe, affordable housing and rent benefits, supporting individuals and families on their housing journey. The Cvida Housing Foundation (CHF) enhances this mission by ensuring that the people and communities Cvida serves have the resources they need to thrive. Through access to essential services and community programs, CHF empowers individuals and families by fostering stability, personal growth, and opportunity.

Whether helping tenants access post-secondary education, develop coping skills, or build meaningful community connections, CHF plays a vital role in creating healthier, more resilient communities and opening doors to new possibilities.

Empowering People

CHF invests in people, fostering empowerment and engagement, while creating pathways through the affordable housing continuum.

Building Futures

We support families and individuals living in affordable housing, enabling access to opportunities for growth and connection.

Enduring Impact

We promote research and innovation, initiating an endowment fund to support the long-term sustainability.



"As a single mom in a new country, studying to be a registered nurse is very demanding, and it is easy to feel alone. Having this scholarship makes me feel important and that somebody believes in me."

Yaneth, CHF Stars Award scholarship recipient

About CiviDa

CiviDa is the largest provider of community (social) and affordable housing in Northern Alberta, managing over 5,400 homes at more than 130 sites across the City of Edmonton.

CiviDa housing and rent benefit programs provide safe, affordable housing for over 23,000 people.

Almost 1 in 50 Edmontonians live in a CiviDa home, or receive a Rent Assistance Benefit through CiviDa

Creating Enabling Conditions

Stable housing is foundational to breaking cycles of poverty. By partnering with the CiviDa Housing Foundation to create pathways through affordable housing, CiviDa tenants and communities have greater economic mobility, secure employment, and stronger outcomes. Investing in the people and communities that CiviDa serves, is investing in the future of Edmonton.

+ 23,000

People housed through CiviDa-managed homes and rent assistance benefits

< 0.1%

Over 99% of CiviDa managed homes are occupied, leaving less than 0.1% suite vacancy

~ 26%

of CiviDa tenants are employed full- or part-time

+ 75%

of families living in CiviDa housing have children under the age of 18 living at home

1,000+

Applications received for CiviDa housing and programs each month

66% +

Applicants for CiviDa housing are at risk of homelessness

~21%

Applicants to CiviDa housing are fleeing violence

50% +

People living in CiviDa homes are under 18, or over 65 years old

~41%

Applicants to CiviDa housing programs identify as having mental health challenges

2024 Highlights



30% more funds raised through Hackers Fore Housing golf tournament

Raised over \$120,000, breaking previous fundraising records.



Launched Stars Awards Gala

The first ever Stars Awards Gala raised almost \$40,000 in sponsorships and ticket sales.



Increased Stars Awards Scholarships

\$21,000 in scholarships awarded to students living in Cvida affordable housing communities.



Growing Partnerships

Expanded relationships through sponsorships, partnerships, and participation in sector events, increasing reach, visibility, learning and support.



Strengthened Organizational Capacity

Grew the CHF team, strengthened internal policies and strategy, and invested in more robust fundraising and database software.



Established Endowment Fund

Securing the long-term financial sustainability of the Cvida Housing Foundation, with over \$15,000 already donated to the fund.

"The Stars Awards have enabled me to feel more confident in achieving my aspirations. Receiving this scholarship has also reinforced for me the importance of giving back to the community"

Anya, Stars Award Recipient



Collaborative Community Spaces

Building Pathways to success through Community Programs

CHF is focusing on creating community spaces that make it easier for Cividia tenants to access essential services and programs.

Through partnerships with organizations like Boys & Girls Clubs Big Brothers Big Sisters of Edmonton & Area Society (BGCBigS) and The Family Centre, CHF will bring together resources to support a dedicated community space in a future Cividia development. These spaces will serve as central hubs connecting families with the support they need, offering integrated services, and helping to build stronger pathways out of poverty.

The Collaborative Community Partner Spaces will:

Foster Community Engagement combatting social isolation and nurturing a sense of belonging among residents.

Support Healthy Youth Development through programs that promote personal growth and reduce adverse childhood experiences.

Enhance Resident Safety building trust and creating secure, welcoming environments.

Deliver Accessible Services bringing vital resources directly to residents, eliminating barriers like transportation and cost.

Create Pathways to Economic Stability empowering residents to achieve greater financial independence and accelerate the transition toward market housing, freeing up affordable homes for others in need.



In 2024, key steps were taken to move these community projects forward:

- The Butler Family Foundation pledged \$500,000 over ten years to support the initiative.
- A Memorandum of Understanding was drafted with project partners, setting the stage for implementation once a site is selected.

Hackers Fore Housing

Presented by:



Hosted at one of Edmonton's premier golf courses, the Hackers Fore Housing golf tournament is a long-time favourite that brought together leadership and representatives from over 100 leading corporate and non-profit organizations for a day of friendly competition and impactful fundraising.

Held on July 16, 2024 at The Quarry, the sold-out 21st Annual tournament was the CHF's most successful fundraising event yet.

- Over \$120,000 was raised, a 30% increase over 2023.
- The tournament included a broader range of partners, with new sponsors from medical, IT, and mining sectors.

Thank you to our Sponsors!



"The Stars Award helped me tremendously. The burden of being able to afford university is a lot, and that was one of the main things on my mind I'm so grateful for this opportunity. Now I can focus on my education and work towards my dreams."

Taylor, Stars Award recipient

Stars Awards



The Stars Awards are an annual scholarship program that recognizes the achievements, contributions and positive impact of students in Civida communities. Initiated in 2017, these scholarships help young people break cycles of poverty, enabling students to pursue higher education and increase academic, employment, and personal development opportunities.

On October 5, 2024, the first-ever Stars Awards Gala was held at the Art Gallery of Alberta, hosting over 90 attendees, including students, families, donors, and CHF partners. Five students were awarded scholarships totaling \$21,000.

Congratulations to:

Yaneth Ramon Gutierrez
Aman Builders Leadership Award

Noor Al-Hayani
Amin Poonja Academic Excellence Award

Nadia Chabangwa
Rohit Community Impact Award

Madison Snow
Creative Arts Award

Sehandu Ratnayaka
Scott Russill Award for Academic Excellence

Thank you to our Sponsors!



AMAN has been providing professional General Contracting, Design Build and Construction Management services across Northern and Central Alberta since 1985. Founded by Shiraz Jiwani, P.Eng, GSC, AMAN is built on the principles of treating clients, employees, subtrades and consultants with respect, honesty, transparency and helping them succeed.

Learn more at amanbuilders.ca



RohitTM
HOMES | Bold Goes Further

EDify.
magazine

Financial Statements

Statement of Operations

Year ended December 31, 2024

Revenues	2024	2023
Donations	45,184	42,369
Fundraising Activities	<u>162,043</u>	<u>82,000</u>
	<u>207,227</u>	<u>124,369</u>

Expenditures	2024	2023
Professional fees	38,730	29,172
Publicity and promotion	29,907	3,625
Education grants	21,000	27,800
I.T. services	9,321	217
Insurance	5,173	12,337
Interest on long-term debt	2,490	2,398
Charitable expenses	74,392	26,129
Administration	4,166	1,091
Board expenses	<u>2,235</u>	<u>10,988</u>
	<u>187,414</u>	<u>113,757</u>
Excess of revenues over expenditures before other income (items)	<u>\$ 19,813</u>	<u>10,612</u>

Other income (items)	2024	2023
Amortization	-	(181,943)
Amortization of deferred capital contributions	1,635,353	181,943
Interest income	55,468	-
Allocation of rental property income	5,297	54,351
Loss on sale of long lived assets	(100,000)	-
Impairment of long lived assets	<u>-</u>	<u>(1,090,127)</u>
	<u>1,596,118</u>	<u>(1,035,776)</u>
Excess (deficiency) of revenues over expenditures	<u>\$ 1,615,931</u>	<u>(1,025,164)</u>

Statement of Financial Position

December 31, 2024

Assets	2024	2023
Current		
Cash and cash equivalents	267,935	236,663
Receivables	19,147	7,342
Prepaid expenses	9,871	12,328
Long lived assets held for sale	-	1,500,000
	296,953	1,756,333
Long-term		
Due from related party	1,453,246	-
	\$ 1,750,199	1,756,333
Liabilities	2024	2023
Current		
Accounts payable and accrued liabilities	13,773	6,250
Due to related party	246,787	209,028
Deferred contributions	33,615	65,609
Deferred capital contributions	-	1,635,353
	294,175	1,916,240
Net Assets		
Internally restricted reserve	-	3,767
Invested in tangible capital assets	-	(135,353)
Unrestricted	1,456,024	(28,321)
	1,456,024	(159,907)
	\$ 1,750,199	1,756,333

Statement of Cash Flows

Year ended December 31, 2024

Other income (items)	2024	2023
Increase (decrease) in cash		
Operating		
Excess (deficiency) of revenues over expenditures	1,615,931	(1,025,164)
Items not affecting cash		
Amortization	-	181,943
Amortization of deferred capital contributions	(1,635,353)	(181,943)
Loss of sale of long lived assets	100,000	-
Impairment of long lived assets	-	1,090,127
	80,578	64,963
Change in non-cash working capital items		
Receivables	(11,805)	(5,308)
Prepaid expenses	2,457	(524)
Accounts payable and accrued liabilities	7,523	6,250
Deferred contributions	(31,994)	31,233
Due from (to) related party	(15,487)	(108,000)
Increase (decrease) in cash	31,272	(11,386)
Cash		
Beginning of year	236,663	248,049
End of year	\$ 267,935	236,663

Thank you to our Partners

Thank you to our incredible community of supporters - organizations, partners, and individuals who made our impact over the past year possible. Your generosity, collaboration, and belief in our mission have helped us reach and uplift Edmontonians across the city. Together, we've created meaningful change, and we look forward to continuing this journey with you.

Alberta Sound Construction & Management Ltd.
Allmar Inc.
Aman Builders Inc.
Butler Family Foundation
Bree Claude
Certified Professional Contracting and Flooring
Chandos Construction
Teresa Clouston
Delnor Construction Ltd.
Delnor Restoration Services Ltd.
Diva Communications Inc
Ecopest Inc
Four Elements Electric Ltd.
GEC Achitecture
Graham Construction & Engineering LP
Jen Hancock
HKS Security Group
Homeward Trust
JK Environmental Services
Gord & Jennifer Johnston

Jillene Lakevold
Mia Lang
Realty Unleashed Inc
Reynolds Mirth Richards & Farmer LLP
Rockliff Pierzchajlo Kroman Architects
Roger Babichuk
Rohit Management Inc.
Rotary Club of Edmonton
Royal Management Services Inc
Sabre Plumbing Services
Seasonal Impact
ServiceMASTER Restore
Karen Stone
Yardi Systems, Inc

Sponsor, Amin Poonja (Ecopest), presenting the Stars Award of Academic Excellence to Noor Al-Hayani



The Impact of Community Support

Access to safe, affordable housing is the foundation of thriving communities. Beyond housing, CHF community programs provide residents with the skills and resources needed to enhance economic mobility, self-sufficiency, and resilience - helping them navigate their journey through affordable housing. This holistic, resident-focused approach leads to better long-term outcomes and stronger community cohesion.

Civida tenants often face complex, intersectional challenges, and have diverse needs. CHF community programs foster a stable, supportive environment where parents can raise their children safely, cultivating their growth into healthy, engaged members of society. By investing in essential resources, we empower families to shape their own future, and the future of our city as a whole.



“

This isn't just a place where I can get help, it's MY community. This is my family. When I had my baby, I knew he had lots of Aunties. I belong here. Everybody belongs here.”

Rei, Community program client

“This place basically saved my life. When I didn't have food, I could come here to eat. When I feel depressed, I know I can come here and feel better It's a place where everybody knows your name and you feel like you're part of a community.”

Iman, Community program client

“...I see people become friends who were never friends before...It's changed my life, too. It's such a positive thing that's gone on here. We need this in society. We need this in our community!”

Malorie, Civida tenant

"This place gives me a sense of community. Completion. Validation. I know I'm not alone. I didn't know how isolated I was until I found you."

Alex, Community program client

”

Life starts with a Home.



Contact Us



780-420-6161 ex 788



info@cividahousingfoundation.ca



cividahousingfoundation.ca



10232 112 Street NW Edmonton,
AB T5K 1M4



Civida **HF**
HOUSING FOUNDATION