



TOWARDS RECOVERY

**2019-2020
ANNUAL
REPORT**

MESSAGE FROM THE CHAIR



I am pleased to say that the Alberta Real Estate Foundation has rolled with the punches, continued to deliver its mandate, and is ready to help support Alberta's recovery.

This year marks the 30th Anniversary of the Foundation: thirty years of investing public funds in the real estate industry and Alberta. Some exciting initiatives are planned for the year ahead.

First, however, let's review the tumultuous events of the past year.

The sudden arrival of the Covid-19 pandemic in early 2020 compounded Alberta's existing economic challenges and impacted everything from health and educational systems to the real estate industry. It certainly impacted the Foundation. While this was a major shock, Albertans (as they do) stepped up to meet the challenge. It has been a long ordeal, but there is light ahead in 2021. It is clear, however, that this recovery will take time, effort, investment and especially collaboration. We know that we can achieve a lot more by working together.

The Foundation responded quickly. The Board of Governors held an emergency meeting in early 2020 to approve immediate actions. Non-critical priorities were postponed. Grantees were assured that all current initiatives and projects would be continued. Staff and Board members began working remotely. The Board doubled the sponsorship and small grants budget. Foundation staff contacted all regional Real Estate Boards to determine needs; and expedited approvals to get funding to where it was needed.

The Board also significantly increased the overall grants budget by 25% to \$2M. This was a bold move, given that many other Alberta foundations were reducing (even freezing) their grants. The Board determined that the Foundation's resources were best deployed towards longer-term recovery (as opposed to emergency Covid response). This was added as a priority and grant criteria on the website. Industry, stakeholder, and other groups were approached to submit ideas and to partner with the Foundation on real-estate related initiatives.

While the \$2M grants target was not quite achieved, the Foundation invested \$1,832,500 through 26 grants and 28 smaller sponsorships across the province in fiscal 2020. This was the second - highest level of grants/ investment since the Foundation was founded thirty years ago; and exceeded only in 2007, when the real estate market was exceptionally strong.

The Board also decided to create a new, interim, Strategic Plan responding to pandemic after-shocks, improving internal systems, and repositioning the organization to better deliver its mandate. This was summarized into the 'Three R's': 1) **Review** and improve operational systems, policies, and governance; 2) **Reconnect** with all stakeholders and build partnerships; and 3) **Renew** the organization through an ambitious 30th Anniversary engagement and collaborative planning initiative. The 'Review' stage was largely completed in 2020. The 'Reconnect' and 'Renew' stages are now well underway.

To add to the disruption, this past year also saw significant organizational changes. I began my tenure as Board Chair in January 2020 following the resignation of previous Chair Tash Taylor. Our long-serving Executive Director, Cheryl De Paoli, departed in June and we began the search for a new ED in July. We said goodbye to Governor Tyran Ault and welcomed Christine Zwozdesky and later Penny Omell to the Board.

We were very pleased to welcome Patti Morris as the new Executive Director of the Alberta Real Estate Foundation on December 15th. Patti is only the fourth person to hold this important position. She brings extensive background in leading and managing non-profit organizations, excellent engagement skills - plus a passion for real estate.

Patti has already started to build relationships, establish partnerships and launch our major 30th Anniversary initiative.

Finally, the Foundation is adapting to the amended Real Estate Act, restructured Real Estate Council of Alberta and revised definition of “real estate industry. The Foundation looks forward to engaging with the ‘new’ RECA and its associated Industry Councils in 2021.

WHAT’S NEXT?

In 2021, the Alberta Real Estate Foundation will celebrate thirty successful years of delivering its mandate. Anniversaries are an opportunity for both reflection and recalibration.

To that end, the Foundation will complete its review of governance and operations, reconnect with its stakeholders, and renew its strategy. A collaborative process will develop a comprehensive 2022 -2027 Strategic Plan. A new 30th Anniversary major grants category is under development; and will be announced soon by Executive Director Patti Morris.

There is currently one vacancy on the Board and there will be additional Board turn-over in 2021 when RECA nominates two new Governors. The Foundation’s Chair-Elect (and AREA representative) Janice Resch will assume Board leadership in November 2021.

With a new Executive Director, refreshed Board of Governors and refined Provincial mandate, it’s clear that the Foundation is on a new and exciting path.

In conclusion, I would like to thank the Foundation’s volunteer Board, our dedicated staff and new Executive Director Patti Morris. I would also like to thank the Service Alberta team for their ongoing support, advice, and assistance.

It has been an honour to serve as Chair of the Alberta Real Estate Foundation in 2020.



Doug Leighton
Chair

THE ALBERTA REAL ESTATE FOUNDATION

2020–2021 Strategic Plan

Review → Reconnect → Renew

OUR MANDATE

“The purposes of the Foundation are to promote and undertake:

- *the education of related professionals and the public in respect of the real estate industry;*
- *law reform and research in respect of the real estate industry; and,*
- *other projects and activities to advance and improve the real estate industry.”*

(Alberta Real Estate Act, Sec 64)

OUR STRATEGY

The Board has identified supporting Alberta’s real estate, economic, and community recovery as important priorities. This is key to our 2020-21 Strategic Plan, which is aligned with a significantly increased budget to invest in industry and community investment, in support of Alberta’s economic recovery.

In 2021, the Alberta Real Estate Foundation will celebrate thirty successful years of delivering its mandate. This 30th Anniversary is an opportunity for the Foundation to review its operations and governance, reconnect with its stakeholders and renew how it benefits the real estate industry and Alberta’s communities in an even more impactful manner.

The Foundation’s 2020-21 Strategic Plan identifies three priorities:

REVIEW

- Review and update operational and governance systems to improve efficiency and impact.
- Grant categories, criteria, policies, assessment and reporting for optimal impact.
- AREF’s bylaws, policies, and governance frameworks to reflect best practices.

RECONNECT

- Increase outreach and engagement with stakeholders across Alberta.
- Proactively seek more co-investment and grant opportunities.
- Increase AREF’s emphasis on facilitating partnerships.

RENEW

- Complete 30th Anniversary collaborative Strategic Plan.
- Enhance transparency in governance, operations and outcomes.
- Increase support for real estate, economic and community recovery.

OUR COMMITMENT

By the end of 2021, the Alberta Real Estate Foundation will have:

- Completed a new Strategic Plan through a collaborative process;
- Increased investments in Alberta’s real estate, economic, and community recovery;
- Increased outreach, engagement, and communication with all its stakeholders; and
- Improved its governance and operations to better deliver its mandate across Alberta.

PROGRESS TOWARD OUR STRATEGIC PRIORITIES

Recent changes to the Alberta Real Estate Act and anticipation of the 30th anniversary of the Alberta Real Estate Foundation in 2021, represent a great opportunity to build on past successes, engage with all stakeholders, and develop a new roadmap for the future success of the Foundation. These important actions are captured in our strategic plan: to Review, Reconnect, and Renew.

REVIEW

Aligned with the Foundation's core values of innovation and continuous learning, the Foundation reviewed all organizational systems and structures in 2019/2020 inclusive of:

- A long-term financial review conducted by KPMG which focused particular attention on the potential for funding projects related to real estate and recovery;
- A communication audit conducted by Longview Communications intended to enhance stakeholder engagement;
- A risk and legislative mandate review by Aarbo Fuldauer LLP to ensure AREF's continued and consistent alignment with mandate;
- A review of AREF's human resource policies and performance management strategy to continue to promote best practice, conducted by Parent Associates;
- A review and update of Policies, Bylaws and Governance to promote best practice in governance by Strategy Portal; and
- A comprehensive review of grant categories, processes, management and reporting by Bespoke
- Consulting which will be completed and announced in March 2021.

RECONNECT

Consistent with the Foundation's core values of collaboration and transparency and in recognition of the restructuring and reappointment of the Real Estate Council of Alberta, AREF set a strong focus on reconnecting with all valued stakeholders. Progress made toward this important objective in 2019/2020 included:

- The creation of a Stakeholder Engagement Committee to provide direction and stewardship to this important priority;
- An expansion of AREF's stakeholder database to ensure the ongoing connection to all of AREF's valued provincial partners;
- Continued collaboration with the Real Estate Foundation of BC to identify partnership opportunities, efficiencies, and shared best practices;
- Improved reporting on project outcomes, benefits, and impacts to allow for enhanced reporting to stakeholders; and
- Early planning for extensive stakeholder engagement in 2021.

RENEW

As AREF anticipates our 30th year of operation in 2021, we look forward to engaging all stakeholders in a collaborative planning process to create a bold new strategic plan. Please watch for information about these opportunities next year. Together we will make a difference, for the industry, and for Alberta.

BOARD OF GOVERNORS

Defined through the Real Estate Regulations, the Foundation's volunteer Board of Governors includes industry and public representation: two appointments by the Alberta Real Estate Association (AREA), two appointments by the Real Estate Council of Alberta (RECA), and three public members selected by the Board from the many applicants from the community who respond to our calls for nominations.

The Board acts as stewards of the Foundation's mandate and lends their expertise to oversee the Foundation's strategic direction.



Doug Leighton
Chair, from January 2020
Public Appointment



Tash Taylor
Chair Nov.1 – Jan. 20, 2020
Public Appointment



Tyran Ault
Governor
Public Appointment



Scott Bollinger
Governor
Real Estate Council of Alberta



Krista Bolton
Governor
Real Estate Council of Alberta



Janice Resch
Governor
Alberta Real Estate Association



Jim Saunders
Past Chair
Alberta Real Estate Association



Christine Zwozdesky
Governor
Public Appointment

AREF

HISTORY

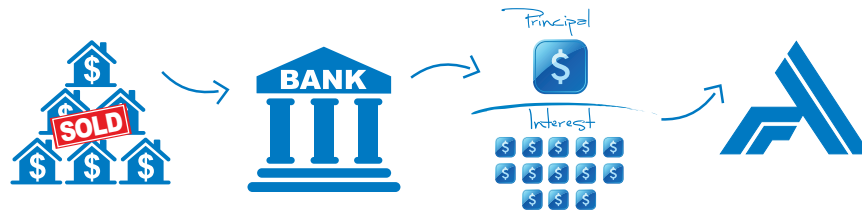
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- a. the education of related professionals and the public in respect of the real estate industry;
- b. law reform and research in respect of the real estate industry; and,
- c. other projects and activities to advance and improve the real estate industry.

Alberta Real Estate Act, Sec 64

The Foundation fulfills this mandate by funding projects that support the industry and benefit Albertans, connecting people, and sharing knowledge in collaboration with real estate industry and public stakeholders.

OUR REVENUE MODEL



The Alberta Real Estate Foundation is the steward and investor of the interest earned on funds held in trust by real estate professionals.

Under the *Real Estate Act*, whenever a consumer deposits money in trust through a real estate broker, property manager, or commercial broker, the small amount of interest earned on that deposit (trust account) is forwarded to the Foundation. The Foundation then invests those funds to support education, research, law reform, and other projects and initiatives related to real estate through its sponsorships, small grants, and community investments.

The Foundation therefore operates at no cost to taxpayers. It has been investing funds into projects that benefit the real industry and Albertans for the past thirty years – stewarding and managing AREF's strategic plans and operations to ensure its programs continue strongly into the future.

LOOKING BACK: PAST PROJECTS, ONGOING IMPACT

UNDERSTANDING LEGAL RIGHTS + RESPONSIBILITIES

Laws for Landlords and Tenants

www.landlordandtenant.org

"Last year, there were almost a half a million user sessions on the landlordandtenant.ca website. That's a lot of sessions!" - Jeff Surtees, Executive Director

AREAS OF

INTEREST

The Alberta Real Estate Act provides a focused mandate for the Foundation. Areas of focus reflect the Board of Governor's strategic priorities. These were reviewed in 2020 and will be refreshed in 2021. The Alberta Real Estate Foundation funds initiatives in four areas of interest:

EDUCATION + RESEARCH

informs Real Estate and land use practices that engage Albertans by creating learning opportunities, methods, or tools which enhance the knowledge of real estate professionals and help the general public to help make better decisions.

HOUSING

supports research or projects that address how to access housing options and innovative approaches to improve affordability.

LAND STEWARDSHIP + ENVIRONMENT

enables Albertans to understand and respond to changing land use patterns, growth pressures, air and water management issues and enhance the ecological quality of their communities.

COMMUNITY INNOVATION

supports projects, practices and ideas that encourage experimentation with the goal of creating new ways of realizing community potential within Alberta.

The projects we fund often satisfy multiple areas of interest and serve multiple stakeholders to varying degrees. Our thorough criteria design and vetting process ensures we take a balanced view in our decision-making process.

LOOKING BACK: PAST PROJECTS, ONGOING IMPACT

AFFORDABLE HOUSING REDEFINED

Sustainable Housing Initiative

www.housingredefined.ca

"AREF's initial investment was a key piece to launching the Sustainable Housing Initiative (SHI), and led to where the division is now, supporting communities in their efforts to develop innovative affordable housing projects. This initiative first gained traction in Alberta, but now works throughout Canada. The SHI's flagship project is the Banff YWCA's Courtyard Project." - Dee Ann, Executive Director

RESPONDING TO COVID-19

As Alberta began grappling with the reality of a global pandemic layered on top of a serious economic downturn, the Foundation responded with an immediate \$150,000 in additional sponsorship funding for industry partners and stakeholders including Real Estate Boards, the Alberta Mortgage Brokers Association and the Building Owners and Managers Association. This funding helped support and strengthen the organizations' ability to serve their members in these extraordinary circumstances.



The Foundation also responded to community needs in response to these challenges, including:

- **“Creating emergency accommodations for Wood Buffalo Housing”** supported the development of 30 multi-family emergency accommodations that, in the long-term, will provide bridge accommodations as people look to longer-term real estate options.
- The University of Alberta’s **“Studying the Impact of COVID-19 on Alberta Real Estate Markets”** will collaborate with the REALTORS® Association of Edmonton to analyze the impact of COVID-19 on the market. The research will educate the industry on the overall trends and impacts on real estate transactions in Edmonton and will inform RAE’s response to COVID-19.
- The **“Toolkit for Healthy, Resilient Homes and Communities in Times of Pandemic Recovery”** project will develop tools for industry for healthy, resilient homes and communities, identifying factors to drive economic growth, sustain community vitality and resiliency, promote environmental stewardship and improve health outcomes.
- The **Civic Commons Catalyst** will bring together organizations to research, evaluate and develop public and private real estate opportunities in Alberta and help address the impacts of COVID-19, the oil and gas downturn and the under-utilization of Calgary’s downtown. The project will provide understanding around the implications and opportunities in Alberta for the reimagining of the built environment and its role in the economic recovery.

NEW ENERGY EFFICIENCY CURRICULUM DEVELOPMENT FOR THE REAL ESTATE INDUSTRY:

SAIT'S GREEN BUILDING EDUCATION DEVELOPMENT

Increasingly, municipalities are implementing green building strategies in residential programs and policies. For example, Calgary's Sustainable Building Policy requires LEED-or-better strategies for affordable housing and Edmonton requires EnerGuide energy performance for all new homes.

In collaboration with industry, the Southern Alberta Institute of Technology, SAIT, is building on existing research in its Green Building Technologies (GBT) group in Applied Research and Innovative Services (ARIS) to **create curriculum for Alberta's real estate industry that covers best practices in environmental and sustainability standards for residential buildings.**

These standards create buildings that are up to 45 per cent more energy efficient.

The 2019 Canadian Home Builders' Association's (CHBA) Home Buyer Preference Study found respondents identified energy-efficient appliances, high-efficiency windows, an overall energy-efficient home, and installing an HRV/ERV Air Exchange system as top 10 features they want in a home. As more green building standards and best practices come on stream, it's increasingly important to help prepare the real estate industry to adapt and respond.

Working with industry associations, real estate boards and other stakeholders, SAIT is holding a series of workshops and roundtable sessions to discuss the existing sustainable building information and curriculum. It's sending surveys to Alberta's broader real estate community to collect industry expertise and will integrate existing education programs to ensure the new curriculum is "complementing current offerings rather than competing with them."

SAIT anticipates the curriculum will be ready to pilot in February 2021 and be rolled out to the industry in Spring 2021. Once the pilot is tested and adjusted, SAIT will market the course and work with the industry to get the word out to real estate professionals. The program will be offered four times a year, reaching a total of 80 real estate professionals annually. The curriculum will provide realtors and others on the front line of the industry in Alberta with the knowledge and green building best practices they need to share with consumers, building owners and property managers.

www.sait.ca

Alberta Soil Health: Policy, Science, and Law in Action

Resource guide for policymakers and members of the public

\$76K

UNIVERSITY OF ALBERTA,
ALBERTA LAND INSTITUTE

Cities Institute

New initiative building collaboration across fields to create more livable and competitive cities

\$37.5K

UNIVERSITY OF ALBERTA,
ALBERTA SCHOOL OF BUSINESS

Condominium Law Education Project

Provides plain language information and resources on condominium law in Alberta

\$150K

LEGAL RESOURCE CENTRE OF ALBERTA LTD

Educating Alberta's Landowners on Policy Changes

Educates landowners on policy changes related to inactive and abandoned oil and gas wells

\$70K

UNIVERSITY OF ALBERTA,
SCHOOL OF BUSINESS

Green Building Education Development

New program developed with and for Real Estate Professionals on green building standards

\$70K

SOUTHERN ALBERTA
INSTITUTE OF TECHNOLOGY

Studying the Impact of COVID-19 on Alberta Real Estate Markets

Development of a new data-driven approach to evaluate the impact of the pandemic

\$60K

UNIVERSITY OF ALBERTA,
DEPARTMENT OF RESOURCE ECONOMICS & ENVIRONMENTAL SOCIOLOGY

Toolkit for Healthy, Resilient Homes and Communities in Times of Pandemic Recovery

Creation of an online toolkit that support Albertan's healthy home choices

\$75K

UNIVERSITY OF ALBERTA,
PUBLIC HEALTH

WellWiki.org Alberta v4.0

Development of WellWiki as a robust and easy to use platform for landowners

\$72K

UNIVERSITY OF ALBERTA,
SCHOOL OF BUSINESS

HOUSING

HOME

\$342K

Contributed

SUPPORTING COMMUNITY HOUSING – KEEPING COMMUNITIES WHOLE:

FORT VERMILION & AREA SENIORS & ELDERS LODGE

About 40 per cent of the 25,000 people living in towns and hamlets across Mackenzie County in northwest Alberta are Indigenous. The county, which is about the size of Prince Edward Island, also has a dearth of supportive living housing for older people. What facilities do exist have waiting lists up to two years long. Because Mackenzie County lacks basic services such as taxis or transit and vast swaths have no cell service, aging at home is difficult. Many are forced to move away to get the care they need.

The Fort Vermilion & Area Seniors & Elders Lodge Board 1788 is leading a community-based initiative to make the case and apply for funding to create much-needed, culturally inclusive housing supports in Fort Vermilion. The group is collecting data and working with experts to develop a process that other groups can follow to help their communities build supportive living housing. **Instead of building individual facilities, the group aims to “develop a solution to the housing crisis that can provide support to different groups in the area.”**

The AREF funded project is identifying sources of funding, analyzing data to confirm levels of care; identifying needs and how to provide services; and consulting with AHS, Health Canada and Indigenous Affairs. Working with consultants, affordable housing associations and architects, the group will determine programming and costing, develop a training program, make the business case and finally apply for capital funding.

As well as helping to secure housing in Mackenzie County, the Fort Vermilion & Area Seniors & Elders Lodge Board 1788 is documenting its methodology and writing a case study in grassroots capital development and facility redevelopment. The case study will be used by other small communities looking to develop housing through a private community partnership.

www.fortvermilionlodgeboard.ca

ANPHA Regional Housing Collectives

Strengthening regional relationships across affordable housing sector to strengthen collective impact

\$40K

ALBERTA NETWORK OF PUBLIC HOUSING AGENCIES (ANPHA)

Investigation into Present and Future Cooperative Housing

Assessment of financial needs of housing co-ops and evaluating sustainability of new models

\$76K

ALBERTA RURAL DEVELOPMENT NETWORK / ALBERTA COMMUNITY & CO-OPERATIVE ASSOCIATION

Creating emergency accommodations for Wood Buffalo Housing

Furnishing 30 units to support Fort McMurray and area respond to pandemic and flooding

\$105K

WOOD BUFFALO HOUSING AND DEVELOPMENT CORPORATION

Market Assessment for Accessible Housing in Calgary

Identifying gaps in accessible, affordable housing and supports in Calgary

\$50K

ACCESSIBLE HOUSING SOCIETY

Fort Vermilion & Area Seniors & Elders Lodge

Community consultation for supportive living space for seniors and elders

\$51K

FORT VERMILION & AREA SENIORS & ELDERS LODGE BOARD 1788

Value of Heritage Districts

Educating industry, municipal leaders and Calgarians on heritage districts, policies, and bylaws

\$20K

CALGARY HERITAGE INITIATIVE

LAND STEWARDSHIP + ENVIRONMENT

LIVABLE

\$315K
Contributed

PROTECTING THE VALUE OF REAL ESTATE

REAL ESTATE PROFESSIONALS ARE IMPORTANT STEWARDS IN A WATERSHED

When considering property near a lake, having a Real Estate Professional who can share information pertinent to lakeside dwelling makes a difference in property value and the lake. Welcome to the Lake is a program developed by the Pigeon Lake Watershed Association (PLWA) to engage Real Estate Professionals in the Pigeon Lake area providing them with training and resources on properties on or near water. **While this is an initiative for Pigeon Lake, the resources provided will be beneficial to realtors selling properties in watersheds across the province.**

"The vision of the Pigeon Lake Watershed Management Plan (2018), adopted by local municipalities and endorsed by stakeholder groups, is working together for a healthy communities, healthy watershed, and a healthy lake. Having Realtors as informed ambassadors provides an important resource for new homeowners," says Bob Gibbs, Chair Pigeon Lake Watershed Management Plan Steering Committee.

The Welcome to the Lake program provides information to Realtors, offering professional development opportunities on topics including: lake smart landscaping, low impact development solutions, and watershed basics. This program will also offer Realtors a welcome package that they can provide to new homeowners - free to Real Estate Professionals with clients in the Pigeon Lake Watershed, while supplies last. In-person and online training options will also be available for Realtors across Alberta.

Working group members Cameron Benbow of Realty One Group (Chair), Christine McFarland of Maxwell Progressive, Cathren Dorchester of Royal LePage Parkland, Merrick Duggan of Realty One, Catherine Peirce from the PLWA, and other partners are contributing to the leadership for the program.

As materials become available, Real Estate Professionals interested in Welcome to the Lake will have multiple points of access to information including a web portal for Realtors on the PLWA website and through the Central Alberta REALTORS® Association website. "The Central Alberta Realtors Association (CARA) recognizes the value in providing education and materials to Realtors that will advance their knowledge of best practices for homeowners living in a watershed" says Larry Westergard, Executive Officer, CARA.

www.abinvasives.ca

Defining Challenges and Opportunities for South Saskatchewan Watershed Communities Under a Rapidly Changing Climate

Identifying immediate challenges and opportunities climate change presents for communities

\$50K

UNIVERSITY OF LETHBRIDGE

Impact Assessment of Collaborative Initiatives on Land-use and Watershed Planning

Evaluating the effectiveness of joint initiatives between WPACs and municipalities

\$25K

UNIVERSITY OF LETHBRIDGE

Enhancing Rural Properties and Communities Values

Education and one-on-one consultations to improve management of forested areas to enhance property values

\$60K

AGROFORESTRY & WOODLOT EXTENSION SOCIETY

Protecting Albertans' Properties from Invasive Plants

Identification Guide for Alberta Invasive Plants for landowners and homeowners

\$50K

ALBERTA INVASIVE SPECIES COUNCIL

Fragmentation and Conversion of Agricultural Land

Informing municipal leaders, planners, and industry on agricultural land conversion and development

\$50K

UNIVERSITY OF ALBERTA, FACULTY OF AGRICULTURAL, LIFE & ENVIRONMENTAL SCIENCES

Updating and Enhancing the Green Communities Guide

Guide to assist communities in managing development using nature-based solutions

\$50K

LAND STEWARDSHIP CENTRE

Welcome to the Lake Program

Selling properties near and around lakes

\$30K

PIGEON LAKE WATERSHED ASSOCIATION

ENHANCING RENTAL MARKETS

E4C AND SHIFT LAB DEVELOP TOOLS TO PREVENT DISCRIMINATION IN HOUSING

Many people looking for a place to rent in Alberta face an unconscious bias from potential landlords—that is, discrimination against their backgrounds and cultural practices. Two Edmonton based groups, e4c and Shift Lab, are working with landlords, real estate professionals and those who face prejudice—including racialized, new Canadians and Indigenous people—to prevent discrimination in housing.

e4c is a non-profit that runs programs to help vulnerable people and reduce poverty. Shift Lab works with other groups to develop potential service, policy, system, and community prototypes that will reduce racism as it contributes to poverty.

They are developing a training program, called Diversity Certified, which will include curriculum and a tool kit that helps tenants and landlords build positive and reciprocal relationships. e4c and Shift Lab are collaborating with market landlords, affordable housing providers, real estate professionals, community developers, social service agencies, and renters of diverse backgrounds.

Once complete, e4c and Shift Lab will work with several landlords and housing providers to pilot the program—in person (when allowed) and online. Their feedback will be incorporated into the next iteration of the materials. The curriculum and toolkit will address unconscious bias, cultural competency, right to housing, and community building. It will be available in print and online and the various contributors will be asked to periodically review and revise the content.

The training program will provide the opportunity for landlords and renters to reflect on their relationships, develop empathy and examine the impact of unconscious bias in their interactions. They'll learn how to better communicate and build better relationships.

Diversity Certified aims to improve relationships between landlords and their tenants. This in turn will lead to increased tenant satisfaction and reduce tenant turnover. When a landlord or housing provider completes the training and is Diversity Certified, they are telling potential renters they respect and welcome diversity in their buildings.

This will help grow more cohesive rental communities where residents from diverse backgrounds are welcome. The training program is also “an opportunity to learn how community and wellness are built together between landlords and renters.”

www.e4calberta.org

Real Estate Industry / Community Sponsorships and Small Grants 2020-2021

\$200K

ALBERTA REAL ESTATE FOUNDATION

Civic Commons Catalyst

New collaborative platform to research, evaluate, and develop real estate opportunities in Alberta

\$100K

EVERGREEN

Additional 2019-2020 Sponsorship

Funding for Real Estate Stakeholders to respond to COVID

\$150K

ALBERTA REAL ESTATE FOUNDATION

Diversity Certified

Developing a training curriculum and toolkit to address discrimination in the rental sector

\$40K

E4C

Improving Transportation Options for Rural Alberta

Compiling and dissemination of best practices and resources to improve rural public transportation

\$40K

ASSOCIATION FOR LIFE-WIDE LIVING (ALL) OF ALBERTA

Renewable Skills to Support Economic Recovery in Remote and Indigenous Communities

Retraining workers to fill jobs in the shifting energy industry to support resilient communities

\$35K

IRON AND EARTH

SMALL GRANTS AND SPONSORSHIPS

The Alberta Real Estate Foundation's Small Grants and Sponsorship fund is accessible funding in an uncertain economic environment in the province. This fund allows the Foundation to respond nimbly to the needs of its stakeholders across the province and strengthen its connection to industry through the support of industry-related initiatives and community events.

ENGAGING ALBERTA'S CONDOMINIUM STAKEHOLDERS INTEGRALORG

A number of condominium stakeholders brought a range of issues to the attention of the Alberta Real Estate Foundation that identified gaps and opportunities where greater awareness, understanding, collaboration and coordination could be achieved. As a first step, AREF convened stakeholders from across the condominium sector (owners, associations, and other stakeholders) to identify and agree upon priority educational activities.

This first phase focused on identification of existing resources, and stakeholder engagement through a series of interviews that illuminated content and themes for further exploration. The results were then summarized in a report presented in June 2020.

Priorities included education needs of owners, boards, and property managers, as well as several larger, 'systemic' issues: how to navigate the system, better approaches to coordination and regulation, and more refined and enhanced educational resources. There was also overwhelming support for bringing together the stakeholder groups to discuss these issues and focus on a more collaborative approach to education.

Based on the feedback received in Phase One, the need to convene the stakeholders from within the condominium sector was identified. The intent was to refine a range of educational opportunities and create a sense of ownership from amongst the participants from which collective action could arise. Due to the pandemic, the convening occurred virtually through Zoom, however there was still good representation from the various groups.

The first session of Phase Two, held October 15, 2020, focused on increasing awareness amongst the participants of the various stakeholders and their roles, and starting to identify potential solutions. This session was attended by participants representing different stakeholder from all levels of the sector. At the end of this session the group enthusiastically supported convening for a second session, with a focus on education for owners and boards, especially given that the development of standards and training for condominium property managers was currently underway. The group felt that a good starting point would be to share information about what resources and education were currently available.

The Foundation looks forward to continuing its support of the condominium sector and the progress that is already resulting and will continue to emerge from these gatherings.

SMALL GRANTS AND SPONSORSHIPS 2019-2020

2020 State of Our City Report Publication of the 2020 State of Our City Report on Calgary's long-term sustainability in Economy, Education, Natural Environment, Resource Use, Wellness and Community. \$3,500 SUSTAINABLE CALGARY SOCIETY	Board Development and Strategic Planning 2020 Governance training and strategic planning for the REALTORS® Community Foundation to strengthen the board and its impact. \$7,500 REALTORS® COMMUNITY FOUNDATION
Commercial Market Analysis Analysis of the commercial real estate market in Stettler and district. \$8,000 TOWN OF STETTLER	Communications and Outreach Support for the Emerald Foundation's communications and outreach activities through COVID-19. \$7,500 ALBERTA EMERALD FOUNDATION
Community Planning Studio Creation of materials for the community planning studio with a focus on responsible and resilient development on the rural-urban edge. \$5,000 UNIVERSITY OF CALGARY, SCHOOL OF ARCHITECTURE, PLANNING AND LANDSCAPE	Condominium Stakeholder Engagement Engagement of Alberta's various condominium stakeholder groups to build stronger alignment while identifying gaps in education. \$6,250 INTEGRALORG
Condominium Stakeholder Engagement 2.0 Phase two of the engagement of Alberta's various condominium stakeholder groups to build stronger alignment while identifying gaps in education. \$5,000 INTEGRALORG	Dinner for Doors Dinner where all proceeds will go towards supporting clients and residents with limited mobility (postponed due to COVID-19). \$5,000 ACCESSIBLE HOUSING SOCIETY
Shelterbelt Education and Guidance Enhancing and Modernizing the Shelterbelt Guidance Tools Enhancing existing shelterbelt guidance manual and tools. \$7,500 AGROFORESTRY & WOODLOT EXTENSION SOCIETY	Matching Habitat for Humanity donation Matching Medicine Hat REALTORS® Charitable Foundation's donation towards a duplex for a deserving and qualified family in Medicine Hat. \$5,000 MEDICINE HAT REALTORS® CHARITABLE FOUNDATION
Rural Routes to Climate Solutions Creation and dissemination of at least seven podcast episodes in the Rural Routes to Climate Solutions podcast series. \$5,000 STETTLER LEARNING CENTRE	Soil Workshop with Dr. Kris Nichols Soil health workshop translating practical solutions for landowners. \$2,500 FOOD WATER WELLNESS CANADA FOUNDATION
Youth Engagement and Skills Development Development of online learning resources related to energy efficiency related to the built environment and real estate. \$5,000 STUDENT ENERGY	Women of Excellence Awards Sponsorship of the Human Services Award at the 13th annual Women of Excellence Awards Gala. \$3,000 RED DEER & DISTRICT COMMUNITY FOUNDATION
YEGarden Suites Educational Resources Educational workshop series, tours, and online resources on garden suites in Edmonton. \$2,500 EDMONTON LANEWAY HOUSING ASSOCIATION YEGARDEN SUITES	

LOOKING BACK: PAST PROJECTS, ONGOING IMPACT

HEALTHY HOMES AND COMMUNITIES

Understanding Contributors of High Radon Exposure

www.evictradon.org

Radon, a known carcinogen, is the second most frequent cause of lung cancer, after smoking. Evict Radon raises public and industry awareness of radon and encourages people to test their homes for the gas while also gathering data for medical research. By educating real estate professionals, the Evict Radon project is able to reach a broader audience and help educate more Albertans on how to ensure their home is healthy.

Evict Radon's research informed the Real Estate Council of Alberta's award-winning re-licensing education course for all real estate licensees (property management, and residential and commercial real estate). *"Property managers and real estate licensees have the obligation to discuss radon with buyers, sellers, landlords and tenants, which means that every single Albertan buying, selling, or leasing properties will become aware of the dangers of radon, how to take it into consideration in a sale, purchase or lease decision and how test for and mitigate radon,"* says Joseph Fernandez, Director of Education Programs at RECA. *"Data provided by Dr. Goodarzi was timely."*

TOTAL

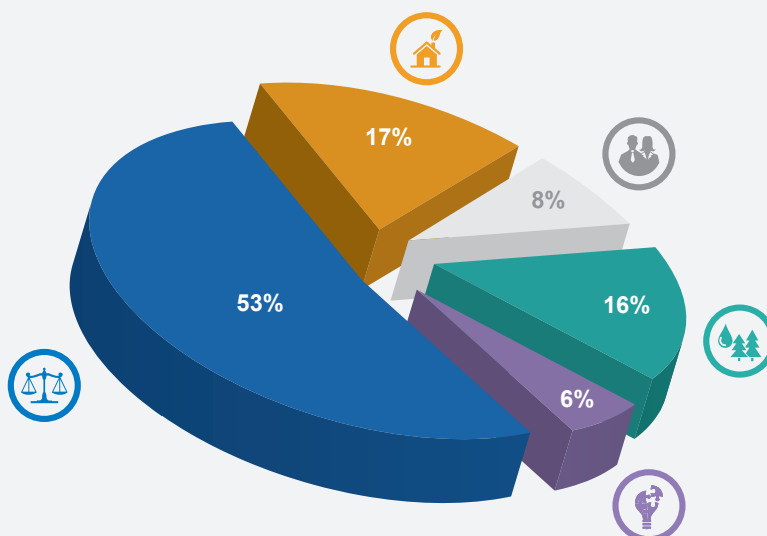
REVENUE

Total Projects Funded in 2019-2020: 27	
Community Innovation	\$565,000
Education & Research	\$610,000
Housing	\$342,000
Land Stewardship & Environment	\$315,000
Total	\$1,832,500

Since its inception in 1991, the Foundation has granted more than \$23 million to 648 projects that have benefited the real estate industry and all Albertans including supporting education and research around land use and water related issues, enhancing industry and homeowner knowledge on affordable and healthy homes, as well as education around condominium law in Alberta.

648
PROJECTS

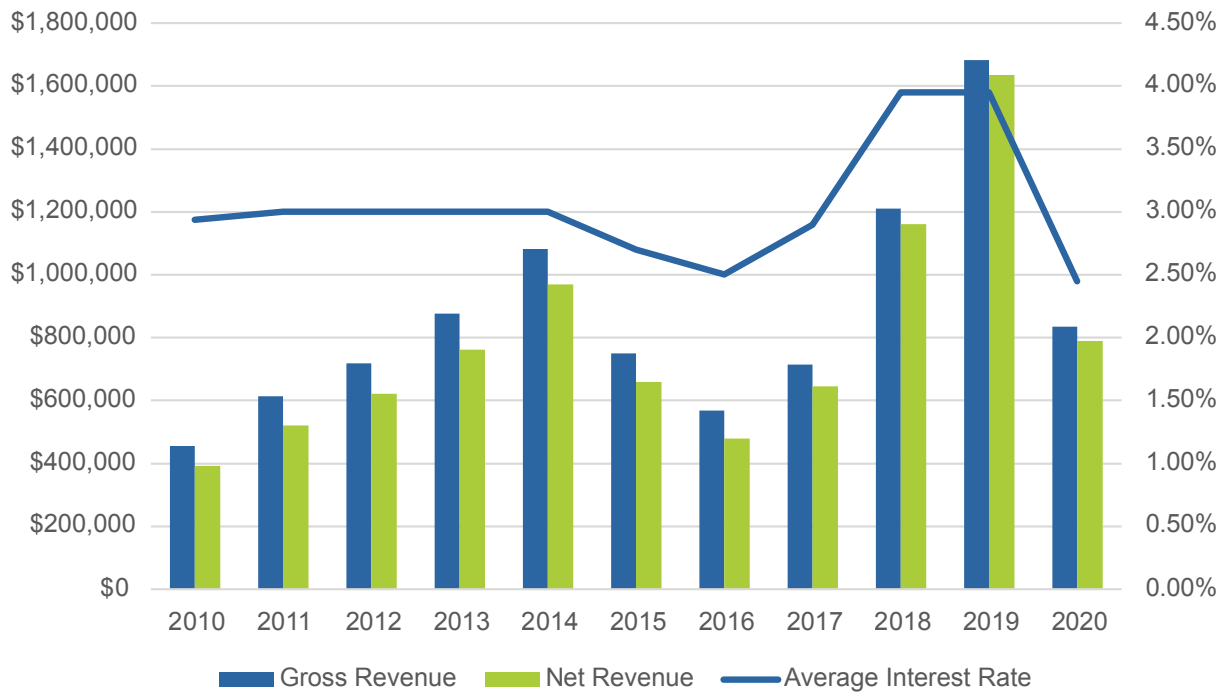
Since 1991 the Foundation has granted	
Community Innovation	\$1,380,000
Education & Research	\$12,316,589
Housing	\$3,892,840
Industry Leadership	\$1,968,087
Land Stewardship & Environment	\$3,763,248
Total	\$23,320,764



The projects the Foundation has supported are listed on our website along with electronic copies of all publications, reports, and outcomes of the projects. Visit www.aref.ab.ca

REVENUE STATEMENT

Revenue for the Foundation is accumulated from the interest earned on public money held in trust by real estate professionals.



The Foundation collected \$834,152 from unclaimed deposits and trust interest from which \$43,842 was deducted as bank service charges. The net total was \$790,031. The average prime rate declined to 2.45%.

VALUES

Valuing **respect** in how Governors and staff interact with each other, with stakeholders, and with applicants.

Valuing **accountability** through effective communication of the Foundation’s purpose, processes and funding to ensure the **transparency** of grants, projects, and outcomes.

Valuing **collaboration** by actively seeking partnerships on projects that will advance the Foundation’s purpose around industry, community, and provincial issues.

Valuing **innovation** and **continuous learning** by encouraging investing in creative and original initiatives.

Valuing **sustainability** by considering economic, environmental, and community benefits for future generations.

MAKING A DIFFERENCE. FOR INDUSTRY. FOR ALBERTA.



ALBERTA
REAL ESTATE
FOUNDATION

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