

GOVERNMENT OF ALBERTA

Annual Report

Seniors and Housing

2020-2021

Seniors and Housing, Government of Alberta | Seniors and Housing 2020–2021 Annual Report

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Table of Contents

Preface..... **1**

Minister’s Accountability Statement..... **2**

Message from the Minister..... **3**

Management’s Responsibility for Reporting..... **6**

Results Analysis..... **8**

 Ministry Overview..... 9

 Discussion and Analysis of Results..... 14

 Performance Measures and Indicators 35

 Performance Measure and Indicator Methodology 41

Financial Information **44**

Preface

The Public Accounts of Alberta are prepared in accordance with the *Financial Administration Act* and the *Fiscal Planning and Transparency Act*. The Public Accounts consist of the annual report of the Government of Alberta and the annual reports of each of the 20 ministries.

The annual report of the Government of Alberta contains minister's accountability statements, the consolidated financial statements of the province and a comparison of actual performance results to desired results set out in the government's strategic plan, previously published in one volume entitled Measuring Up report.

This annual report of the Ministry of Seniors and Housing contains the Minister's accountability statement, the financial information of the ministry and a comparison of actual performance results to desired results set out in the ministry business plan. This ministry annual report also includes:

- other financial information as required by the *Financial Administration Act* and *Fiscal Planning and Transparency Act*, as separate reports, to the extent that the ministry has anything to report.

Each Ministry Annual Report should be considered along with the Government of Alberta Annual Report to provide a complete overview of government's commitment to openness, accountability and fiscal transparency.

Minister's Accountability Statement

The ministry's annual report for the year ending March 31, 2021, was prepared under my direction in accordance with the *Fiscal Planning and Transparency Act* and the government's accounting policies. All of the government's policy decisions as of June 4, 2021, with material economic or fiscal implications of which I am aware have been considered in the preparation of this report.

[Original signed by]
Josephine Pon

Minister of Seniors and Housing

June 14, 2021

Message from the Minister



As Minister of Seniors and Housing, I am pleased to present our 2020-21 Annual Report, which highlights my ministry's work providing seniors' supports and affordable housing.

Throughout the past year, my ministry supported and contributed to the government's overall COVID-19 pandemic response. My ministry worked hard to ensure vulnerable Albertans were able to stay in their homes, seniors with low income continued to receive their financial benefits, and those living in lodges across Alberta were kept safe. The ministry also mobilized resources for seniors-serving organizations to address the needs of seniors. This work helped ensure seniors could remain safely in the community of their choice. We will continue to proactively identify measures needed to address the pandemic and support seniors and Albertans in need of affordable housing.

Alberta's seniors' population continues its increase. As of March 31, 2021, there are about 670,000 seniors in Alberta, approximately 15 per cent of the total population. The Office for Statistical Information (Treasury Board and Finance) estimates that by 2035, the number of Alberta seniors will exceed one million, and make up nearly one in five Albertans (19 per cent). Seniors and Housing does extensive planning to ensure programs and services are sustainable for an aging demographic, and appropriate preventive supports that promote aging in community are available to seniors throughout the province.

The Alberta Seniors benefit served more than 170,000 seniors to assist with meeting their basic needs and monthly living expenses. Other programs supported seniors to remain in their homes and communities by helping with repairs or adaptations, or deferring property taxes.

My ministry continued to make available safe and affordable housing for those in need. The ministry provides housing options for more than 110,000 Albertans, including families, seniors and individuals who have special needs (i.e., survivors of family violence, people with physical challenges). This year, \$182.3 million in capital funding was allocated to increase and maintain the supply of affordable housing. 10 projects were completed and two projects were partially completed, for a total of 705 new housing units during this fiscal year. Since March 2020, a total of \$23 million has been committed through the Indigenous Housing Capital Program, with \$17.3 million being disbursed for 103 units.

With more than 20,000 households on waitlists for affordable housing programs, we are committed to transforming the system to better meet the needs of Albertans. I appointed the Affordable Housing Review Panel in 2020, which identified a clear need to redefine the government's role in affordable housing, expand partnerships, reward innovation, and simplify the system. Alberta's government accepted all of the panel's 19 recommendations which will help us focus our

transformation efforts, in collaboration with community experts. Plans are underway to provide more flexible, fair, and inclusive housing options to meet Albertans' needs now, and in the future.

My ministry is committed to reducing red tape by one-third by 2023, and eliminating administrative burden through more efficient processes. Since 2019, we reduced red tape by 29.3 per cent, exceeding the Alberta government's 12 per cent reduction target for 2020-21 and nearly reaching the one-third target well ahead of schedule. We achieved this by updating policies to reflect current best practices, repealing outdated regulations, and streamlining reporting requirements.

The ministry also continues to implement more red tape reduction initiatives, designed to save time and money for Albertans. Seniors can now apply online to enrol in seniors financial assistance programs, including the Alberta Seniors Benefit, Special Needs Assistance for Seniors, and Dental and Optical Assistance for Seniors. This quick, easy and secure online process will help thousands of seniors obtain the benefits they need while reducing manual processes and improving efficiency and processing times. Other red tape reduction initiatives focused on driving efficiency, innovation, and improvement in the flow of information to the community-based seniors-serving sector through the Collaborative Online Resources and Education (CORE) Alberta platform. The implementation of CORE Alberta ultimately benefits seniors through enhanced system navigation and service delivery.

My ministry also redesigned the Rent Supplement Program to simplify administration, ensure fairness and improve sustainability. Our review of this program identified that some working households, or those between jobs, in Alberta's big cities had been overlooked. To address this gap, we introduced the Temporary Rent Assistance Benefit, which provides a short-term subsidy to help eligible tenants afford their rent while they stabilize or improve their finances.

My ministry has supported the work of Alberta's Liaison to the Canadian Armed Forces (CAF) – referred to as the Military Liaison, providing project leadership and secretariat and communications support. Brad Rutherford, MLA, Leduc-Beaumont, has served as the Military Liaison since June 2019. In 2020-21, the Military Liaison worked to connect veterans to homes, jobs, and other supports. \$1.1 million was provided to support the Homes For Heroes development in Edmonton. When completed, the tiny home development will provide homes for 20 veterans. The Military Liaison also supported the Veterans Service Centre, which helped connect 312 veterans to employment supports through Forces@Work this past year. In collaboration with Advanced Education, the Military Liaison helped launch a two-year veteran-friendly campus initiative, and the new Alex Decoutreau Award of Honour. The Military Liaison continued to work to make life better for CAF members posted in Alberta and their families through work on the Seamless Canada initiative, which supports military families relocating across Canada as part of their service.

Over the past year, my ministry has maintained seniors' benefits for those most in need. We are working to make our affordable housing system more sustainable for Albertans in housing need. That includes cooperation with other orders of government, housing providers, nonprofit organizations, and the private sector to ensure we provide housing for Albertans. My ministry has

accomplished a great deal over the past year, and we will continue to work hard and advance our objectives on behalf of all Albertans.

Sadly, we lost too many Albertans this year to COVID-19. I send my sympathies to families and friends who mourn a loved one.

On behalf of the Government of Alberta, I offer my sincere thanks to our community partners, seniors' organizations, housing providers, and ministry staff for the outstanding work to keep Albertans safe, and continue to provide seniors and Albertans with low income the supports and services they rely on. Please know your dedication is recognized and valued.

[Original signed by]
Josephine Pon

Minister of Seniors and Housing

June 14, 2021

Management's Responsibility for Reporting

The Ministry of Seniors and Housing includes the Department of Seniors and Housing and the Alberta Social Housing Corporation.

The executives of the individual entities within the ministry have the primary responsibility and accountability for the respective entities. Collectively, the executives ensure the ministry complies with all relevant legislation, regulations and policies.

Ministry business plans, annual reports, performance results and the supporting management information are integral to the government's fiscal and strategic plan, annual report, quarterly reports and other financial and performance reporting.

Responsibility for the integrity and objectivity of the accompanying ministry financial information and performance results for the ministry rests with the Minister of Seniors and Housing. Under the direction of the Minister, I oversee the preparation of the ministry's annual report, which includes the financial information, performance results on all objectives and initiatives identified in the Ministry Business Plan, and performance results for all ministry-supported commitments that were included in the 2020-23 Government of Alberta Strategic Plan. The financial information and performance results, out of necessity, include amounts that are based on estimates and judgements. The financial information is prepared using the government's stated accounting policies, which are based on Canadian public sector accounting standards. The performance measures are prepared in accordance with the following criteria:

- Reliability – Information used in applying performance measure methodologies agrees with the underlying source data for the current and prior years' results.
- Understandability – the performance measure methodologies and results are presented clearly.
- Comparability – the methodologies for performance measure preparation are applied consistently for the current and prior years' results.
- Completeness – outcomes, performance measures and related targets match those included in the ministry's *Budget 2020*.

As Deputy Minister, in addition to program responsibilities, I am responsible for the ministry's financial administration and reporting functions. The ministry maintains systems of financial management and internal control, which give consideration to costs, benefits, and risks that are designed to:

- provide reasonable assurance that transactions are properly authorized, executed in accordance with prescribed legislation and regulations, and properly recorded so as to maintain accountability of public money;
- provide information to manage and report on performance;
- safeguard the assets and properties of the province under ministry administration;
- provide Executive Council, the President of Treasury Board and Minister of Finance, and the Minister of Seniors and Housing the information needed to fulfill their responsibilities; and

- facilitate preparation of ministry business plans and annual reports required under the *Fiscal Planning and Transparency Act*.

In fulfilling my responsibilities for the ministry, I have relied, as necessary, on the executives of the individual entities within the ministry.

[Original signed by]

Susan Taylor

Deputy Minister of Seniors and Housing

June 4, 2021

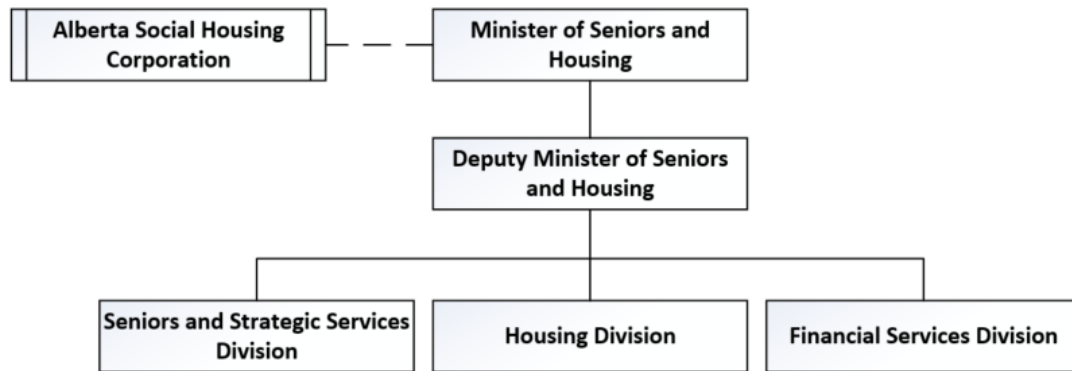
Results Analysis

Table of Contents

- Ministry Overview..... 9
 - Organizational Structure 9
 - Key Highlights in the Past Year..... 13
- Discussion and Analysis of Results..... 14
 - Red Tape Reduction 14
 - COVID-19 response and emergency management supports 16
 - Outcome One: Make Life Better for Alberta Seniors and their Caregivers..... 19
 - Outcome Two: Make Housing Affordable and Accessible for Albertans..... 27
- Performance Measures and Indicators..... 35
- Performance Measure and Indicator Methodology..... 41

Ministry Overview

Organizational Structure



The Ministry of Seniors and Housing is comprised of the department of Seniors and Housing, and the Alberta Social Housing Corporation (ASHC).

The ministry promotes the well-being and quality of life of Alberta seniors and people in need of affordable housing. It develops and delivers programs and services that assist seniors, and promotes safety and well-being for Alberta's aging population. The ministry supports the development of affordable housing and access to housing options for Albertans most in need.

In 2020-21, Seniors and Housing strived to achieve two outcomes:

Outcome One: Make life better for Alberta seniors and their caregivers.

Outcome Two: Make housing affordable and accessible for Albertans.

On April 28, 2021, Seniors and Housing realigned some of the ministry functions and staffing resources. The Annual Report provides an up-to-date organizational structure and reflects the current structure after realignment.

Office of the Deputy Minister

The Deputy Minister oversees the ministry under the direction of the Minister and is the liaison between the elected official and ministry employees. The Deputy Minister provides strategic advice, oversees the ministry's day-to-day operations, budget and program development.

Seniors and Strategic Services Division

The Seniors and Strategic Services Division provides a number of financial assistance programs and services for Albertans aged 65 and over, to support seniors living independently and to promote their safety and well-being. These seniors financial assistance programs include:

- Alberta Seniors Benefit

- Supplementary Accommodation Benefit
- Special Needs Assistance for Seniors
- Seniors Home Adaptation and Repair Program
- Seniors Property Tax Deferral Program.

Information collected for these programs is also used to enrol seniors into Alberta Health's Dental and Optical Assistance, and Coverage for Seniors programs, using a one-window application approach, which is also available online. The division also provides programs and initiatives that focus on addressing issues of social isolation, elder abuse, ageism, and aging in community.

Seniors and Strategic Services' programs are governed by the following acts: *Seniors Benefit Act*, *Seniors' Home Adaptation and Repair Act*, and the *Seniors' Property Tax Deferral Act*. The associated regulations are the *Seniors Benefit Act General Regulation*, the *Seniors' Home Adaptation and Repair Regulation*, and the *Seniors' Property Tax Deferral Regulation*.

Seniors and Strategic Services also shares responsibility for the *Health Grants Regulation* with Alberta Health, which allows for the issuing of grants such as the Aging Well in Community grants. The ministry supports the community-based seniors-serving sector through funding and collaboration to build sector capacity, and enhance community coordination in the provision of direct services for seniors in their chosen community.

As of March 31, 2021, 670,000 people aged 65 years and older called Alberta home, which is approximately 15 per cent of Alberta's population. The seniors' population is projected to reach one million by 2035, by which time the proportion of seniors will be approximately 19 per cent of Alberta's population. The ministry also does extensive planning to ensure programs and services are sustainable for an aging demographic, and appropriate preventive supports that promote aging in community are available to seniors throughout the province.

Alberta's seniors are vibrant members of our communities: they are parents, grandparents, mentors, friends, neighbours, caregivers, employers, employees, and volunteers. Alberta's seniors share their knowledge, experience, and time to contribute to the economic well-being and social fabric of the province. Seniors' contributions are recognized through a number of celebratory and recognition initiatives.

The Seniors and Strategic Services Division is responsible for strategic policy and coordination, legislative services, business planning and reporting, performance measurement, evaluation, and emergency management. The division is also responsible for records management and accommodation services for the department.

The division provides secretariat support and coordinates cross-ministry efforts to assist the Military Liaison to improve the experience of military members, military families, and veterans in Alberta. This support and coordination helps the Military Liaison build partnerships with military institutions, key stakeholders, Canadian Armed Forces members, and veterans. The division also helps to further enhance the Government of Alberta Military Families Resource web portal to help military members and their families who are new to the province.

Housing Division

The ministry supports the development and maintenance of affordable housing and ensures Albertans in need have access to safe and affordable housing options. The Housing Division develops programs that support affordable housing and provides funding to diverse housing providers to deliver housing services to Albertans across the province.

Seniors and Housing collaborates with housing providers to serve Albertans. These include 91 housing management bodies, established through Ministerial Order, that operate housing programs for the ministry, as well as approximately 250 other housing providers. Together, approximately 57,000 units provide housing for 110,000 Albertans across the province.

The ministry is accountable for Alberta's seniors' lodges, social housing (Family and Community Housing and Seniors' Self-Contained housing), affordable housing agreements, Specialized Housing and Rental Assistance programs. Housing programs are governed by the *Alberta Housing Act* and its regulations: the *Social Housing Accommodation Regulation*, *Rent Supplement Regulation*, *Management Body Operation and Administration Regulation*, *Housing Accommodation Tenancies Regulation*, and the *Lodge Assistance Program Regulation*.

Financial Services Division

The Alberta Public Service is taking a one government approach towards financial service delivery. To support government programs and services through greater strategic capacity and effective policy and program decisions, a number of government ministries will be sharing financial services; including Seniors and Housing and Municipal Affairs. This restructuring has resulted in the creation of the Financial Services Division, which provides financial strategy and oversight services to both ministries. The division is responsible for forecasts and manages the ministry's budget, monitors financial activities, provides strategic financial advice, and prepares annual financial statements, ensuring compliance with Government of Alberta financial legislation.

Human Resource Services

Human resource services are provided by the Public Service Commission to plan, develop, and deliver the department's strategic human resource programs, as well as day-to-day human resource services. Responsibilities include promoting strategic human resource planning in alignment with business goals and objectives, supporting the attraction and engagement of high-calibre staff, and building employee capacity to achieve business plan goals.

Legal Services

Legal Services are provided to the department by Justice and Solicitor General. Services include participating in special projects, reviewing legislation and regulations, offering legal advice and written opinions, and preparing and reviewing legal documents.

Communications

Communications Branch is a resource provided by Communications and Public Engagement in Treasury Board and Finance that provides strategic communications advice, consulting services, and planning and communications support to the Minister, Deputy Minister, and ministry staff to communicate effectively with stakeholders, the media, and Albertans. The branch also provides issues management, writing and editing, and media relations services.

Agencies, Boards and Commissions

Alberta Social Housing Corporation (ASHC)

The ASHC is a Crown corporation created under the *Alberta Housing Act* that holds social housing assets and distributes funds for housing capital projects and programs. ASHC owns and administers the province's portfolio of seniors' lodges and social housing (Seniors' Self-Contained housing, and Family and Community Housing), and manages agreements for its housing assets. ASHC receives funding from the federal and provincial governments to support the subsidization of operators for housing affordability. The corporation is governed by a board of directors, which is chaired by the

Minister. The Deputy Minister of Seniors and Housing is President of the corporation. Government officials from Seniors and Housing and Treasury Board and Finance also serve on the board.

Key Highlights in the Past Year

Looking back on the 2020-21 fiscal year, Seniors and Housing helped ensure seniors had the resources and care they needed, and Albertans had access to quality and affordable housing. Despite the impacts of the COVID-19 pandemic, ministry services continued with minimal to no impacts to seniors' financial benefit payments, rental assistance, and housing supports for Albertans.

Outcome One: Make Life Better for Alberta Seniors and their Caregivers.

- The Alberta Seniors Benefit was provided to more than 170,000 seniors with low income to better meet their basic needs and assist with monthly living expenses; \$316.3 million was provided to this benefit program.
- The Supplementary Accommodation Benefit was provided to approximately 13,200 seniors to ensure seniors with low income residing in long-term care or designated supportive living could pay for their accommodation and have monthly disposable income to assist with living expenses; \$81.4 million was provided to this benefit program.
- Special Needs Assistance for Seniors was provided for approximately 26,300 seniors with low income to help afford the cost of appliances and specific health and personal supports; \$13.2 million was provided to this benefit program.
- The Seniors Home Adaptation and Repair Program provided 530 low-interest loans and 313 grants to help seniors finance repairs and adaptations that allowed them to stay in their homes longer and maintain their independence. Loans totaled \$6 million, and approximately \$956,000 in grants assisted seniors with low income who were not eligible for a loan.
- The Seniors Property Tax Deferral Program provided almost 2,300 low-interest home equity loans to allow seniors to defer all or part of their residential property taxes; \$8.3 million in loans were provided.
- \$1.4 million was provided for strategic investments to address the needs of a growing seniors' population by funding research, innovation projects, and other initiatives that focus on priority issues such as social isolation, caregivers, age-friendly communities, elder abuse prevention, and transportation. This includes funding to enhance case management for elder abuse, collaboration with community to develop the Collaborative Online Resources and Education (CORE) Alberta digital knowledge hub, and projects to address the needs of isolated seniors facing food insecurity and loneliness during the pandemic.

Outcome Two: Make Housing Affordable and Accessible for Albertans.

- The Government of Alberta provided \$182.3 million through capital spending to increase and maintain the supply of affordable housing. This included \$39.1 million of capital grants. Through this funding, 705 new housing units came online.
- \$83.1 million was provided for Seniors Community Housing, including the Seniors Lodge program and the Seniors' Self-Contained Housing program. The Seniors Lodge program provided 10,450 units for independent seniors to access meals, services, and recreational opportunities. The Seniors' Self-Contained Housing program provided 14,300 apartment-style units for seniors who are able to live independently with or without assistance of community-based services.
- Rental Assistance provided 8,300 private landlord and direct-to-tenant rent supplements to help households find affordable rental accommodation in eligible rental projects; \$58.5 million was provided to this program.

- Family and Community Housing provided 10,800 subsidized rental-housing units for families, seniors, and individuals with low income; \$48.3 million was provided to this program for operations.
- Provided \$30 million to seniors' lodge operators to cover eligible incremental expenditures due to COVID-19 and implementation of public health orders, including extra staffing, cleaning supplies, and personal protective equipment.
- Specialized Housing provided 1,800 units for individuals who have special housing needs, such as seniors, people with physical disabilities, and individuals fleeing family violence; \$17.6 million was provided to this program for operations.
- As part of the ministry's work to understand the needs of Albertans who may have unique challenges accessing housing and support services, the Military Liaison, Brad Rutherford, MLA, Leduc-Beaumont, built partnerships with Canadian Armed Forces members, military institutions, key stakeholders, veterans, military families, and reservists in Alberta.

Discussion and Analysis of Results

Red Tape Reduction

Seniors and Housing continues to review programs to ensure Albertans receive efficient and client-focused services from their government. As part of this ongoing review, the ministry is committed to making life easier for hard-working Albertans and job creators by reducing regulatory requirements by one-third by 2023, and eliminating administrative burden through more efficient processes. This work will improve service delivery for Albertans; foster economic growth, innovation and competitiveness; and create a strong and attractive investment climate.

Seniors and Housing has made significant progress in reducing its regulatory requirement count and has achieved a reduction of 29.3 per cent below its baseline since 2019 to the end of the 2020-21 fiscal year. The reduction was achieved by repealing outdated regulations and policies and streamlining reporting requirements. These efforts have supported the Government of Alberta's overall reduction of 15.7 per cent, which exceeded the goal of achieving a 12 per cent reduction in 2020-21.

Key red tape reduction initiatives include:

- Introducing online application service options for seniors financial assistance programs.
- Transition of Assured Income for the Severely Handicapped recipients to seniors financial assistance programs.
- Driving efficiency, innovation, and improvement in the community-based seniors-serving sector through the implementation of the Collaborative Online Resource and Education (CORE) Alberta platform.
- Developing an online fillable nomination form for the Minister's Seniors Services Awards (MSSA).
- Removing outdated and redundant housing policy and updating to reflect current policy and practice.
- Streamlining and simplifying forms for affordable housing providers.

More information about the ministry's red tape reduction efforts are contained in the results analysis in the following key objectives:

- 1.2: Identify opportunities for red tape reduction and cost effectiveness across seniors programs and within seniors financial assistance programs.
- 2.3: Identify opportunities for red tape reduction that will increase efficiencies and reduce administrative burdens for applicants, tenants and housing providers.

COVID-19 response and emergency management supports

Seniors and Housing identified risks, including public emergencies and natural disasters, and changes to support by other orders of government that could affect the ministry's ability to deliver on planned outcomes. In 2020-21, the ministry's two main risks and related emergency management responses included the COVID-19 pandemic and ice jams in the Athabasca and Peace rivers resulting in overland flooding in the Regional Municipality of Wood Buffalo (RMWB), Mackenzie County, and approximately 32 other communities.

Seniors and Housing COVID-19 response and supports

Throughout the 2020-21 fiscal year, the ministry supported the government's cross-ministry public health emergency response and coordination efforts to protect the health of Albertans and limit the spread of COVID-19.

The ministry activated the Business Continuity Plan and developed a Pandemic Response Plan. Staff were deployed to the Provincial Operations Centre, Pandemic Planning Response Team, and Alberta Health. The ministry also coordinated with Provincial Emergency Social Services committee and sought approval from the Priorities and Implementation Cabinet Committee for personal protective equipment to be delivered to seniors' organizations and housing management bodies for distribution in the community.

The ministry supported cross-ministry collaboration to address social and economic issues and responses emerging from the pandemic. It supported research, and analysis of potential approaches and impacts of the pandemic on ministry stakeholders, clients, and broader vulnerable population groups to inform ministry response.

The following key initiatives helped to mitigate the impacts of the pandemic and aid the safety of seniors and staff in lodges, by providing access to critical information on health orders, access to PPE supplies and financial resources:

- Provided \$30 million to seniors' lodge operators to cover eligible incremental expenditures due to COVID-19 and implementation of the public health orders, including staffing, cleaning supplies, and personal protective equipment.
- Worked with Labour and Immigration, and Health to implement the Critical Worker Benefit for seniors' lodge staff (\$4.9 million, 3,771 staff). Eligibility criteria for these workers were determined by Seniors and Housing.
- Assessed COVID-19 pandemic-related pressures to deliver seniors financial assistance programs and continued benefits to individuals who did not file their 2019 tax return, on an exceptional basis.
- Supported the development and implementation of the CORE Alberta platform, which helps coordinate efforts to address the needs of seniors during the COVID-19 pandemic and beyond. Utilized the CORE Alberta platform to engage and support community-based seniors-serving organizations on key issues such as tax filing, transportation options, caregivers, elder abuse, and other topics.
- Coordinated province-wide delivery of free face masks with community-based seniors-serving organizations.
- Developed and posted, on Alberta Biz Connects and CORE Alberta, the 'Common Topics' Addendum to Guidance for seniors' centres and seniors-serving organizations, followed by a relaunch guidance document for the same groups.
- Increased flexibility for the Aging Well in Community (AWIC) grant recipients to reallocate funding to address the immediate needs of seniors during the pandemic. Several AWIC

grant recipients made modifications to refocus funding to address issues related to COVID-19, while continuing to support seniors in their community. Projects retained their focus and intent, but in many cases shifted the mode of service delivery and redirected funds to support emerging needs in community. For example, some AWIC grant recipients were able to repurpose second-year funding to provide virtual connections for vulnerable seniors by using tablets, and distributing individual care packages to seniors that included supplies, food, and information on local resources and supports.

- Participated in cross-ministry review, led by Community and Social Services (CSS), to provide \$30 million in emergency pandemic support funding through the Family and Community Support Services program to more than 460 organizations. Funding helped to address social isolation of seniors, emotional support, delivery services, coordination of services, Basic needs, and food security.
- Participated in cross-ministry review of the Civil Society Fund, led by CSS, to provide \$7 million in funding to support 21 civil society organizations to build an even more effective civil society sector.

The ministry also hosted regular Minister and Deputy Minister calls with seniors-serving organizations, housing community partners, and key stakeholders to share immediate updates and information, and hear about challenges and best practices during the pandemic.

The ministry hosted six telephone town halls about COVID-19 with ministry stakeholders on these dates with the following guests:

April 2, 2020

- Honourable Josephine Pon, Minister of Seniors and Housing
- Dr. Deena Hinshaw, Chief Medical Officer of Health

April 21, 2020

- Honourable Josephine Pon, Minister of Seniors and Housing
- Honourable Leela Aheer, Minister of Culture, Multiculturalism, and Status of Women
- Honourable Jason Luan, Associate Minister of Mental Health
- Dr. Deena Hinshaw, Chief Medical Officer of Health

May 28, 2020

- Honourable Josephine Pon, Minister of Seniors and Housing
- Dr. Deena Hinshaw, Chief Medical Officer of Health

December 10, 2020

- Honourable Josephine Pon, Minister of Seniors and Housing
- Dr. Marcia Johnson, Deputy Chief Medical Officer of Health
- Sandy Sereda, Chief Executive Officer, Caregivers Alberta
- Jennifer Bishop, Executive Director, Provincial Addiction and Mental Health
- Stephanie Wright, Alberta Manager, United Way of the Alberta Capital Region/Alberta 211

December 16, 2020

- Honourable Josephine Pon, Minister of Seniors and Housing
- Dr. Deena Hinshaw, Chief Medical Officer of Health

March 30, 2021

- Honourable Josephine Pon, Minister of Seniors and Housing
- Dr. Deena Hinshaw, Chief Medical Officer of Health
- Trish Merrithew-Mercredi, Assistant Deputy Minister, Public Health and Compliance Division, Alberta Health

Natural Disasters

Natural disasters, such as fires and floods, may affect the ministry's ability to focus on planned initiatives as resources are diverted to emergency management and recovery response.

The Housing Division has developed a Housing Response Protocol to clearly define the roles and responsibilities to respond to a natural disaster, to ensure operations are not affected, and ensure the division responds appropriately to a disaster event.

In April 2020, ice jams in the Athabasca and Peace rivers resulted in overland flooding in the RMWB, Mackenzie County, and approximately 32 other communities. The flooding caused extensive damage in the communities of Fort McMurray and Fort Vermilion, requiring residents to vacate their homes. In response to the flooding, ministry staff:

- Worked with affected housing management bodies to assess and mitigate the impact on social housing units, ensuring the needs of their displaced tenants were adequately supported.
- Participated in the long-term planning for the housing recovery with the affected municipalities to assess and determine the long-term housing needs of the displaced community residents and the development of interim and long-term housing solutions.
- Led the planning, purchase, and preparation of the additional housing stock to meet the interim housing needs of displaced residents in Mackenzie County.

Outcome One: Make Life Better for Alberta Seniors and their Caregivers

Seniors and Housing develops and delivers programs and services that assist seniors and promote safety and wellbeing for older Albertans. Seniors' benefits help provide financial support for seniors with low income to meet their basic needs. Alberta's benefits will continue to support seniors through the maintenance of one of the highest financial support programs in Canada to assist seniors in need. Other initiatives focus on creating innovative community options through civil society partnerships in the priority areas of caregiver supports, addressing ageism, elder abuse prevention, transportation, social inclusion, and engagement of diverse populations.

Actions that Support the Priorities of the Government of Alberta Strategic Plan

Key Priority: 2

Making life better for Albertans

Objective: 3

Supporting Albertans most in need

- The Alberta Seniors Benefit provided \$316.3 million to more than 170,000 seniors to meet basic needs and assist with living expenses.
- The Supplementary Accommodation Benefit provided \$81.4 million to seniors with low income residing in long-term care or designated supportive living, to help pay for their accommodation and assist with living expenses.
- Other programs supported seniors to remain in their homes and their communities by helping with essential health and personal supports, home repairs or adaptations, or by deferring property taxes.
- Seniors and Housing provided \$1.4 million for strategic investments to address the needs of a growing seniors population by funding research, innovation projects, and other initiatives that focus on priority issues such as social isolation, caregivers, age-friendly communities, elder abuse prevention, and transportation.
- Funding also supported the development and implementation of the Collaborative Online Resources and Education Alberta platform, which helps to co-ordinate efforts to address the needs of seniors during the COVID-19 pandemic and beyond.
- In March 2021, Seniors and Housing introduced online application service options for seniors financial assistance programs. This fast, easy and secure online application enrolls seniors into Alberta Seniors Benefit, Special Needs Assistance for Seniors, and Alberta Health's Dental and Optical Assistance and Coverage for Seniors programs. More than 2,000 seniors financial assistance applications are received each month.

Key Objectives

1.1 Provide individual and community-based programs and services that support seniors to participate in their communities, and for their communities to support seniors' independence.

Alberta Seniors Benefit

- More than 170,000 seniors received benefits from this program in 2020-21.
- Alberta Seniors Benefit provides financial support to eligible seniors with low income to assist with monthly living expenses. In 2020-21, this benefit provided \$316.3 million to supplement the Government of Canada's Old Age Security, Guaranteed Income Supplement, and Canada Pension Plan programs.

Supplementary Accommodation Benefit

- This program provided benefits to approximately 13,200 seniors in 2020-21.
- The Supplementary Accommodation Benefit ensures seniors with low income residing in long-term care or designated supportive living have \$322 in disposable income each month after paying care facility accommodation charges. This program provided \$81.4 million in 2020-21.

Special Needs Assistance for Seniors

- Approximately 26,300 seniors received benefits from this program in 2020-21.
- Special Needs Assistance for Seniors provided eligible seniors with low income financial assistance for a range of health and personal supports. This program provided \$13.2 million in assistance for seniors in 2020-21.

Seniors Home Adaptation and Repair Program

- This program provided 530 loans and 313 grants in 2020-21.
- In 2020-21, the Seniors Home Adaptation and Repair Program helped eligible seniors to finance home repairs and adaptations through low-interest home equity loans totaling \$6 million. In addition, approximately \$956,000 in grants assisted seniors with low income who are not eligible for a loan to afford basic and essential home repairs.

Seniors Property Tax Deferral Program

- The program provided almost 2,300 low-interest home equity loans in 2020-21.
- In 2020-21, \$8.3 million in loans was provided by the Seniors Property Tax Deferral Program, which allows seniors to defer all or part of their residential property taxes through a low-interest home equity loan. The program frees up money for other expenses and helps seniors maintain independence in their homes and communities.

Aging Well in Community grant program

The Aging Well in Community (AWIC) grant program is a three-year grant program, started in 2018-19. During this time, more than \$1.6 million has been provided to 28 community organizations throughout Alberta. In 2020-21, \$297,000 was provided to organizations.

To respond to the COVID-19 pandemic, the ministry allowed grant recipients to refocus a significant amount of AWIC funding to better support seniors in their chosen community through this crisis. For example, some AWIC grant recipients were able to repurpose second-year funding to provide virtual connections for vulnerable seniors by using tablets and distributing individual care packages to seniors that included supplies, food, and information on local resources and supports.

Facilitating aging at home and in the community

Supported 10 Alberta Age-Friendly Community of Practice teleconferences, a forum for government and communities to support development of age-friendly initiatives across the province. In the past year, information and best practices were shared on developing local age-friendly initiatives and responding to COVID-19. The Alberta Age-Friendly Community of Practice includes participants from communities and organizations in Calgary, Edmonton, Red Deer, Chestermere, Cochrane, Cold Lake, Innisfail, Lethbridge, Olds, Wood Buffalo, Rocky Mountain House, Strathcona County, and the Alberta Council on Aging.

Keeping seniors and service providers informed

To ensure Alberta's seniors are aware of benefits for which they may be eligible, the Government of Alberta sends the seniors financial assistance programs information booklet and application package six months before Albertans turn 65 years of age.

The ministry developed and distributed the Age-Friendly Alberta Newsletter to keep service providers and Albertans up to date on programs and services that support Alberta's seniors. In 2020-21, the newsletter was produced weekly, monthly, or quarterly as required, to share COVID-19 response information and resources. Nineteen newsletters were distributed to 1,500 service providers, and are now being developed on a quarterly basis.

Support safety and independence

In 2020-21, \$1.4 million was provided for strategic investments to address the needs of a growing seniors' population by funding research, innovation projects, and other initiatives that focus on priority issues such as supporting seniors to remain in their homes, social isolation, caregivers, age-friendly communities, elder abuse prevention, and transportation. This includes a \$750,000 two-year grant to the Alberta Elder Abuse Awareness Council (AEAAC) for enhancements to case management to address elder abuse across the province. In 2020-21, \$400,000 was provided to the AEAAC.

Changes to seniors financial assistance programs

Implemented *Budget 2020* changes to Special Needs Assistance for Seniors July 1, 2020. Also completed other changes to seniors financial assistance programs, which included an increase to the Supplementary Accommodation Benefit on October 1, 2020, to protect seniors with low income from the annual increase to long-term care and designated supportive living accommodation charges.

1.2 Identify opportunities for red tape reduction and cost effectiveness across seniors programs and within seniors financial assistance programs.

Seniors and Housing has advanced a number of red tape reduction initiatives that have had tangible, positive impacts on Alberta seniors' lives. In 2020-21, three initiatives cut red tape and made life better for Alberta seniors.

Seniors financial assistance online services

In March 2021, seniors financial assistance programs introduced online application service options. More than 2,000 applications are received each month from seniors. This fast, easy and secure online application enrolls seniors into Alberta Seniors Benefit, Special Needs Assistance for Seniors, and Alberta Health's Dental and Optical Assistance and Coverage for Seniors programs. This item is also part of the Government of Alberta Digital Strategy. This latest innovation builds on positive results from the introduction of other online services in 2020-21 including:

- A document uploading tool that helped seniors provide more than 20,000 digital documents.
- The processing of more than 3,300 online Special Needs Assistance for Seniors claims in an average of two days or less.
- Receiving almost 1,600 online loan repayments for the home equity loan programs.

Transition of Assured Income for the Severely Handicapped recipients to seniors financial assistance programs

On July 1, 2020, the ministry completed the implementation of automatically enrolling recipients of the Assured Income for the Severely Handicapped (AISH) program into seniors financial assistance programs upon turning 65 years of age. By eliminating the need to submit an application form, these Albertans are ensured uninterrupted supports without further paperwork. Between July 2020 and March 2021, almost 1,600 AISH recipients were automatically enrolled into seniors financial assistance programs. This change has cumulative benefits, reducing the burden on AISH recipients and their caregivers, as well as seniors-serving organizations and community partners who assist seniors. Instead of helping seniors with disabilities navigate the financial support system, civil society organizations will be able to focus more energy and resources on other areas of support.

Community-based seniors-serving (CBSS) sector initiative

As part of efforts to support the CBSS sector, the ministry provided \$150,000 in grant funding to support the development of the CORE Alberta platform. The platform launched in May 2020, and has helped drive efficiency, innovation and improvement in the flow of information to the CBSS sector, which ultimately benefits Alberta seniors through enhanced system navigation and service delivery.

CORE Alberta has enabled live discussions amongst organizations and other professionals across the province so they can share information and collaborate on key issues, such as social connection and wellness, helping older adults with tax filing, delivering home supports, food security, and transportation. This information sharing and collaboration was especially critical in the early months of the COVID-19 pandemic since it allowed organizations to learn from each other and share innovative practices across the province. For example, transportation providers shared safety protocols, made phone calls to ease social isolation, and partnered with food banks and meals on

wheels organizations to ensure older adults received food, delivered to their homes, during the public health emergency.

This initiative has also enabled CBSS sector organizations to access training, funding opportunities, and to better connect, communicate, and collaborate with each other to address the needs of seniors in the province. More information on CORE Alberta is available in Key Objective 1.4.

Minister's Seniors Service Award (MSSA) online fillable nomination form

In June 2020, the ministry opened the call for nominations for the 2020 MSSA. The MSSA fillable form made it easier for Albertans to nominate an outstanding individual, organization or business for service to seniors. In 2020, 100 nominations were received, the most nominations received in the last 10 years of the program and nearly double the number of nominations received in 2019. More than 90 per cent of nominations received in 2020 were submitted using the fillable form.

This year, a new online, fillable PDF form was created to allow nominators to complete the form digitally, and submit their nomination packages via email with a PDF of the signature page.

The online application process for MSSA is more streamlined and easier for Albertans to recognize individuals, businesses and organizations, as it is faster than preparing and mailing paper nominations; however, paper applications through mail are still accepted if that is the preferred method.

1.3 Explore approaches that support the needs of diverse populations of seniors who reside and contribute to the province, and implement initiatives to address retirement planning, ageism, elder abuse, social inclusion, transportation, caregiver supports, and aging in communities.

Celebrating and recognizing seniors

In 2020-21, the ministry successfully supported communities to host Seniors' Week events virtually, through releasing information and news releases as well as by using the online special events calendar. The ministry also created and released tip sheets for Albertans on how to recognize seniors while adhering to public health measures and connecting with seniors over the holidays.

The MSSA program expanded eligibility to recognize individuals, businesses, and nonprofit organizations committed to supporting seniors, specifically through the COVID-19 pandemic. Increased social media promotion and contact with stakeholders resulted in 100 nominations – the highest in a decade. The Minister hosted a virtual MSSA ceremony in December 2020, which included the Lieutenant Governor, a Premier-recorded greeting ministers and MLAs, and the nine award recipients.

Other events that took place over the year included: Seniors' Week, June 1-7, 2020, featuring a video from the Minister, and a flag-raising ceremony recognizing the Day of Older Persons in Alberta, on October 1, 2020.

Supporting social inclusion, transportation, and caregiver supports

Access to transportation helps seniors stay engaged and connected in their communities. Special Needs Assistance for Seniors provides financial assistance for seniors with the cost of medical-related transportation.

The Government of Alberta continues to collaborate with many partners, including the University of Alberta's Medically At-Risk Driver (MARD) Centre, to allocate resources to improve transportation options available to seniors. With the use of past grant funding from the ministry, in April 2020, MARD held 23 videoconferences with over 140 representatives from alternate transportation providers, Family and Community Support Services staff, and seniors-serving organizations from across the province to identify challenges and facilitate collaboration in the early months of the pandemic. MARD shared results from the teleconference sessions in two virtual events in summer 2020. MARD and other alternate transportation providers utilized the CORE Alberta platform for ongoing communication and collaboration.

In addition, AWIC grant funding was provided to Drive Happiness Seniors Association to expand transportation options for seniors in the province.

AWIC grant recipients modified original projects, as needed, due to the pandemic, but continued progress on initiatives related to intergenerational programming, ageism, social inclusion, and meeting critical health and safety needs of seniors during the pandemic. The departments supported AGE-WELL's MatchWork project to enhance employability of older workers and family caregivers by connecting with civil society partners.

Seniors and Housing and Health continue to co-lead a Caregiver Supports Working Group to develop recommendations and actions to address and support the needs of caregivers over the next several years.

The ministry released *Aging with Pride: A Guide to Creating Inclusive Services for LGBTQ2S+ Older Adults*, and delivered a LGBTQ2S+ older adults virtual discussion forum on the CORE Alberta platform, connecting CBSS organizations and organizations that serve the LGBTQ2S+ community.

Seniors and Housing supported development of a CBSS-led Intergenerational Linkages Community of Practice that includes a focus on resources and information on ageism.

Preventing and addressing elder abuse

Preventing and addressing elder abuse is an ongoing priority for the ministry. With the understanding that all sectors and citizens have roles in preventing and addressing elder abuse, the ministry works with a variety of stakeholders to help Albertans recognize, refer, respond, and reconnect with those impacted by elder abuse. The ministry created video messaging with the Alberta Elder Abuse Awareness Council for World Elder Abuse Awareness Day.

The 10th Minister's Advisory Committee for Seniors meeting was held on September 10, 2020 and was attended by committee members and invited guests from Justice and Solicitor General, CSS, Health, the Alberta Elder Abuse Awareness Council, police services, and community organizations, including immigrant-serving organizations. The primary focus of this meeting was to have an informed discussion on addressing and preventing elder abuse. This discussion is being used to inform future actions to address elder abuse in Alberta.

To support service providers to address and prevent elder abuse at the community level, webinars were developed and implemented in collaboration with civil society organizations within the elder abuse prevention group on CORE Alberta.

In March 2021, \$750,000 in grant funding over two years was announced to support the Alberta Elder Abuse Awareness Council to support Alberta's coordinated community response models to provide case-management support to older adults experiencing elder abuse.

1.4 Explore innovative approaches to partner with civil society organizations to improve cross-sector collaboration in the planning and delivery of programs and services, including programs focused on prevention and healthy aging.

CBSS sector initiative

As part of efforts to support the CBSS sector capacity, the ministry provided grant funding to support the development of the CORE Alberta platform. The platform launched in May 2020 and has helped to drive efficiency, innovation and improvement in the flow of information to the CBSS sector, which ultimately benefits Alberta seniors through enhanced system navigation and service delivery.

Seniors and Housing provided \$150,000 to support the CBSS sector initiative, which included the development of the CORE Alberta platform. This funding has also enabled community leaders to develop a strategic plan for future sector engagement and development.

Since its launch in May 2020 the CORE Alberta platform has hosted 28 discussion forums and learning events, with over 1,060 participants attending from Alberta, nationally, and internationally. The platform now has more than 650 members from across the province and 940 newsletter subscribers. Through CORE Alberta, CBSS organizations are enabled to efficiently share information and resources, and collaborate on key issues.

As part of system coordination efforts, the ministry collaborated with 211 Alberta to align information and referral sources to local supports for seniors in their communities.

Grant funding was also extended to a Calgary pilot project focused on integrated referrals and supports between Primary Care Networks and CBSS organizations.

Minister's Advisory Committee for Seniors

The Minister's Advisory Committee for Seniors was established in August 2019 to provide advice and guidance on how to collectively address the needs of an aging population, and help ensure seniors can live safely and independently in their chosen communities. Committee members are appointed by the Minister of Seniors and Housing and comprise community leaders within civil society organizations.

Two sub-committees were established under the Minister's Advisory Committee for Seniors to focus on specific issues related to seniors: Healthy Aging and Enhancing Care in the Community by focusing on issues of elder abuse, addiction/mental health, and transportation; and a second focus on System Coordination and Navigation.

Since its establishment, the Minister's Advisory Committee for Seniors has met 12 times to discuss, learn about, and provide input on a number of priority areas including: coordination of supports to seniors in response to COVID-19; development of the CBSS sector; health system integration and enhancing care in the community; using CORE Alberta; the relaunch strategy; elder abuse prevention; and continuing care.

Seniors Federal, Provincial, and Territorial (FPT) collaboration

The Minister of Seniors and Housing concluded her term as co-chair of the FPT Ministers Responsible for Seniors Forum on June 9, 2021. Forum priorities include aging in community, labour market participation of an aging workforce, and addressing the socio-economic impacts of ageism. FPT ministers met in July 2020 and December 2020 to discuss issues and priorities related to COVID-19, and to discuss priorities for 2021-22.

Outcome Two: Make Housing Affordable and Accessible for Albertans

Seniors and Housing supports the development of affordable housing and ensures Albertans in need have access to specialized housing options. Approximately 57,000 housing units serve over 110,000 Albertans.

Actions that Support the Priorities of the Government of Alberta Strategic Plan

Key Priority: 2

Making life better for Albertans

Objective: 5

Building better communities

- Seniors and Housing provided \$207.5 million in operational funding to make housing affordable and accessible for over 110,000 Albertans, including families, seniors, and individuals with special needs.
- In 2020-21, \$182.3 million in capital funding was allocated to increase and maintain the supply of affordable housing. During the fiscal year, 10 projects were completed and two projects were partially completed, for a total of 705 new housing units.
- The ministry provided \$30 million to seniors' lodge operators to cover eligible incremental expenditures due to COVID-19 and implementation of public health orders, including extra staffing, cleaning supplies, and personal protective equipment. The ministry also worked with Labour and Immigration, and Health to implement the Critical Worker Benefit for seniors' lodge staff (\$4.9 million - 3,771 staff).
- Seniors and Housing launched the redesigned Indigenous Housing Capital Program (IHCP) on July 17, 2020, to offer more flexibility and autonomy for Indigenous communities to build affordable housing. Capital Plan 2020 included \$32 million in IHCP funding over three years. Six projects were announced in 2020, totalling \$23 million, for 103 new affordable rental housing units for Indigenous peoples in need. IHCP continues to help meet the high need and demand for off-reserve and on-/off-settlement housing.
- The Affordable Housing Review Panel, which was appointed in 2020, identified a clear need to redefine the government's role in affordable housing, tap into community expertise, expand partnerships, reward innovation, and simplify the housing system. Alberta's government accepted the panel's 19 recommendations. This advice will help focus transformation efforts to provide more flexible, fair, and inclusive housing options to meet Albertans' needs.

The ministry provided \$207.5 million in the following operational funding in 2020-21 to make housing affordable and accessible for Albertans:

- \$48.3 million was provided to Family and Community Housing.
- \$83.1 million was provided for Seniors Community Housing, including the Seniors Lodge program and the Seniors' Self-Contained Housing program.
- \$58.5 million for Rent Supplement.
- \$17.6 million for Specialized Housing.

In addition, the ministry provided assistance to seniors' lodge operators through the Lodge Assistance Program (LAP) per diem grant to supplement lost revenue for residents below an income threshold. For 2020-21, the ministry provided 7,700 LAP allocations to seniors' lodge operators, totaling \$75.7 million. This includes:

- Providing \$30 million to seniors' lodge operators to cover eligible incremental expenditures due to COVID-19 and implementation of public health orders, including extra staffing, cleaning supplies, and personal protective equipment.
- Working with Labour and Immigration, and Health to implement the Critical Worker Benefit for seniors' lodge staff (\$4.9 million, 3,771 staff).

Affordable Housing Capital Grants: approximately 11,300 units. Provincial funding for the capital development of housing units where the owner (private landlord, housing management bodies, etc.) guarantees to rent at least 10 per cent lower than market rates for up to 20 years.

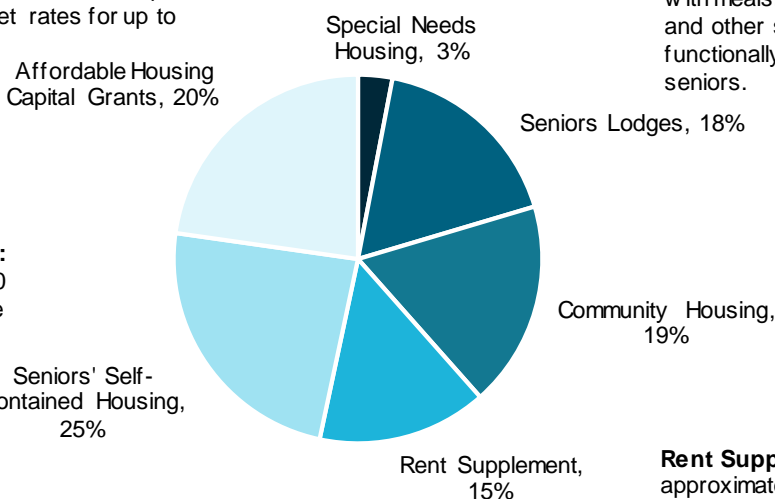
Specialized Housing: about 1,800 units. Housing for individuals and families with special housing needs such as seniors, those with physical disabilities, and survivors of family violence.

Seniors Lodges: approximately 10,450 units. Single- and double-occupancy bed/sitting rooms, with meals, housekeeping and other services for functionally independent seniors.

Community Housing: approximately 10,800 units. Subsidized rental housing for low-income families, seniors and individuals with special needs.

Rent Supplement: approximately 8,300 units. Assistance to households in need to obtain and maintain affordable and suitable rental housing.

Seniors' Self-Contained Housing: approximately 14,300 units. Apartment-type dwelling for low- and moderate-income seniors who are functionally independent.



2.1 Develop approaches that explore partnerships between the orders of government, housing providers, and private sector to deliver affordable and mixed-income housing.

Affordable Housing Review Panel

In July 2020, the Affordable Housing Review Panel was appointed to review Alberta's affordable housing system. This review explored ways to improve affordable housing.

Nearly 500,000 Albertans spend more than 30 per cent of their before-tax household income on housing, which is unaffordable according to the standard for affordability. Currently, more than 110,000 Albertans live in affordable housing, while more than 20,000 households are on waitlists.

The panel's recommendations will be used to transform how Alberta's affordable housing system is delivered so it is financially sustainable and able to address growing demand now and into the future. From July 9 to August 31, 2020, the panel sought the perspectives of stakeholder

organizations representing groups most in need of affordable housing, including housing providers, private companies, and civil society organizations.

The panel heard from participants through virtual engagement sessions and written submissions and used this feedback to create the [Final Report of the Affordable Housing Review Panel](#). The panel based its advice on four principles:

- Bold action.
- Fair, equitable, and inclusive.
- One size does not fit all.
- Efficiency, sustainability, and financial responsibility.

The panel's recommendations focused on shifting the province's role from owner and controller to that of partner and funder; changing programs to support Albertans, not buildings; drawing on local and private sector expertise to provide more housing options; and updating regulations to encourage innovation and reduce administrative red tape.

The panel submitted this report to the Minister of Seniors and Housing on October 5, 2020. The government accepted all 19 recommendations outlined in the Affordable Housing Review Panel's final report. Based on the panel's advice, government will look to redefine its role, tap into community expertise, expand partnerships, reward innovation, and simplify the system.

Work is already underway on a strategy to outline a shared vision for affordable housing and to determine how the government will act on the panel's advice (recommendation No. 1).

Minister's Advisory Committee on Housing

A *Minister's Advisory Committee on Housing* provides the Minister with advice and recommendations, perspectives on platform commitments, desired outcomes and opportunities, as well as responses to emerging issues/priorities. The *Minister's Advisory Committee on Housing* did not meet while the Affordable Housing Review was underway or while government was reviewing its final report and recommendations (July to December 2020). The *Minister's Advisory Committee on Housing* reconvened in January 2021 and has continued to support the development of a vision and goals for a strategic plan on affordable housing.

Housing Capital programs

In 2020-21, the Government of Alberta provided \$182.3 million through the Capital Plan to increase and maintain the supply of affordable housing. Capital programs focused investments in both existing and new affordable housing. These investments included support for families, seniors, and individuals with low income who cannot afford private sector accommodation; seniors' lodges; seniors' self-contained housing; and housing projects that provide supportive social or health services for Albertans, with a focus on reducing homelessness and ensuring affordable and suitable housing is available for populations with specialized needs.

Examples of new affordable housing for Albertans include:

- A new 64-unit development to address the need for affordable seniors' housing in Lethbridge. The mixed-income development will include 32 units with rent set at 20 per cent below market rates and the other 32 units at market rental rates. The governments of

Alberta and Canada will provide equal contributions totalling about \$3.5 million in government funding.

- A new 144-unit seniors' lodge facility to provide services and supports to meet the needs of seniors in Sherwood Park and surrounding communities. The construction of the modern one-bedroom units helped create approximately 240 jobs at a total cost of \$32.4 million, with equal contributions from the governments of Alberta and Canada.
- Morinville residents now have access to sustainable affordable housing and its first net-zero development. The new and modern facility consists of 32 apartment-style units, comprised of one- and two-bedroom suites, and eight three-bedroom townhouses. Net-zero design reduces utility costs, resulting in lower operating costs, which allows for long-term affordable rental rates. Through the National Housing Strategy bilateral agreement, \$10 million in funding was shared equally by the governments of Alberta and Canada.

In June 2020, the department published Design and Technical Guidelines as benchmarks to outline the minimum standards required by the province when developing provincially funded housing in Alberta. The guidelines serve as a tool to convey design principles and technical specifications for the construction of affordable housing, and provide direction to housing management bodies, designers, project managers, developers, and contractors in new construction and major renovation projects.

Total spending on Capital Maintenance and Renewal for the housing portfolio owned by the Alberta Social Housing Corporation was the highest in the last four years. The Capital Maintenance and Renewal program protects the integrity of the existing housing portfolio through planned repair, replacement, and maintenance.

A critical aspect of service delivery is ensuring the continued viability and functionality of assets within the provincially owned and supported affordable housing portfolio. This enables the uninterrupted availability of operational and safe housing and supports for households with low income.

The purpose of this capital program is to fund the preservation and maintenance of existing government-owned and/or supported affordable housing that is either operated under the *Alberta Housing Act* or through long-term operating agreements where tenant rent is set based on the tenant's income (subsidized units). This work also includes functional upgrades that enhance usability, capacity, and efficiency of assets. Through focused investment in capital maintenance and renewal projects, the government is protecting lives and livelihoods by putting people to work and ensuring seniors in need have access to a safe and secure place to call home.

The Housing Division continues to work closely with other orders of government, housing providers, nonprofits, and private companies to improve the system, find efficiencies, and deliver quality affordable housing for Albertans in need. The Government of Alberta has leveraged available federal funding through the Investing in Canada Infrastructure Program to move forward on 362 projects, totaling \$32 million.

Indigenous Housing Capital Program

The redesigned Indigenous Housing Capital Program (IHCP) was launched on July 17, 2020 to offer more flexibility and autonomy for Indigenous communities to build affordable housing. Capital Plan 2020 included \$32 million in IHCP funding over three years.

On March 16, 2021, the governments of Alberta and Canada announced four housing projects to be built in Edmonton, Calgary, Lac Ste. Anne, and Victor Lake near Grande Cache. In northwest

Edmonton, the project involves the purchase of a 34-unit building for affordable housing. For Calgary, Lac Ste. Anne, and Victor Lake near Grande Cache, the funding will support 12 Indigenous housing units in each location. The governments of Alberta and Canada will equally cost share \$13.1 million in grant funding for the four projects. Since March 2020, a total of \$23 million has been committed, with \$17.3 million being disbursed for 103 units.

Construction is underway in two other IHCP projects:

- As announced in September 2020, the Métis Capital Housing Corporation will receive up to \$7 million in capital funding to repurpose 10 single-family homes in Edmonton into 23 family housing units.
- As announced in August 2020, the Elizabeth Metis Settlement, near Cold Lake, will receive up to \$3 million in capital funding to build 10 new four-bedroom homes. The housing will serve Métis families living on-settlement.

2.2 Review with housing providers the best use of properties owned by the Alberta Social Housing Corporation for redevelopment, maintenance, and disposition.

Recommendations two and three from the Affordable Housing Review Panel's final report are to create a plan to manage and transfer provincially owned land and buildings. Work is underway to develop a real estate asset strategic plan. This plan will identify opportunities for the sale, transfer, or redevelopment of ASHC-owned assets, while recommending all proceeds from the sale or transfer of assets are reinvested in the affordable housing system.

Seniors and Housing leads a Collaborative Table on Affordable Housing with the cities of Edmonton and Calgary, and the ministries of Community and Social Services, Health, and Municipal Affairs to collaborate on and inform affordable housing matters of common interest, including homelessness.

The Minister's Advisory Committee on Housing also provides the opportunity for the Minister meet with key stakeholders and lead active discussions to identify areas to develop processes, build sector knowledge, and facilitate collaboration among our stakeholders. The outcome will be better decision-making, informed planning, and defining where change is needed to improve affordable housing for Albertans who need it most.

2.3 Utilize federal funding under the National Housing Strategy to support housing affordability for Albertans.

Seniors and Housing coordinated the implementation of the bilateral agreement for federal funding provided under the *National Housing Strategy*. In 2020-21, the ministry continued working with the federal government on Alberta's utilization of \$22.6 million in federal funding for provincial housing programs to ensure Alberta meets its cost-match obligations and maximizes its share of available federal funding.

The ministry reached an agreement with the Canada Mortgage and Housing Corporation (CMHC) on an addendum to the bilateral agreement for the Canada Housing Benefit that will allow Alberta to claim federal funding of \$222 million over eight years for rent supplements provided directly to tenants until 2028.

Recommendation eight from the Affordable Housing Review Panel's final report ties into this objective to identify opportunities to maximize and leverage federal funding to increase the supply of affordable

housing in Alberta, such as providing provincial land and buildings as in-kind contributions to trigger federal fund-matching programs.

The ministry worked with CMHC on 18 public announcements for affordable housing throughout 2020-21 (which included 14 capital and four announcements relating to IHCP).

Rent Supplement Program Redesign

On March 26, 2021, the ministry announced a redesigned Rent Supplement Program, to better meet the needs of Albertans. Following a review, the redesigned program will provide more flexibility in housing choice, a long-term benefit for those most in need and a new temporary benefit for working Albertans and those between jobs. As of March 2021, the total households receiving rental assistance was approximately 8,000. The redesigned program will provide critical housing support for approximately 12,000 households.

2.4 Identify opportunities for red tape reduction that will increase efficiencies and reduce administrative burdens for applicants, tenants and housing providers.

By streamlining policies and forms for housing providers, Seniors and Housing was able to reduce its regulatory requirement to 29.3 per cent below the baseline count as of March 31, 2021. The ministry has exceeded the government-wide 2020-21 cumulative reduction target of 12 per cent, and the government-wide 2021-22 cumulative reduction target of 20 per cent below baseline.

The *Alberta Mortgage and Housing Corporation Loan Regulation* and the *Loan Insurance Regulation*, which no longer served any active purpose, were repealed in June 2020. Significant reductions came through the review of the Housing Management Body Handbook by removing outdated and redundant content, and updating it to reflect current policy and practice.

2.5 Through the Military Liaison, build relationships with military institutions and stakeholders, and help improve the experience of active military members, their families, and veterans in Alberta, including developing web-based resources and providing housing supports for veterans in need.

Alberta's Liaison to the Canadian Armed Forces (referred to as Military Liaison)

As part of the ministry's work to understand the needs of Albertans who may have unique challenges to accessing housing and support services, the Military Liaison provides leadership and direction on cross-ministry initiatives; and participates in military-related events to raise awareness about issues facing CAF members, veterans, and military families. The Military Liaison has developed relationships with stakeholders including VETS Canada, Forces@WORK, Homes For Heroes, the University of Alberta's Heroes in Mind, Advocacy and Research Consortium, the Veterans Food Bank Association, and Military Families Resource Centres across the province.

The Military Liaison has worked closely with the CAF and civil society organizations on the Seamless Canada initiative, which supports military families relocating across Canada as part of their service. He attended the annual Seamless Canada meeting in 2020 and continues to advance this work. Seamless Canada's four priorities are:

- Health care: improving access to health care services for military families.
- Employment: recognizing professional credentials of military spouses and family members to reduce barriers to employment.

- Education: ensuring the children of military families receive consistent, high-quality education no matter where they live in Canada.
- Child care: ensuring military families have access to appropriate child care services when they arrive in their new province or territory.

MLA Rutherford introduced Bill 207, *Reservists' Recognition Day Act*, in November 2020. The bill was approved by the Standing Committee on Private Bills and Private Members' Public Bills in December 2020 to proceed to second reading. It is expected to proceed further in the spring 2021 Legislative Assembly of Alberta sitting.

Veterans housing, services, and supports

The Alberta Government provided \$1.1 million in funding to a Homes For Heroes project in Edmonton's Evansdale neighbourhood. This tiny home project will provide much-needed transitional housing for up to 20 homeless veterans.

MLA Rutherford and Honourable Demetrios Nicolaides, Minister of Advanced Education, participated in the announcement of a supportive campus experience for veterans on February 4, 2021. The two-year pilot aims to make post-secondary campuses better suited to military veterans.

The Military Liaison also worked closely with Advanced Education to launch a scholarship to honour the noble service of our military. This award honours the legacy of Alex Decoteau and all those who have risked their lives in defense of our country. The program provides a one-time award of \$5,000 to up to 200 Alberta members of the CAF who served in designated military operations or were permanently disabled as a result of participating in CAF training in Canada. The award is also available to the children or spouse of CAF members killed or disabled during their service. The purpose of the award is to provide our military heroes with support to help them take the next step in their careers through the pursuit of post-secondary studies. The award was officially announced in July 2020, and by January 25, 2021, 43 applications were received. Next year, 2021-22, will be the first full academic year for the award. Eligibility requirements are under review to improve the uptake of the award.

The Military Liaison helped secure more than \$360,000 for two Heroes in Mind, Advocacy and Research Consortium projects (under the University of Alberta's Faculty of Rehabilitation Medicine) through the Mental Health and Addictions COVID-19 Community Funding program.

- *For Those Who Serve and Have Served: Fostering Resilience, Readiness and Growth among Military Members, Veterans, Public Safety Personnel in Time of COVID-19.* Nearly \$200,000 was provided to this program to develop a web-based platform of resources and resilience-building activities for province-wide delivery. This will be the first project of its kind in Canada.
- *3MDR Study: Treating PTSD and Moral Injury.* More than \$160,000 was provided to complete research and expand treatment for essential service providers.

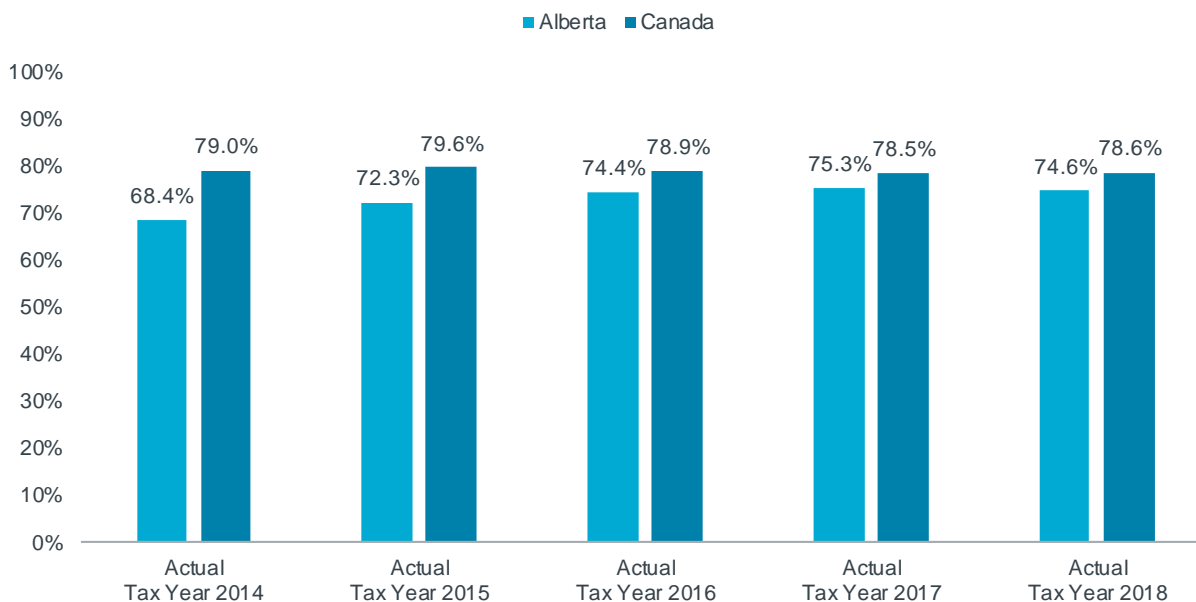
The Government of Alberta Military Families Resources web portal is available in English and French to ensure all CAF members and their families have online access to helpful information as they arrive and settle in Alberta. The web portal is updated as needed to include relevant information, and was visited 3,043 times during 2020-21.

The Veterans Service Centre continues to operate and provide supports for veterans under five pillars:

- Financial programs and supports through several agencies including VETS Canada and the Royal Canadian Legion.
- 122 veterans were referred for employment and training services through Forces@WORK in 2020-21.
- Housing supports for veterans at risk of homelessness, with 15 direct housing units available as required.
- Crisis supports.
- Community services and opportunities.

Performance Measures and Indicators

Performance Indicator 1.a: Seniors' Income Relative to Population *Seniors' median income as a proportion of population median income*

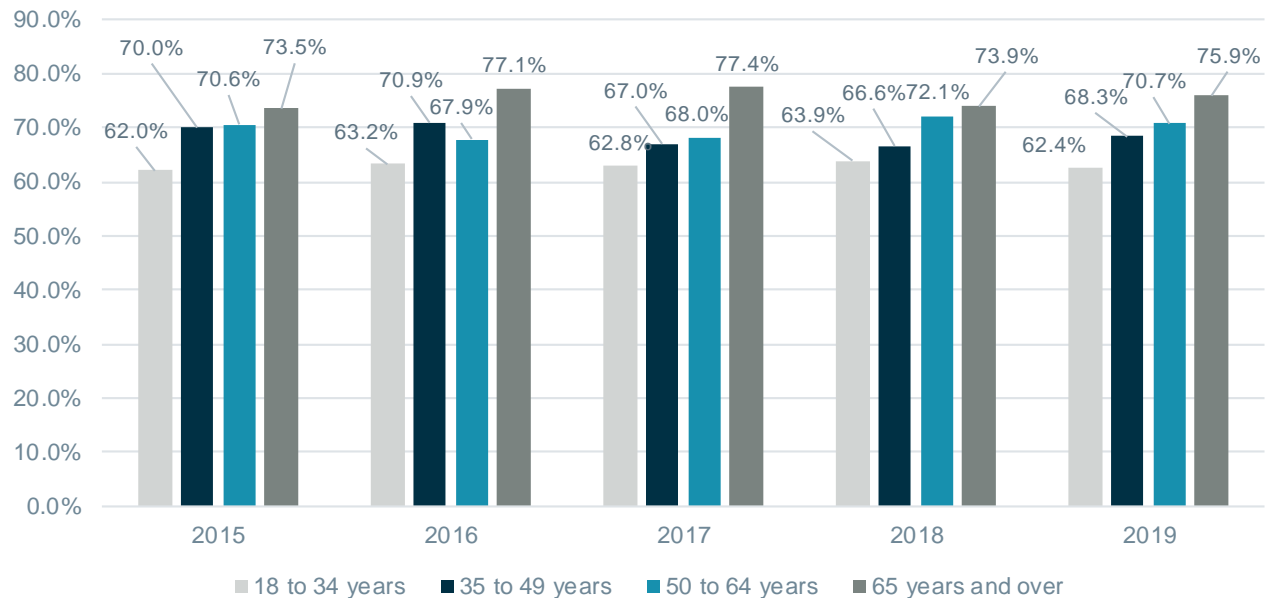


This indicator refers to the median income of seniors as a proportion of the median income of the general population, and looks at how Albertans and Canadians compare in this regard. Median income is the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount.

Compared to their Canadian peers, Alberta's seniors are observed to have lower income parity with the general population. However, the trend over the last five reporting periods shows the gap between Alberta seniors' income parity and Canadian seniors' income parity is decreasing. This has resulted from the increases in Alberta seniors' median income while the median income of the general population in Alberta has remained stable or decreased.

Alberta's seniors were at 74.6 per cent of Alberta's median income in 2018, compared to Canada's seniors at 78.6 per cent of Canada's median income. However, as Alberta's median income is higher than the Canadian median income, Alberta seniors continue to have higher income than seniors in other provinces. Seniors' median income in Alberta increased by approximately 10 per cent between 2014 and 2018, while Albertans' median income increased by one per cent. A large proportion of seniors' income is from federal income sources (Canada Pension Plan, Old Age Security, and Guaranteed Income Supplement) and, if applicable, private pensions and employment income. Seniors and Housing's Alberta Seniors Benefit supplements federal income sources by providing an additional benefit to seniors with low income. Supplementary Accommodation Benefit ensures seniors residing in long-term care or designated supportive living have \$322 in monthly disposable income after paying care facility accommodation charges. The 2018 data is the most recent, as 2019 data is anticipated to be released by Statistics Canada in July 2021.

Performance Indicator 1.b: Sense of Belonging to Local Community



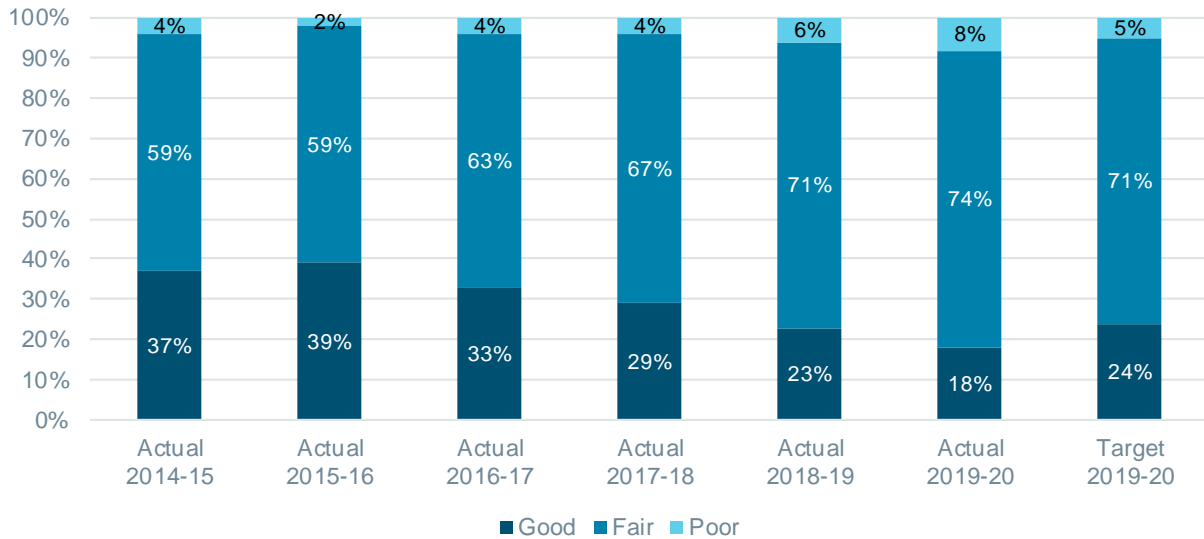
The sense of belonging indicator is a proxy for social inclusion and community connectedness, and ties directly to the department’s work related to social isolation, age-friendly communities, ageism, and aging in community. In 2019, 75.9 per cent of seniors in Alberta reported a strong or somewhat strong sense of belonging to local community. This percentage is consistent with recent years’ data from Statistics Canada’s *Canadian Community Health Survey*. Seniors have had the highest sense of belonging to local community among the age cohorts of Albertans aged 18 and older since 2015.

When comparing changes in the proportion of Albertans who feel a strong or very strong connection to their local community from 2015 to 2019, the results suggest the proportion of seniors who feel a strong or very strong connection is staying above the proportion in age groups 18 and older. The data for this performance indicator is collected annually, with 2020 data expected to be released by Statistics Canada in fall 2021.

Performance Measures:**1.c: Alberta Seniors Benefit****1.d Special Needs Assistance****1.e Seniors Loans programs**

Data for these measures were obtained from surveys of benefit and loan recipients. Data for these measures were not collected in 2019-20 or 2020-21, and the measures were not included in the Seniors and Housing 2021-24 Business Plan as the surveys were discontinued. A new performance measure will be developed for outcome one of the Seniors and Housing 2022-25 Business Plan.

Performance Measure 2.a: Facility Condition *Housing facilities - physical condition*

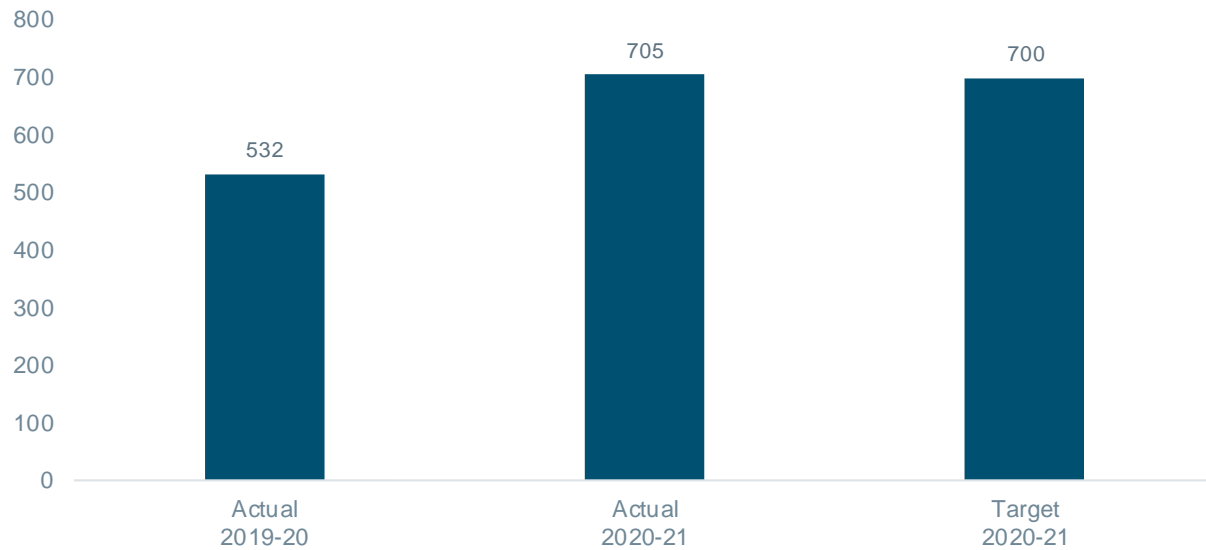


The Facility Condition Index (FCI) is a common measure across the Government of Alberta for reporting and comparing the physical condition of facilities. The FCI assists Seniors and Housing in rating and prioritizing facility maintenance, regeneration, or renewal needs. The measure is most useful when looked at over a period of time. Facility Condition Assessments, which inform the FCI, run on a multi-year cycle, which means that investments made during the current assessment cycle may not affect the FCI until the next cycle.

In previous years, the number of buildings was used for reporting. For the 2019-23 Business Plan, the methodology was changed to better describe the housing portfolio condition by reflecting percentage of building area, rather than percentage of buildings in that category. The results for the current fiscal year do not become available until the following year.

The most recent results are for the 2019-20 fiscal year, and show facilities in the Good category accounted for 18 per cent of the housing portfolio (by area). Fair facilities are reported to be 74 per cent, while facilities ranked as Poor make up eight per cent. Since 2014, Good facility rankings have declined, while the majority remain in Fair condition. The growing number of Fair-ranked facilities will need to be addressed to ensure Albertans living in affordable housing continue to have quality accommodation.

Performance Measure 2.b: Number of New and Regenerated Units



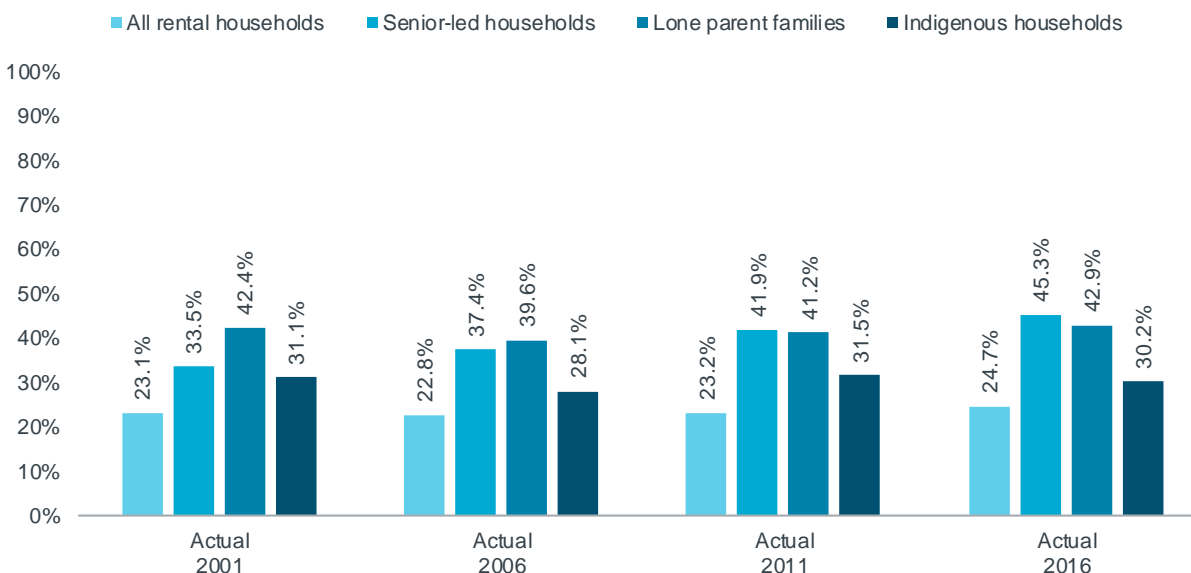
The provision and maintenance of affordable housing are priorities for Seniors and Housing. This measure helps to report on the ability of the ministry to build and regenerate units for Albertans in need of affordable housing.

In 2020-21, \$182.3 million was provided:

- \$21.1 million for Family and Community Housing.
- \$82.1 million for Seniors Housing.
- \$10.7 million for Affordable and Specialized Housing.
- \$14.6 million for Indigenous Housing.
- \$53.4 million for Capital Maintenance and Renewal.
- \$0.4 million for Planning of Affordable Housing.

There were 32 capital development projects committed or under implementation in 2020-21. During the fiscal year, 10 projects were completed and two projects were partially completed, for a total of 705 new housing units completed, exceeding the 700 housing units completed target for the year. The completed units consisted of 511 senior housing units, 76 family and community housing units, 108 affordable and specialized housing units, and 10 units under the Indigenous Housing Capital Program.

Performance Indicator 2.c: Core Housing Need



This indicator provides information on the proportion of Albertans in rental households who are in core housing need. A household is in core housing need if its housing is unsuitable, inadequate, or unaffordable, and if it cannot pay the median rent of alternative local housing that meets all three criteria. Housing is defined as adequate when it does not require major repairs according to its residents; suitable when it has enough bedrooms for the size and make-up of resident households, according to the National Occupancy Standard; and affordable when its shelter costs represent less than 30 per cent of before-tax household income. This indicator is based on self-reporting through the Canadian Income Survey-based housing indicators and data developed by Canada Mortgage and Housing Corporation. It is updated every five years with data from the National Census and the National Household Survey.

Within Alberta, there is considerable variation across demographic groups. Specifically, among all households, approximately 11 per cent are considered to be in core housing need, but this number rises to nearly 25 per cent when only considering renter households. Within lone-parent renter families, 42.9 per cent are in core housing need, a number that has remained stable since 2001. Senior-led renter households in core housing need have increased from 33.5 per cent in 2001 to 45.3 per cent in 2016, the most recent year that data is available. As the seniors' population is expected to exceed one million by 2035, the Government of Alberta is working to address seniors' housing needs by allocating more than a third of government-supported affordable housing to this demographic.

Among Indigenous renter households living off-reserve, 30.2 per cent are considered in core housing need. The government is targeting these households through the Indigenous Housing Capital Program, which supports the provision of culturally appropriate housing by Indigenous housing operators and partners.

The government is working to reduce core housing need by providing supports for those in need of safe, suitable, and affordable housing.

Performance Measure and Indicator Methodology

Performance Indicator 1.a: Seniors' Income Relative to Population

Methodology

This indicator's value is calculated by taking the median income of those aged 65 years and over and dividing by the median income of all ages. Since 2000, this data has been available annually, with a one and a half-year lag. The data is collected annually, with a two-year lag.

The 2018 data is the most recent data as 2019 data should be released in July 2021; however, there may be a delay as Statistics Canada releases will be limited during the COVID-19 pandemic.

Source

Data for this indicator comes from Statistics Canada's Annual Income Estimates for Census Families and Individuals, which uses tax filer data (the T1 Family File) to produce *Table 11-10-0039-01 Tax filers and dependants, seniors with income by source of income and age*.

Performance Indicator 1.b: Sense of Belonging to Local Community

Methodology

The results value is the percentage of those aged 65 years and older who reported their sense of belonging to their local community as being very strong or somewhat strong. Sense of belonging to local community is rated on a four-point scale, with responses including very weak, somewhat weak, somewhat strong, and very strong. The data is collected annually, with 2020 data expected to be released in fall 2021.

Source

This indicator's data is from Statistics Canada's Canadian Community Health Survey. The survey data is used to produce *Table 13-10-0096-01 Health characteristics, annual estimates*.

Performance Measure 2.a: Facility Condition

Methodology

The Facility Condition Index (FCI) is the ratio of current and future repair to replacement costs. The FCI is calculated using deferred and projected five-year maintenance costs as the numerator, and the current replacement value as the denominator. Facility Condition Assessments are performed in a multi-year cycle, capturing the physical condition of the facility and its projected maintenance costs. Deferred maintenance is added throughout the cycle automatically. Improvements to repair and maintenance are not captured immediately, but on the next assessment cycle.

The FCI categories are Good, Fair, and Poor. Good includes facilities with FCI ratios of 0.15 or less, Fair includes FCI ratios from over 0.15 to 0.40, and Poor represents FCI ratios of greater than 0.40. The percentages for each category in the measure are calculated by taking the total area of facilities in each FCI category (Good, Fair or Poor) and dividing by the total area of all audited facilities.

Source

Seniors and Housing works collaboratively with Infrastructure to develop an inventory of all affordable housing facilities' condition evaluations. Infrastructure completes the assessments for each housing asset, assigns the rating, and provides the results to Seniors and Housing after review and approval of the data. Calculations, data administration, and quality control are also within the purview of Infrastructure.

Performance Measure 2.b: Number of New and Regenerated Units

Methodology

Number of completed units refers to the total regenerated or new affordable housing units that are added into supply after development. The units are recognized as completed on the Actual Occupancy Date (when the first tenant moves in).

Number of targeted units refers to the total regenerated or new affordable housing units that are expected to be completed in future fiscal years. The expected year of completion is determined by the Estimated Occupancy Date for the projects.

Source

The data is collected and held by the Housing Division. The unit count is obtained from the Monthly Unit Count Report. The completed units are based on the Actual Occupancy Date from the HOME system and the targeted units are based on the Estimated Occupancy Date from the HOME system.

Performance Indicator 2.c: Core Housing Need

Methodology

Data for this indicator is based on the National Census (2006, 2016) and the National Household Survey (2011). The long-form census requested information on housing suitability, dwelling condition, and shelter cost-to-income ratio.

Source

CMHC Table: Characteristics of Households in Core Housing Need: Canada, Provinces, Territories, Census Metropolitan Areas (2001, 2006, 2011, 2016).

Financial Information

Year Ended March 31, 2021

Table of Contents

Financial Information.....	44
Reporting Entity and Method Consolidation.....	45
Ministry Financial Highlights.....	46
Statement of Revenues and Expenses (unaudited).....	46
Revenue and Expense Highlights	47
Breakdown of Revenues (unaudited).....	48
Expenses – Directly Incurred Detailed by Object (unaudited).....	50
Supplemental Financial Information.....	52
Tangible Capital Assets (unaudited).....	52
Financial Statements of Other Reporting Entities.....	54
Alberta Social Housing Corporation.....	55
Other Financial Information.....	80
Lapse/Encumbrance (unaudited).....	81
Annual Report Extracts and Other Statutory Reports	84
Public Interest Disclosure (Whistleblower Protection Act).....	84

Reporting Entity and Method Consolidation

The financial information is prepared in accordance with government's stated accounting policies, which are based on Canadian Public Sector Accounting Standards.

The reporting entity is the ministry of Seniors and Housing for which the Minister of Seniors and Housing is accountable. The accounts of the ministry of Seniors and Housing, which includes the department of Seniors and Housing and the Alberta Social Housing Corporation making up the ministry, are fully consolidated using the line-by-line method.

Under this method, accounting policies of the consolidated entities are adjusted to conform to those of the government and the results of each line item in their financial statements (revenue, expense, assets, and liabilities) are included in government's results. Revenue and expense, capital, investing and financing transactions and related asset and liability balances between the consolidated entities have been eliminated.

A list of the individual entity making up the ministry of Seniors and Housing is shown on the "Management's responsibility for Reporting" statement included in this annual report.

Ministry Financial Highlights

Statement of Revenues and Expenses (unaudited)

Year Ended March 31, 2021

	2021		2020	Change from	
	Budget	Actual	Actual (Restated)	Budget	2020 Actual (Restated)
<i>In thousands</i>					
Revenues					
Government transfers					
Government of Alberta grants	\$ 4,500	\$ -	\$ -	\$ (4,500)	\$ -
Federal government grants	103,790	90,768	102,718	(13,022)	(11,950)
Investment income	6,337	1,931	7,254	(4,406)	(5,323)
Other revenue	11,264	28,564	14,456	17,300	14,108
Ministry total	125,891	121,263	124,428	(4,628)	(3,165)
Inter-ministry consolidation adjustments	(4,500)	-	-	4,500	-
Adjusted ministry total	121,391	121,263	124,428	(128)	(3,165)
Expenses - directly incurred					
Programs					
Ministry Support Services	5,150	4,742	5,484	(408)	(742)
Seniors Services	26,450	20,379	31,343	(6,071)	(10,964)
Alberta Seniors Benefit	421,648	403,258	404,802	(18,390)	(1,544)
Housing	11,073	10,971	12,286	(102)	(1,315)
Alberta Social Housing Corporation	263,650	296,422	235,150	32,772	61,272
	727,971	735,772	689,065	7,801	46,707
Debt Servicing					
Alberta Social Housing Corporation	-	128	2,621	128	(2,493)
Ministry total	727,971	735,900	691,686	7,929	44,214
Inter-ministry consolidation adjustments	-	(1,389)	(165)	(1,389)	(1,224)
Adjusted ministry total	727,971	734,511	691,521	6,540	42,990
Annual Deficit	\$ (606,580)	\$ (613,248)	\$ (567,093)	\$ (6,668)	\$ (46,155)

Revenue and Expense Highlights

Revenues

- Total revenue for the ministry in 2020-21 was \$121.3 million, a decrease of \$0.1 million from the budget.
- Transfers from the Government of Canada decreased by \$13.0 million from the budget due to a re-profiling of funding from the Canada Mortgage and Housing Corporation (CMHC) to capital investment requiring these revenue to be recognized over 50 years.
- Investment income decreased by \$4.4 million from the budget due to reduced cash balance in the Alberta Social Housing Corporation (ASHC) and the lower interest rate throughout the fiscal year.
- Other revenue increased by \$17.3 million from the budget, which was primarily due to \$9.4 million in prior year recoveries of expenditures. In addition, there was a \$1.7 million increase in recoveries from Housing Management Bodies (HMBs) and a \$6.1 million increase related to donated tangible capital assets.
- The inter-ministry consolidation adjustment relates to the internal government transfer of \$4.5 million from Alberta Health for the Affordable Supportive Living Initiative program, which has been deferred and was not recognized in 2020-21.

Expenses

- Total expenses for the ministry totalled \$735.9 million, reflecting an increase of \$7.9 million from the budget and \$44.2 million from 2019-20 actuals.
- Programs such as the Alberta Seniors Benefit (ASB) and Special Needs Assistance for Seniors (SNA) assist low-income seniors by providing supplemental income and other financial supports. The benefit payments to these programs resulted in a net decrease of \$23.4 million over budget mainly due to decreased demand and underutilization related to the COVID-19 pandemic. Supplementary Accommodation Benefit (SAB), ASB, and SNA were decreased by \$13.4 million, \$5.2 million and \$4.8 million respectively.
- ASHC's \$32.8 million increase in expenses from the budget was mainly due to COVID-19 prevention and critical worker benefit costs of \$35.0 million. In addition, there was an unbudgeted \$4.1 million loss of capital assets and \$1.4 million liability transfer of 2013 Southern Alberta Flood funding from the Ministry of Indigenous Relations. This was offset by the \$8.2 million reduction of capital grants due to delays in capital projects.
- \$44.2 million increase in operating spending from the prior year was due to a \$24.4 million increase in housing capital grants and a \$26.4 million increase in ASHC operating grants primarily due to COVID-19 prevention. An additional \$5.5 million expense includes the loss on disposal of capital assets and liability retirement associated with 2013 Southern Alberta Flood. These were offset by a \$12.1 million decrease in the seniors financial assistance programs.

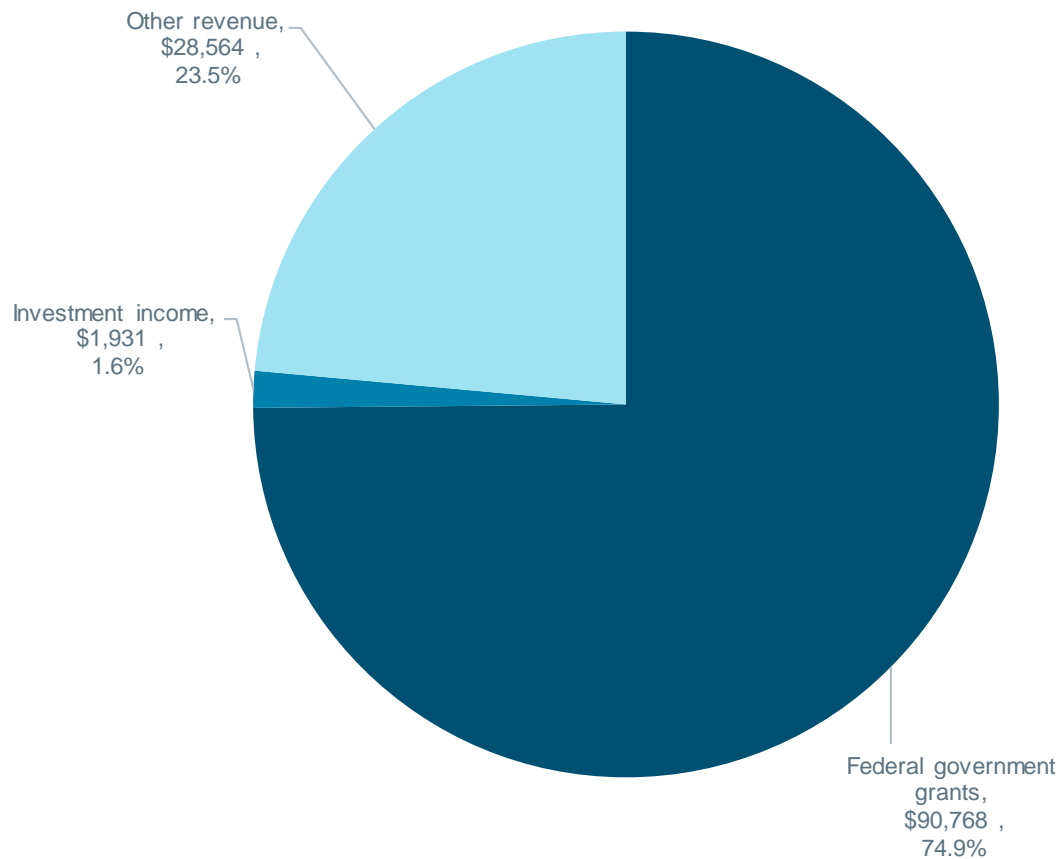
Breakdown of Revenues (unaudited)

	2021		2020
	Budget	Actual	Actual
	<i>In thousands</i>		
Federal and Other Government Grants			
Canada Mortgage and Housing Corporation			
Canada-Alberta Affordable Housing Agreements	\$ 103,790	\$ 90,768	\$ 102,718
Net Investment income	6,337	1,931	7,254
Other revenue			
Recoveries from housing providers	6,180	7,909	7,877
Donations and other contributions	2,483	6,092	2,484
Refunds of expenditure	917	10,280	3,126
Gain on disposal of tangible capital assets	1,200	1,002	462
Rental revenue	484	391	505
Miscellaneous	-	2,890	2
	11,264	28,564	14,456
Total ministry revenues	\$ 121,391	\$ 121,263	\$ 124,428

Breakdown of Revenues (unaudited)

2021 Actual

In thousands



- CMHC funding, the largest contribution to revenue for the ministry, accounted for 74.9 per cent of total revenue received. Federal government grants for 2020-21 totaled \$90.8 million.
- 2020-21 investment income was \$1.9 million, which accounted for 1.6 per cent of total revenue for the ministry. Investment income decreased by \$4.4 million from the budget, primarily due to a lower cash balance in ASHC.
- Other revenue includes prior year recoveries of expenses from housing providers, reimbursement of trailer purchases, donation of capital assets, and prior year refund of expenditures. This totalled \$28.6 million for 2020-21, accounting for 23.5 per cent of the revenue recorded for the year.

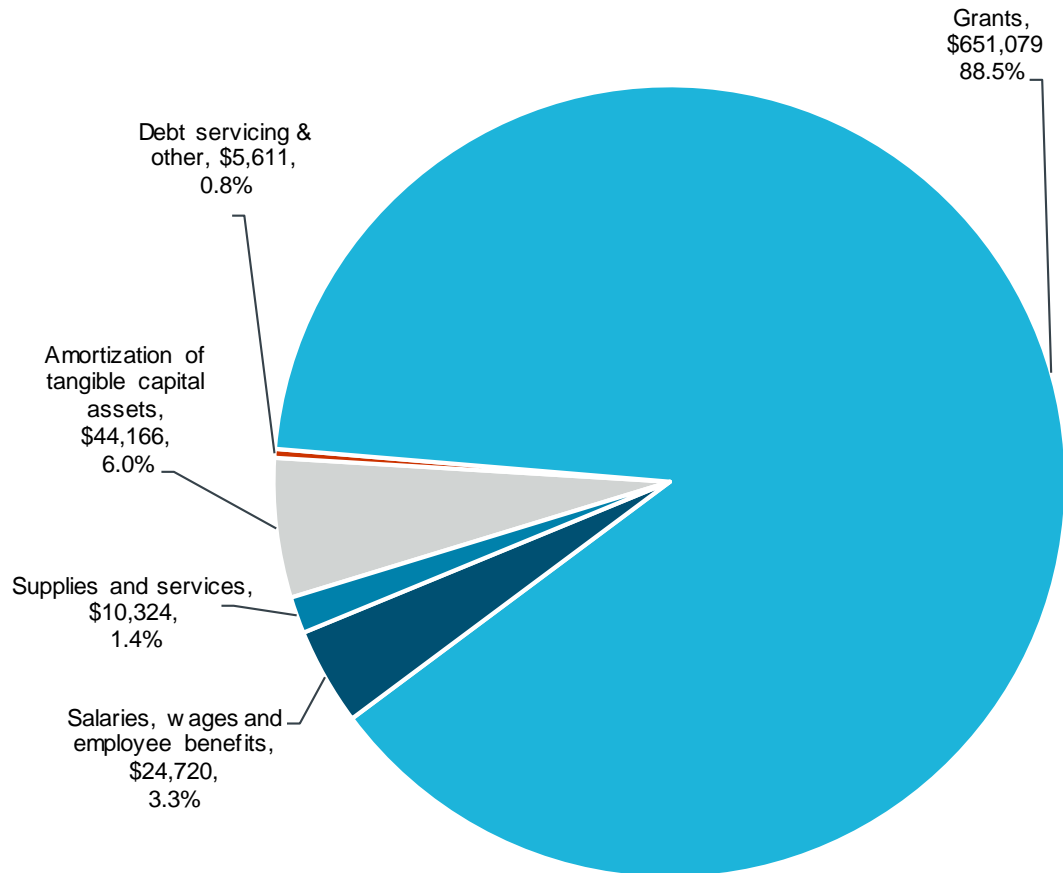
Expenses – Directly Incurred Detailed by Object (unaudited)

	2021		2020
	Budget	Actual	Actual (Restated)
	<i>In thousands</i>		
Salaries, wages and employee benefits	\$ 26,565	\$ 24,720	\$ 26,819
Grants	647,474	651,079	612,579
Supplies and services	10,103	10,324	10,169
Amortization of tangible capital assets	43,631	44,166	39,423
Debt servicing costs	-	128	2,621
Other	198	5,483	75
Total ministry expenses	\$ 727,971	\$ 735,900	\$ 691,686

Expenses – Directly Incurred Detailed by Object (unaudited)

2021 Actual

In thousands



- The ministry's largest expense was grants, which made up 88.5 per cent of total expenses. In 2020-21, \$651.1 million was provided to support individuals, organizations and the ASHC through grant programs. The largest component of this allocation was \$411.9 million for the four seniors financial assistance programs for low-income seniors. \$39.1 million of total grants was expensed as capital grants in housing programs.
- Amortization expenses totalled \$44.2 million and were all for the tangible capital assets in ASHC. It is \$0.5 million higher than the budgeted amount due to more capital projects proceeding.
- Salaries, wages and benefits totalled \$24.7 million, which accounts for 3.3 per cent of the total operating expenses, primarily used to manage the grants provided to seniors and for housing providers.
- Supplies and services of \$10.3 million consisted primarily of insurance premiums for housing assets, and printing and postage charges related to grants for seniors financial assistance programs. It also includes support for information management systems and daily departmental operations.
- Other expense of \$5.5 million includes the loss on disposal of capital assets and liability retirement associated with the 2013 Southern Alberta Flood.

Supplemental Financial Information

Tangible Capital Assets (unaudited)

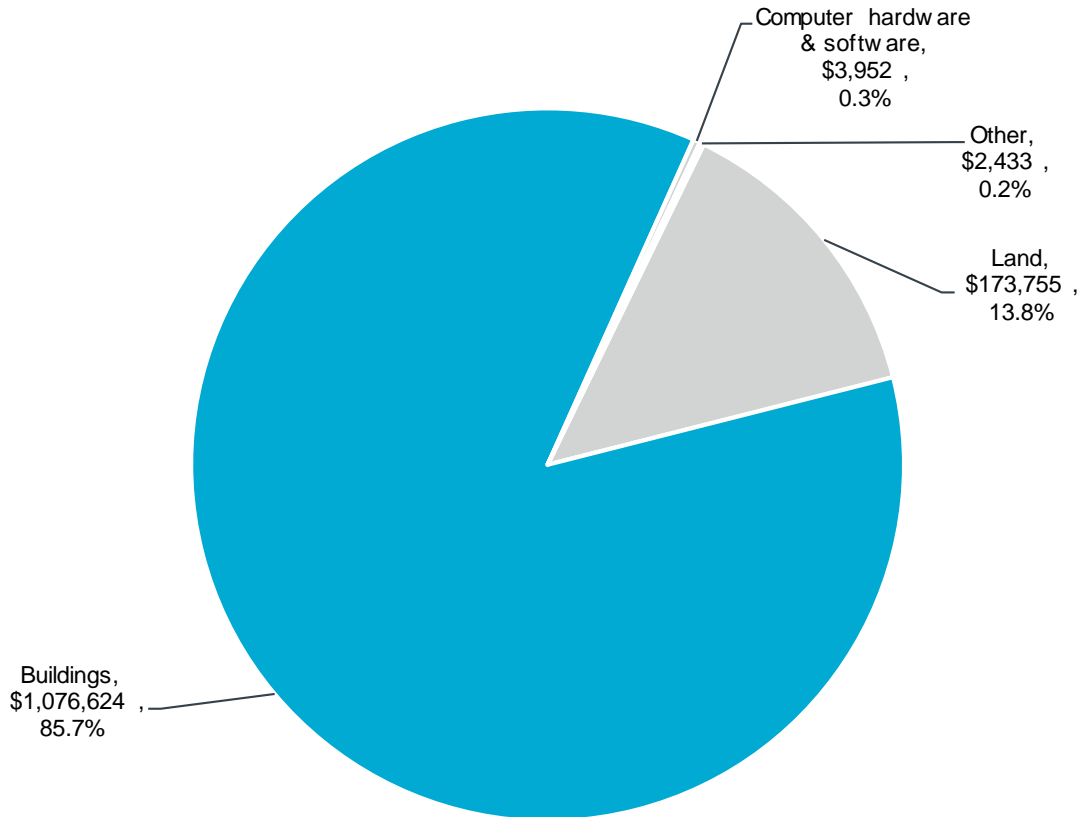
	Land	Buildings ⁽¹⁾	Equipment	Computer Hardware & Software	Other ⁽²⁾	2021 Total	2020 Total
Estimated useful life	Indefinite	10-50 years	3-40 years	3-10 years	3-50 years		
<i>In thousands</i>							
Historical Cost⁽³⁾							
Beginning of year	\$ 171,746	\$ 1,859,036	\$ 99	\$ 7,312	\$ 558	\$ 2,038,751	\$ 1,875,327
Additions ⁽⁴⁾	2,188	137,981	-	759	2,297	143,225	166,158
Disposals, including write-downs ⁽⁵⁾	(179)	(14,559)	-	-	-	(14,738)	(2,734)
	\$ 173,755	\$ 1,982,458	\$ 99	\$ 8,071	\$ 2,855	\$ 2,167,238	\$ 2,038,751
Accumulated Amortization							
Beginning of year	-	871,897	99	3,592	345	875,933	837,688
Amortization expense	-	43,562	-	527	77	44,166	39,423
Effect of disposals including write-downs	-	(9,625)	-	-	-	(9,625)	(1,178)
	-	905,834	99	4,119	422	910,474	875,933
Net book value at March 31, 2021	\$ 173,755	\$ 1,076,624	\$ -	\$ 3,952	\$ 2,433	\$ 1,256,764	
Net book value at March 31, 2020	\$ 171,746	\$ 987,139	\$ -	\$ 3,720	\$ 213		\$ 1,162,818

- (1) Seniors and special needs buildings are amortized over 50 years, community housing buildings over 40 to 50 years, and all other buildings over 10 to 25 years.
- (2) Other tangible capital assets include leasehold improvements (amortized over the life of the lease), manufactured housing units and trailers.
- (3) Historical cost includes work-in-progress at March 31, 2021 totaling \$234,102 comprised of buildings \$233,737 (2020 - \$282,606) and computer hardware and software \$365 (2020 - \$3,522).
- (4) Additions include non-cash acquisitions for donated tangible capital assets totaling \$3,608 (2020 - \$0). Additions include costs incurred this year totaling \$23,603 (2020 - \$33,775) for the ministry's proportionate share of co-owned tangible capital assets with various third parties.
- (5) Disposals include non-cash disposals totaling \$0 comprised of transfers of tangible capital assets to other entities \$0 (2020 - \$0) and grant-in-kind \$0 (2020 - \$1,506).

Tangible Capital Assets (unaudited)

Net Book Value as of March 31, 2021

In thousands



- Net book value of buildings providing housing as of March 31, 2021, was \$1,076.6 million, which accounts for 85.7 per cent of the total tangible capital assets balance. The total book value of the buildings increased by \$138.0 million from the prior year, which is attributed to the addition of various housing projects for capital development and maintenance renewal.
- Net book value of land providing housing as of March 31, 2021, was \$173.8 million which accounts for 13.8 per cent of the total tangible capital assets value. Land increased by \$2.2 million from the prior year, which is attributed to the purchase of several pieces of land for capital development housing projects.
- \$2.3 million was added to other assets for the additional of modular homes for interim housing as part of 2020 Northern Alberta Flood disaster recovery.
- Disposal of \$14.6 million in buildings was mainly related to a few property sales and demolitions for capital development housing projects.

Financial Statements of Other Reporting Entities

Table of Contents

Index of Audited Financial Statements

Alberta Social Housing Corporation..... 55

Alberta Social Housing Corporation**Financial Statements****Table of Contents**

Independent Auditor’s Report.....	56
Statement of Operations.....	59
Statement of Financial Position.....	60
Statement of Change in Net Financial Assets	61
Statement of Cash Flows.....	62
Notes to the Financial Statements	63
Schedule 1: Expenses - Detailed by Object.....	78
Schedule 2: Related Party Transactions	79

Independent Auditor's Report

To the Minister of Seniors and Housing



Report on the Financial Statements

Opinion

I have audited the financial statements of the Alberta Social Housing Corporation (the Corporation), which comprise the statement of financial position as at March 31, 2021, and the statements of operations, change in net financial assets, and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2021, and the results of its operations, its changes in net financial assets, and its cash flows for the year ended in accordance with Canadian public sector accounting standards.

Basis for opinion

I conducted my audit in accordance with Canadian generally accepted auditing standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the Corporation in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

Management is responsible for the other information. The financial statements of the Corporation are included in the *Annual Report of the Ministry of Seniors and Housing*. The other information comprises the information included in the *Annual Report of the Ministry of Seniors and Housing* relating to the Corporation, but does not include the financial statements of the Corporation and my auditor's report thereon. The *Annual Report of the Ministry of Seniors and Housing* is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I will perform on this other information, I conclude that there is a material misstatement of this other information, I am required to communicate the matter to those charged with governance.

Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless an intention exists to liquidate or to cease operations, or there is no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

[Original signed by W. Doug Wylie FCPA, FCMA, ICD.D]
Auditor General

June 8, 2021

Edmonton, Alberta

Statement of Operations

ALBERTA SOCIAL HOUSING CORPORATION Year ended March 31, 2021

(in thousands)

	2021		2020
	Budget	Actual	Actual
Revenues			
Government transfers			
Government of Alberta grants	\$ 86,898	\$ 113,498	\$ -
Federal government grants	103,790	90,768	102,718
Donations and other contributions	-	6,092	2,484
Investment income	3,937	501	5,250
Other revenue	10,347	14,683	11,133
	<u>204,972</u>	<u>225,542</u>	<u>121,585</u>
Expenses (Note 2(b) and Schedule 1)			
Family Community Housing	89,563	94,400	70,515
Seniors Community Housing	87,304	118,172	75,438
Specialized Housing	29,509	23,556	20,416
Rental Assistance	56,774	58,692	68,607
Emergency Housing (Note 4)	500	1,730	295
Interest on Debt for Social Housing	-	-	2,499
	<u>263,650</u>	<u>296,550</u>	<u>237,770</u>
Annual deficit	<u>(58,678)</u>	<u>(71,008)</u>	<u>(116,185)</u>
Accumulated surplus at beginning of year		1,184,780	1,300,965
Accumulated surplus at end of year		<u>\$ 1,113,772</u>	<u>\$ 1,184,780</u>

The accompanying notes and schedules are part of these financial statements.

Statement of Financial Position

ALBERTA SOCIAL HOUSING CORPORATION As at March 31, 2021

(in thousands)

	<u>2021</u>	<u>2020</u>
Financial assets		
Cash and cash equivalents (Note 5)	\$ 34,711	\$ 139,427
Accounts receivable (Note 6)	97,399	137,045
Loans and advances (Note 7)	17,979	21,236
	<u>150,089</u>	<u>297,708</u>
Liabilities		
Accounts payable and accrued liabilities (Note 10)	33,468	34,737
Debt (Note 11)	671	1,177
Unspent deferred contributions (Note 12)	76,272	111,394
	<u>110,411</u>	<u>147,308</u>
Net financial assets	<u>39,678</u>	<u>150,400</u>
Non-financial assets		
Tangible capital assets (Note 13)	<u>1,256,764</u>	<u>1,162,818</u>
Net assets before spent deferred capital contributions	<u>1,296,442</u>	<u>1,313,218</u>
Spent deferred capital contributions (Note 12)	182,670	128,438
Net assets	<u>\$ 1,113,772</u>	<u>\$ 1,184,780</u>
Net assets		
Accumulated surplus (Note 14)	<u>\$ 1,113,772</u>	<u>\$ 1,184,780</u>

Contingent assets (Note 8)

Contractual rights (Note 9)

Contingent liabilities (Note 15)

Contractual obligations (Note 16)

The accompanying notes and schedules are part of these financial statements.

Statement of Change in Net Financial Assets

ALBERTA SOCIAL HOUSING CORPORATION Year ended March 31, 2021

(in thousands)

	2021		2020
	Budget	Actual	Actual
Annual deficit	\$ (58,678)	\$ (71,008)	\$ (116,185)
Acquisition of tangible capital assets (Note 13)	(168,381)	(139,617)	(166,158)
Amortization of tangible capital assets (Note 13)	43,404	44,166	39,422
Net loss/(gain) on disposal of tangible capital assets	-	3,147	(462)
Proceeds on sale/disposal of tangible capital assets		1,953	512
Writedowns of tangible capital assets		21	-
Transfer in of tangible capital assets		(3,616)	-
Transfer out of tangible capital assets		-	1,506
Net increase in spent deferred capital contributions (Note 12)		54,232	43,999
Decrease in net financial assets		(110,722)	(197,366)
Net financial assets at beginning of year		150,400	347,766
Net financial assets at end of year		\$ 39,678	\$ 150,400

The accompanying notes and schedules are part of these financial statements.

Statement of Cash Flows

ALBERTA SOCIAL HOUSING CORPORATION Year ended March 31, 2021

(in thousands)

	2021	2020
Operating transactions		
Annual deficit	\$ (71,008)	\$ (116,185)
Non-cash items included in annual deficit:		
Amortization of tangible capital assets (Note 13)	44,166	39,422
Net loss/(gain) on disposal of tangible capital assets	3,147	(462)
Writedowns of tangible capital assets	21	-
Transfer of tangible capital assets from other entities	(3,616)	-
Transfer of tangible capital assets to other entities	-	1,506
Deferred contributions recognized as revenue (Note 12)	(13,885)	(20,740)
	<u>(41,175)</u>	<u>(96,459)</u>
Contributions restricted for operating (Note 12)	4,463	5,948
Decrease in accounts receivable	39,646	1,375
Decrease in loans and advances	3,257	541
Decrease in accounts payable and other accrued liabilities	(1,269)	(6,293)
Cash provided by (applied to) operating transactions	<u>4,922</u>	<u>(94,888)</u>
Capital transactions		
Acquisition of tangible capital assets (Note 13)	(139,617)	(166,158)
Proceeds on sale/disposal of tangible capital assets	1,953	512
Cash applied to capital transactions	<u>(137,664)</u>	<u>(165,646)</u>
Financing transactions		
Contributions restricted for capital (Note 12)	28,532	23,887
Debt retirement	(506)	(49,517)
Cash provided by (applied to) financing transactions	<u>28,026</u>	<u>(25,630)</u>
Decrease in cash and cash equivalents	(104,716)	(286,164)
Cash and cash equivalents at beginning of year	139,427	425,591
Cash and cash equivalents at end of year	\$ 34,711	\$ 139,427

The accompanying notes and schedules are part of these financial statements.

Notes to the Financial Statements

ALBERTA SOCIAL HOUSING CORPORATION Year ended March 31, 2021

Note 1 AUTHORITY AND PURPOSE

The Alberta Social Housing Corporation (the Corporation) is an agent of the Crown in right of Alberta established in 1995 by the Alberta Housing Act and operates under the authority of the Alberta Housing Act, Chapter A-25, Revised Statutes of Alberta 2000. The Act is administered by the Department of Seniors and Housing.

The mandate of the Corporation is to provide services that facilitate the provision of affordable housing options through community based housing organizations to low-income seniors, families, individuals and those with special needs. The Corporation owns and administers the Crown's portfolio of housing assets and manages provincial debts and intergovernmental agreements associated with those assets. This includes administering the sale of provincially owned properties that are no longer efficient or effective for social housing programs. The Corporation also oversees the provincial commitments and entitlements remaining from discontinued business activities such as mortgages and loan guarantees.

The Corporation is a crown agent of the Government of Alberta and as such has a tax exempt status.

Note 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES

These financial statements are prepared in accordance with Canadian Public Sector Accounting Standards.

(a) Reporting Entity

The financial statements reflect the assets, liabilities, revenues, and expenses of the Corporation.

The reporting entity is the Corporation, which is part of the Ministry of Seniors and Housing and for which the Minister of Seniors and Housing is accountable. The other entity reporting to the Minister is the Department of Seniors and Housing. The activities of the department are not included in these financial statements. The ministry annual report provides a more comprehensive accounting of the financial position and results of the ministry's operations for which the minister is accountable.

(b) Basis of Financial Reporting

Revenues

All revenues are reported on the accrual basis of accounting.

Government transfers

Transfers from all governments are referred to as government transfers.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (Cont'd)

(b) Basis of Financial Reporting (Cont'd)

Revenues (Cont'd)

Government Transfers (Cont'd)

Government transfers are recognized as deferred contributions if the eligibility criteria for use of the transfer, or the stipulations together with the Corporation's actions and communications as to the use of transfer, create a liability. These transfers are recognized as revenue as the stipulations are met and, when applicable, the Corporation complies with its communicated use of these transfers.

All other government transfers, without stipulations for the use of the transfer, are recognized as revenue when the transfer is authorized and the Corporation meets the eligibility criteria (if any).

Donations and non-Government contributions

Donations and non-government contributions are received from individuals, corporations, and private sector not-for-profit organizations. Donations and non-government contributions may be unrestricted or externally restricted for operating or capital purposes.

Unrestricted donations and non-government contributions are recognized as revenue in the year received or in the year the funds are committed to the Corporation if the amount can be reasonably estimated and collection is reasonably assured.

Externally restricted donations and non-government contributions are recognized as deferred contributions if the terms for their use, or the terms along with the Corporation's actions and communications as to the use, create a liability. These resources are recognized as revenue as the terms are met and, when applicable, the Corporation complies with its communicated use.

In-kind donations of materials are recognized at fair value when such value can reasonably be determined.

Expenses

Expenses are reported on an accrual basis. The cost of all goods consumed and services received during the year are expensed. Interest expense includes debt servicing costs.

Transfers include entitlements, grants and transfers under shared cost agreements. Grants and transfers are recognized as expenses when the transfer is authorized, eligibility criteria have been met by the recipient, and a reasonable estimate of the amounts can be made.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
 Year ended March 31, 2021

Note 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (Cont'd)

(b) Basis of Financial Reporting (Cont'd)

Valuation of Financial Assets and Liabilities

The organization's financial assets and liabilities are generally measured as follows:

<u>Financial Statement Component</u>	<u>Measurement</u>
Cash and cash equivalents	Cost
Accounts receivable	Lower of cost or net recoverable value
Loans and advances	Lower of cost or net recoverable value
Accounts payable and accrued liabilities	Cost
Debt	Amortized cost

Financial Assets

Financial assets are assets that could be used to discharge existing liabilities or finance future operations and are not for consumption in the normal course of operations.

Financial assets are the Corporation's financial claims on external organizations and individuals, at the year end.

Cash and cash equivalents

Cash comprises of cash on hand. Cash equivalents are short-term, highly liquid, investments that are readily convertible to known amounts of cash and that are subject to an insignificant risk of change in value. Cash equivalents are held for the purpose of meeting short-term commitments rather than for investment purposes.

Accounts receivable

Accounts receivable are recognized at the lower of cost or net recoverable value. A valuation allowance is recognized when recovery is uncertain.

Loans and advances

Loans and advances are recognized at the lower of cost or net recoverable value. Cost includes amounts advanced, accrued interest and other charges, less repayments and subsidies. Loans and advances include advances to housing providers to address short-term cash flow needs for specified projects and operating pressures.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (Cont'd)

(b) Basis of Financial Reporting (Cont'd)

Liabilities

Liabilities are present obligations of the Corporation to external organizations and individuals arising from past transactions or events occurring before the year end, the settlement of which is expected to result in the future sacrifice of economic benefits. They are recognized when there is an appropriate basis of measurement and management can reasonably estimate the amounts.

Non-Financial Assets

Non-financial assets are acquired, constructed, or developed assets that do not normally provide resources to discharge existing liabilities, but instead:

- (a) are normally employed to deliver government services;
- (b) may be consumed in the normal course of operations; and
- (c) are not for sale in the normal course of operations.

Non-financial assets are limited to tangible capital assets.

Tangible capital assets

Tangible capital assets are recognized at cost less accumulated amortization, which includes amounts that are directly related to the acquisition, design, construction, development, improvement or betterment of the assets.

Work in progress, which includes facilities and improvements projects and development of information systems is not amortized until after a project is complete (or substantially complete) and the asset is put into service.

Leases of tangible capital assets which transfer substantially all the benefits and risks of ownership are accounted for as leased tangible capital assets. Note 16 provides a schedule of repayments on the leases.

The cost of the tangible capital assets, excluding land, is amortized on a straight-line basis over their estimated useful lives as follows:

Buildings	10-50 Years
Computer hardware and software	3-10 Years
Other	5-10 Years

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
 Year ended March 31, 2021

Note 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (Cont'd)

(b) Basis of Financial Reporting (Cont'd)

Non-Financial Assets (Cont'd)

Tangible capital assets (Cont'd)

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the Statement of Operations.

The threshold for capitalizing new systems development is \$250,000 and the threshold for major systems enhancements is \$100,000. The threshold for all other tangible capital assets is \$5,000.

Contributed tangible capital assets from non-related entities are recognized at their fair value at the time of contribution.

When physical assets (tangible capital assets) are gifted or are sold for a nominal sum, the net book value of these physical assets, less any nominal proceeds, are recognized as grants in kind.

Measurement Uncertainty

(in thousands)

Measurement uncertainty exists when there is a variance between the recognized or disclosed amount and another reasonably possible amount, whenever estimates are used. Estimates relating to the determination of the Housing Management Bodies accounts receivable recognized/disclosed as \$11,207 (2020 - \$9,599) in these financial statements, is subject to measurement uncertainty. This balance is based on budgeted figures which may not reflect actual audited amounts. It is possible that the actual Housing Management Bodies accounts receivable could vary by as much as two per cent at March 31, 2021, resulting in a difference in the Housing Management Bodies accounts receivable as high as \$300.

Financial Instruments

Financial instruments consist of cash and cash equivalents, accounts receivable, loans and advances, accounts payable and accrued liabilities, and debt. They are initially recognized at cost and subsequently carried at amortized cost. Write-downs on financial assets are recognized when the amount of a loss is known with sufficient precision and there is no reasonable expectation of recovery. The Corporation does not own any derivatives, portfolio investments or other financial instruments designated in the fair value category and as such has not included a Statement of Remeasurement Gains and Losses.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND REPORTING PRACTICES (Cont'd)

(b) Basis of Financial Reporting (Cont'd)

Risk Management

The Corporation has minimal exposure to credit risk, liquidity risk and interest rate risk due to the nature of its operations. The primary creditors of the Corporation are the Government of Alberta and the federal government. Both governments provide operational support to the Corporation, thus reducing exposure to credit risk. Liquidity risk is minimized given the cash and cash equivalents balance within the Corporation and the annual operational funding provided by the Department of Seniors and Housing. As interest rates on debt are fixed, the Corporation is not exposed to interest rate fluctuation risk because the future cash flows of the debt will not fluctuate with future market interest rate changes.

Note 3 FUTURE CHANGES IN ACCOUNTING STANDARDS

The Public Sector Accounting Board has approved the following accounting standards:

- **PS 3280 Asset Retirement Obligations (effective April 1, 2022)**

This standard provides guidance on how to account for and report liabilities for retirement of tangible capital assets.

- **PS 3400 Revenue (effective April 1, 2023)**

This standard provides guidance on how to account for and report on revenue, and specifically, it differentiates between revenue arising from exchange and non-exchange transactions.

The Corporation has not yet adopted these standards. Management is currently assessing the impact of these standards on the financial statements.

Note 4 PROVINCIAL DISASTER RECOVERY

2013 Southern Alberta Flood

The 2013 Southern Alberta Flood was the largest and most complex natural disaster that Alberta had experienced that led to significant recovery and stabilization efforts by the Government of Alberta. The disaster caused major damage to housing and infrastructure in 30 communities, with over 14,000 homes impacted that housed over 30,000 Albertans. The flooding also caused major damage to homes in the Siksika and Stoney Nakoda First Nations communities affecting over 650 homes that housed over 4,100 people.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 4 PROVINCIAL DISASTER RECOVERY (Cont'd)

During 2013-14, the Corporation was assigned responsibility to provide emergency and interim housing for displaced Albertans as well as direct support to Housing Management Bodies that were impacted by the flood. In addition, the Corporation was asked by the Ministry of Indigenous Relations to assist with the provision of emergency and interim housing, as well as inspections, repairs and rebuilds of homes on both First Nations communities. The approved budget to repair and rebuild flood affected homes to provincial health and housing standards on both First Nations totaled \$345 million.

Costs incurred
(in thousands)

The costs incurred by the Corporation in response to the flood have been fully offset by the Government of Alberta through the ministries of Municipal Affairs and Indigenous Relations and the Department of Seniors and Housing which will reflect the costs. Neither the costs incurred by the Corporation during the year or the reimbursement are reflected in these financial statements. The amount incurred related to the flood total \$0 (2020 - \$3,925). Funds due to or payable from the Corporation reflecting flood related amounts are included in these statements.

Note 5 CASH AND CASH EQUIVALENTS
(in thousands)

Cash and cash equivalents consist of:

	<u>2021</u>	<u>2020</u>
Cash	\$ 34,107	\$ 138,823
Cash equivalents	604	604
	<u>\$ 34,711</u>	<u>\$ 139,427</u>

Cash includes deposits in the Consolidated Cash Investment Trust Fund (CCITF) of the Province of Alberta. The CCITF is managed with the objective of providing competitive interest income to depositors while maintaining appropriate security and liquidity of depositors' capital. The portfolio is comprised of high quality short term securities with a maximum term to maturity of three years. As at March 31, 2021, securities held by the fund have a time-weighted return of 0.4% per annum (2020: 1.9% per annum). Due to the short term nature of CCITF investments, the carrying value approximates fair value.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 6 ACCOUNTS RECEIVABLE
(in thousands)

Accounts receivable are unsecured and non-interest bearing.

	2021		2020	
	Gross amount	Allowance for doubtful accounts	Net recoverable value	Net recoverable value
Alberta Indigenous Relations ^(a)	\$ -	\$ -	\$ -	\$ 2,723
Alberta Municipal Affairs	-	-	-	66
Canada Mortgage and Housing Corporation	24,956	-	24,956	27,856
Department of Seniors and Housing	58,574	-	58,574	91,474
Government of Canada	52	-	52	2,626
Housing Providers	11,207	-	11,207	9,599
Other	2,610	-	2,610	2,701
	<u>\$ 97,399</u>	<u>\$ -</u>	<u>\$ 97,399</u>	<u>\$ 137,045</u>

- (a) Costs incurred by the Corporation in response to the 2013 Southern Alberta Flood, have been fully offset through the ministries of Municipal Affairs and Indigenous Relations, Department of Seniors and Housing, as well as the Alberta Risk Management Fund. All flood related funds due to the Corporation totaling \$0 (2020 - \$2,723) is from Alberta Indigenous Relations.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 7 LOANS AND ADVANCES
(in thousands)

	2021		2020	
	Gross amount	Allowance for doubtful accounts	Net recoverable value	Net recoverable value
Housing Providers' Reserves ^(a)	\$ 5,135	\$ -	\$ 5,135	\$ 5,135
Rental Assistance ^(b)	12,066	-	12,066	13,765
Other Loans and Advances ^(c)	778	-	778	2,336
	<u>\$ 17,979</u>	<u>\$ -</u>	<u>\$ 17,979</u>	<u>\$ 21,236</u>

- (a) Housing Providers are provided an advance based on the number of housing units under management in order to address short term operating cash flow requirements during the year. These cash advances can be collected at any time at the discretion of the minister. These funds are required to be replenished by the Housing Providers.
- (b) Housing Management Bodies are provided an advance for approximately two months of anticipated annual operational funding requirements to administer the Rental Assistance Program. These cash advances can be collected at any time at the discretion of the Minister. These cash advances are replenished as monthly claims are processed.
- (c) Other Loans and Advances includes work-out loans totalling \$487 (2020 - \$589) with repayment terms as follows:

	Principal	Interest	Total payments
2021-22	\$ 106	\$ 17	\$ 123
2022-23	109	14	123
2023-24	113	10	123
2024-25	56	6	62
2025-26	53	4	57
Thereafter	50	1	51
	<u>\$ 487</u>	<u>\$ 52</u>	<u>\$ 539</u>

Note 8 CONTINGENT ASSETS
(in thousands)

The Corporation submitted insurance claims where possible assets are being sought. The outcomes from these matters will likely result in recognition of assets. These amounts have not been recognized in the financial statements.

The Corporation is involved in seventy-two (2020: ninety-five) outstanding insurance claims which will reasonably give rise to the recovery of assets. Of these insurance claims, seventy-two (2020: ninety-five) have a specified amount of \$2,876 (2020: \$2,545). No (2020: zero) insurance claims have no amount specified.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 9 CONTRACTUAL RIGHTS
(in thousands)

Contractual rights are rights of the Corporation to economic resources arising from contracts or agreements that will result in both assets and revenues in the future when the terms of those contracts or agreements are met.

	<u>2021</u>	<u>2020</u>
Contractual rights from operating leases, contracts, and programs ^(a)	\$ 981,925	\$ 861,767

(a) Contractual rights are comprised primarily of future federal funding from Canada Mortgage and Housing Corporation (CMHC) for housing programs and initiatives.

Estimated amounts that will be received or receivable for each of the next five years and thereafter are as follows:

	<u>Total</u>
2021-22	\$ 116,574
2022-23	118,810
2023-24	122,547
2024-25	126,946
2025-26	135,646
Thereafter	361,402
	<u>\$ 981,925</u>

Note 10 ACCOUNTS PAYABLE AND OTHER ACCRUED LIABILITIES
(in thousands)

	<u>2021</u>	<u>2020</u>
Accounts payable	\$ 4,524	\$ 1,099
Accrued liabilities - supplies and services	421	1,010
Accrued liabilities - grants	5,846	1,140
Accrued liabilities - capital	14,746	18,025
Hold back liabilities	7,353	12,815
Other accrued liabilities ^(a)	578	648
	<u>\$ 33,468</u>	<u>\$ 34,737</u>

(a) Other accrued liabilities is comprised primarily of \$495 (2020 - \$565) for amounts potentially owing to Alberta Risk Management Fund for open insurance claims.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 11 DEBT
(in thousands)

Fiscal Year of Maturity Ending March 31	Effective interest rate ^(a)	2021	2020
Fixed rate debt			
2021	7.56%	\$ -	\$ 506
2022	7.87%	342	342
2023	7.82%	226	226
2024	7.50%	103	103
2025	-	-	-
2026	-	-	-
Principal due in: 2022-2026 (< 5 years)	7.80%	671	1,177
Total direct borrowings	7.80%	\$ 671	\$ 1,177

- (a) The effective interest rate is based on the weighted average of debt issues. The effective rate is the rate that exactly discounts estimated future cash payments through the expected term of the debt to the net carrying amount and includes the effects of interest rate.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 12 DEFERRED CONTRIBUTIONS
(in thousands)

	<u>2021</u>	<u>2020</u>
Unspent deferred contributions		
Deferred operating contributions (i)	\$ 62,428	\$ 68,212
Unspent deferred capital contributions and transfers (ii)	13,844	43,182
	<u>\$ 76,272</u>	<u>\$ 111,394</u>
Spent deferred capital contributions and transfers (iii)	182,670	128,438
	<u>\$ 258,942</u>	<u>\$ 239,832</u>

(i) Deferred operating contributions

	<u>2021</u>		<u>2020</u>	
	<u>Government of Alberta</u>	<u>Other</u>	<u>Total</u>	<u>Total</u>
Balance at beginning of year	\$ -	\$ 68,212	\$ 68,212	\$ 74,035
Cash contributions received/receivable during year	-	4,463	4,463	5,948
Less: amounts recognized as revenue	-	(10,247)	(10,247)	(11,771)
Balance at end of year	<u>\$ -</u>	<u>\$ 62,428</u>	<u>\$ 62,428</u>	<u>\$ 68,212</u>

(ii) Unspent deferred capital contributions and transfers

	<u>2021</u>		<u>2020</u>	
	<u>Government of Alberta</u>	<u>Other</u>	<u>Total</u>	<u>Total</u>
Balance at beginning of year	\$ 3,444	\$ 39,738	\$ 43,182	\$ 72,263
Cash contributions received/receivable during year	10,400	18,132	28,532	23,887
Transferred to spent deferred capital contributions and transfers	-	(57,870)	(57,870)	(52,968)
Balance at end of year	<u>\$ 13,844</u>	<u>\$ -</u>	<u>\$ 13,844</u>	<u>\$ 43,182</u>

(iii) Spent deferred capital contributions and transfers

	<u>2021</u>		<u>2020</u>	
	<u>Government of Alberta</u>	<u>Other</u>	<u>Total</u>	<u>Total</u>
Balance at beginning of year	\$ 970	\$ 127,468	\$ 128,438	\$ 84,439
Transferred from unspent deferred capital contributions and transfers	-	57,870	57,870	52,968
Less: amounts recognized as revenue	-	(3,638)	(3,638)	(8,969)
Balance at end of year	<u>\$ 970</u>	<u>\$ 181,700</u>	<u>\$ 182,670</u>	<u>\$ 128,438</u>

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 13 TANGIBLE CAPITAL ASSETS
(in thousands)

	Land	Buildings ^(a)	Computer Hardware & Software	Others ^(b)	2021 Total	2020 Total
Estimated Useful Life	Indefinite	10-50 yrs	3-10 yrs	5-10 yrs		
Historical Cost^(c)						
Beginning of year	\$ 171,746	\$ 1,859,036	\$ 7,238	\$ 487	\$ 2,038,507	\$ 1,875,083
Additions ^(d)	2,188	137,981	759	2,297	143,225	166,158
Disposals, including write-downs ^(e)	(179)	(14,559)	-	-	(14,738)	(2,734)
	173,755	1,982,458	7,997	2,784	2,166,994	2,038,507
Accumulated Amortization						
Beginning of year	-	871,897	3,518	274	875,689	837,445
Amortization expense	-	43,562	527	77	44,166	39,422
Effect of disposals including write-downs	-	(9,625)	-	-	(9,625)	(1,178)
	-	905,834	4,045	351	910,230	875,689
Net Book Value at March 31, 2021	\$ 173,755	1,076,624	\$ 3,952	2,433	\$ 1,256,764	
Net Book Value at March 31, 2020	\$ 171,746	\$ 987,139	\$ 3,720	\$ 213		\$ 1,162,818

- (a) Seniors and special needs buildings are amortized over 50 years, community housing buildings over 40 to 50 years and all other buildings over 10 to 25 years.
- (b) Other tangible capital assets include leasehold improvements (amortized over the life of the lease), manufactured housing units and trailers.
- (c) Historical cost includes work-in-progress at March 31, 2021 totaling \$234,102 comprised of buildings \$233,737 (2020 - \$282,606) and computer hardware and software \$365 (2020 - \$3,522).
- (d) Additions include non-cash acquisitions for donated tangible capital assets totaling \$3,608 (2020 - \$0).

Additions include costs incurred this year totaling \$23,603 (2020 - \$33,775) for the Corporation's proportionate share of co-owned tangible capital assets with various third parties.

- (e) Disposals include non-cash disposals totaling \$0 comprised of transfers of tangible capital assets to other entities \$0 (2020 - \$0) and grant-in-kind \$0 (2020 - \$1,506).

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 14 ACCUMULATED SURPLUS
(in thousands)

Accumulated surplus is comprised of the following:

	<u>2021</u>	<u>2020</u>
Balance at beginning of year	\$ 1,184,780	\$ 1,300,965
Annual deficit	(71,008)	(116,185)
Balance at end of year	<u>\$ 1,113,772</u>	<u>\$ 1,184,780</u>

Note 15 CONTINGENT LIABILITIES
(in thousands)

The Corporation is involved in legal matters where damages are being sought. These matters may give rise to contingent liabilities.

The Corporation is named in eighteen (2020: fourteen) claims, the outcome of which is not determinable. Of these claims, seventeen (2020: thirteen) have a total amount claimed of \$19,450 (2020: \$18,640). The remaining one (2020: one) claim has no amount specified. Included in the total indeterminable claims are seventeen (2020: fourteen) claims in which the Corporation has been jointly named with other organizations. The resolution of indeterminable claims may result in a liability, if any, that may be significantly lower than the claimed amount.

Note 16 CONTRACTUAL OBLIGATIONS
(in thousands)

Contractual obligations are obligations of the Corporation to others that will become liabilities in the future when the terms of those contracts or agreements are met. Grants for housing providers approved for future years have been included as a program obligation.

	<u>2021</u>	<u>2020</u>
Obligations under operating leases, contracts and programs ^(a)	\$ 130,469	\$ 160,845
Obligations under capital contracts and grants	166,038	177,785
	<u>\$ 296,507</u>	<u>\$ 338,630</u>

(a) Obligations for Southern Alberta Flood contracts are excluded as they have been set up as accrued liabilities in the ministries of Municipal Affairs and Indigenous Relations.

ALBERTA SOCIAL HOUSING CORPORATION
NOTES TO THE FINANCIAL STATEMENTS (Cont'd)
Year ended March 31, 2021

Note 16 CONTRACTUAL OBLIGATIONS (Cont'd)
(in thousands)

Estimated payment requirements for each of the next five years and thereafter are as follows:

	Operating leases ^(b)	Operating contracts and programs ^(c)	Capital contracts ^(d)	Capital grants ^(e)	Total
2021-22	\$ 1,347	\$ 27,302	\$ 135,876	\$ 10,201	\$ 174,726
2022-23	1,347	20,670	5,513	4,846	32,376
2023-24	1,347	16,450	2	4,109	21,908
2024-25	1,347	11,417	-	3,577	16,341
2025-26	1,347	10,006	-	1,914	13,267
Thereafter	18,521	19,368	-	-	37,889
	<u>\$ 25,256</u>	<u>\$ 105,213</u>	<u>\$ 141,391</u>	<u>\$ 24,647</u>	<u>\$ 296,507</u>

(b) The Corporation leases land under various leases for the purpose of providing social housing

(c) Primarily grants committed for future years under agreement with Housing Providers that would fund operating supports and amortization costs.

(d) Capital contracts are made up of the Corporation's development projects and capital asset maintenance.

(e) Amounts primarily committed to housing providers for capital grants.

Note 17 COMPARATIVE FIGURES

Certain 2020 figures have been reclassified, where necessary, to conform to the 2021 presentation.

Note 18 APPROVAL OF FINANCIAL STATEMENTS

The Board approved the financial statements of the Corporation.

Schedule 1: Expenses - Detailed By Object

Alberta Social Housing Corporation Year ended March 31, 2021

(in thousands)

	2021		2020
	Budget	Actual	Actual
Supplies and services	\$ 9,235	\$ 8,788	\$ 7,781
Operating grants	163,723	198,770	173,282
Capital grants	47,288	39,079	14,658
Debt servicing costs	-	128	2,621
Amortization of tangible capital assets (Note 13)	43,404	44,166	39,422
Other	-	5,619	6
	<u>\$ 263,650</u>	<u>\$ 296,550</u>	<u>\$ 237,770</u>

Schedule 2: Related Party Transactions

Alberta Social Housing Corporation Year ended March 31, 2021

(in thousands)

Related parties are those entities consolidated or accounted for on the modified equity basis in the Government of Alberta's Consolidated Financial Statements. Related parties also include key management personnel and close family members of those individuals in the Department of Seniors and Housing.

The Corporation had the following transactions with related parties reported in the Statements of Operations and the Statements of Financial Position at the amount of consideration agreed upon between the related parties:

	<u>2021</u>	<u>2020</u>
Revenues		
Grants		
Transfers from the Department of Seniors and Housing	113,498	-
	<u>\$ 113,498</u>	<u>\$ -</u>
Expenses		
Insurance premiums	5,138	5,189
Other services	269	221
Transfer of liabilities	1,389	-
	<u>\$ 6,796</u>	<u>\$ 5,410</u>
Receivable from		
Alberta Indigenous Relations	-	2,723
Alberta Municipal Affairs	-	66
Department of Seniors and Housing	58,574	91,474
	<u>\$ 58,574</u>	<u>\$ 94,263</u>
Payable to		
Alberta Justice and Solicitor General	85	-
Alberta Risk Management Fund	495	565
Alberta Treasury Board and Finance	-	92
	<u>\$ 580</u>	<u>\$ 657</u>
Deferred contributions to related parties	<u>\$ 14,814</u>	<u>\$ 4,414</u>

Other Financial Information

Table of Contents

Lapse/Encumbrance (unaudited) 81

Lapse/Encumbrance (unaudited)**Department of Seniors and Housing
Year Ended March 31, 2021***(In thousands)*

	Voted Estimate (1)	Supplementary Estimate (2)	Adjustments (3)	Adjusted Voted Estimate	Voted Actuals (4)	Over expended (Unexpended)
EXPENSE VOTE BY PROGRAM						
Program - Operating Expense						
1 Ministry Support Services						
1.1 Minister's Office	\$ 663	\$ -	\$ -	\$ 663	\$ 603	\$ (60)
1.2 Deputy Minister's Office	725	-	-	725	603	(122)
1.3 Strategic Corporate Services	3,591	-	-	3,591	3,634	43
	4,979	-	-	4,979	4,840	(139)
2 Seniors Services						
2.1 Program Planning and Delivery	6,311	-	-	6,311	4,860	(1,451)
2.2 Special Needs Assistance Grants	17,987	-	-	17,987	13,168	(4,819)
2.3 Seniors Home Adaptation and Repair	1,252	-	-	1,252	956	(296)
2.4 Seniors Community Grants	900	-	-	900	1,351	451
2.5 Property Tax Deferral	-	-	-	-	-	-
	26,450	-	-	26,450	20,335	(6,115)
3 Alberta Seniors Benefit						
3.1 Program Delivery	5,224	-	-	5,224	5,685	461
3.2 Alberta Seniors Benefit Grants	321,506	-	-	321,506	316,331	(5,175)
3.3 Supplementary Accommodations Benefit	94,818	-	(7,849)	86,969	81,423	(5,546)
	421,548	-	(7,849)	413,699	403,439	(10,260)
4 Housing						
4.1 Program Planning and Delivery	10,979	-	-	10,979	10,859	(120)
4.2 Assistance to Alberta Social Housing Corporation	82,398	30,000	-	112,398	112,398	-
Total	93,377	30,000	-	123,377	123,257	(120)

Lapse/Encumbrance (unaudited)**Department of Seniors and Housing****Year Ended March 31, 2021***(In thousands)*

	Voted Estimate (1)	Supplementary Estimate (2)	Adjustments (3)	Adjusted Voted Estimate	Voted Actuals (4)	Over expended (Unexpended)
EXPENSE VOTE BY PROGRAM (CONT.)						
Capital Payments to Related Parties						
4 Housing						
4.2 Assistance to Alberta Social Housing Corporation		1,100		1,100	1,100	
Total	\$ 546,354	\$ 31,100	\$ (7,849)	\$ 569,605	\$ 552,971	\$ (16,634)
(Lapse)/Encumbrance						\$ (16,634)
CAPITAL INVESTMENT VOTE BY PROGRAM						
1 Ministry Support Services						
1.3 Strategic Corporate Services	\$ 25	\$ -	\$ -	\$ 25	\$ -	\$ 25
Total	\$ 25	\$ -	\$ -	\$ 25	\$ -	\$ (25)
(Lapse)/Encumbrance						\$ (25)
FINANCIAL TRANSACTIONS VOTE BY PROGRAM						
2 Seniors Services						
2.3 Seniors Home Adaptation and Repair	\$ 11,500	\$ -	\$ -	\$ 11,500	\$ 6,040	\$ (5,460)
2.5 Property Tax Deferral	8,200	-	-	8,200	8,286	86
Total	\$ 19,700	\$ -	\$ -	\$ 19,700	\$ 14,326	\$ (5,374)
(Lapse)/Encumbrance						\$ (5,374)
2013 ALBERTA FLOODING LIABILITY RETIREMENT						
4 Housing						
4.2 Assistance to Alberta Social Housing Corporation	\$ -	\$ -	\$ 1,389	\$ 1,389	\$ 1,389	\$ -
Total	\$ -	\$ -	\$ 1,389	\$ 1,389	\$ 1,389	\$ -
(Lapse)/Encumbrance						\$ -

(1) As per "Expense Vote by Program," "Capital Investment Vote by Program" and "Financial Transaction Vote by Program" page 181 of 2020-21 Government Estimates.

- (2) The supplementary estimate of \$31.1 million is to provide \$30.0 million to Seniors Lodges for COVID-19 orders and \$1.1 million capital grants for Homes for Heroes program.
- (3) Adjustment of \$6.4 million due to: \$3.2 million identified in-year savings from Budget 2020, \$4.0 million additional identified savings, and \$0.6 million decrease due to encumbrance from 2019-20 less transfer amount of \$1.4 million from Indigenous Relations for payments relating to an accrued liability for the rebuilding of homes on First Nations resulting from the 2013 Southern Alberta Flood.
- (4) Actuals exclude non-voted amounts such as amortization and valuation adjustment.

Annual Report Extracts and Other Statutory Reports

Public Interest Disclosure (Whistleblower Protection Act)

Section 32 of the *Public Interest Disclosure (Whistleblower Protection) Act* reads:

- 32(1) Every chief officer must prepare a report annually on all disclosures that have been made to the designated officer of the department, public entity or office of the Legislature for which the chief officer is responsible.
- (2) The report under subsection (1) must include the following information:
- (a) the number of disclosures received by the designated officer, the number of disclosures acted on and the number of disclosures not acted on by the designated officer;
 - (b) the number of investigations commenced by the designated officer as a result of disclosures;
 - (c) in the case of an investigation that results in a finding of wrongdoing, a description of the wrongdoing and any recommendations made or corrective measures taken in relation to the wrongdoing or the reasons why no corrective measure was taken.
- (3) The report under subsection (1) must be included in the annual report of the department, public entity or office of the Legislature if the annual report is made publicly available.

No disclosures of wrongdoing were filed with the public interest disclosure office for Seniors and Housing between April 1, 2020 and March 31, 2021.