



[streetohome.org](http://streetohome.org)

# A message from the Chair and CEO of Streetohome Foundation

Homelessness is an issue that affects us all. I doubt if there's one of us who hasn't seen an individual sleeping in front of a storefront or in an alley with little more than the clothes on their back. These individuals are not much different from us – but because of bad breaks, mental health and/or addiction issues, and not having an adequate support system – they end up living on the streets or in shelters.

July 2015 marks the start of Streetohome's seventh year of operation. In the beginning, we studied best practices and outcomes from other cities and worked with business, non-profit service providers, government and community groups to develop a 10-year plan (2010-2020) to solve homelessness in Vancouver.

Homelessness is a complex issue, however, we have had great success. We have raised and leveraged \$28.5 million and committed funding to 19 building projects to provide almost 1,300 units of supportive housing. By the end of this year, 883 of the total units were built – providing homes for 1,238 vulnerable individuals. There is more to come with another 414 supportive housing units in various stages of development that will house another 572 individuals.

We also funded the capital portion of the Vancouver Rent Bank which, to date, has helped 462 individuals – including 106 children, under threat of eviction and/or utility cut off, to hold onto their housing.

All combined, by the end of 2014, Streetohome had helped house more than 1,700 people. This number includes individuals, couples, families and youth living in supportive housing; those who have moved on to independent housing, freeing up their units to house additional homeless; and those who have benefitted from the Vancouver Rent Bank.

We have learned a lot over the past seven years including:

- The differences in vulnerabilities within the homeless population and those at-risk; and similarly, about differences in individual supports needed to help individuals remain safely housed;
- The benefits of staggering move-ins when buildings open in order to provide the best tenant support for their transition, and to build a sense of community within the building;
- The value of Community Advisory Councils to collaboratively ensure successful integration of the building and the tenants in the community.

We continue to focus on 'what we don't know' in order to better support individuals moving along their life trajectory towards self-sufficiency. Streetohome's supportive housing evaluation tool is being restructured to address tenant preferences in terms of where they want to live (e.g., stay put or move

to independent housing), what they want to do (e.g., volunteer – employment continuum) and, when applicable, their addiction recovery goals (e.g., detox and/or treatment). Tenants will also be asked to identify barriers that get in their way and that, if addressed, would allow them to act on their personal preferences. This information will inform Streethome’s future efforts.

Streethome’s resolve to find sustainable solutions is as strong as ever. We continue to be buoyed by the support of our partners, our donors, and the community. We look forward to continuing the job we started.



John McLernon, Chair



Rob Turnbull, President & CEO

Rob Turnbull, President and CEO Streethome Foundation (left),  
with John McLernon, Chair, Streethome Foundation.

*photo courtesy of BC Housing*



# Who are the homeless?

1,803 living in shelters or on the street



## Age

18% Under 25 years of age  
65% Between 25-54 years  
17% Over 55 years

## Gender

76% Male  
23% Female  
1% Transgender

## Income

41% Income assistance or welfare  
20% Disability benefit  
17% Employed

## Health

48% Addiction Issues  
34% Mental Illness  
28% Physical Disability

## Noted Subpopulations

36% Aboriginal  
4% Veterans  
12% Moved to Vancouver in the past year

*Data from 2014 City of Vancouver  
Homeless Count*

## Sherry's story

Sherry's story is one of survival and perseverance. We first met Sherry in November, as one of the tenants at 1249 Howe Street.

"I remember almost cancelling to move in, because I just thought it was too good for me," said Sherry. "I had to write it down on my mirror, 'I deserve to live here'. It was almost like letting myself know that this place was mine." Sherry's story hit all of us hard, and we walked away still thinking of it days and weeks later.

Sherry had been living in the DTES for over 25 years. Addicted to drugs, turning to prostitution and living in various rooms infested with cockroaches and bed bugs, she suffers post-traumatic stress from her time living in substandard housing in the DTES.

After a bad date eight years ago, Sherry decided she needed to make a change in her life. She gave up prostitution, but still struggled with drug addiction and finding a safe place to live. Going into rehab helped with her addiction, and a support worker encouraged her to apply for McLaren Housing's new Howe Street Building. Sherry waited for another year before having an interview and being accepted to live in the building, which houses 110 people living with HIV/AIDS.

Now, she is stably housed, away from the DTES, and happy in her new home. "Since moving in here, I've started taking care of myself – I go to regular doctor's appointments, I started taking multi-vitamins, eating properly and buying groceries. I still use occasionally but I used to use 24 hours a day, 7 days a week. Living in the DTES, that's all there was to do and everything is available to you right outside your front door."

Having a safe home, plus access to support and a sense of community in the building has made all the difference. She talks fondly of the McLaren Housing staff, and having good neighbours to share meals and coffee with. "My feelings for the future are just bright," said Sherry. "I say to this place, 'just when I needed colour, you added in a rainbow'. Every day I wake up here and I'm so grateful."



## Our role

We bring together community leaders from the private, public and non-profit sectors to solve homelessness in Vancouver. In addition, corporate leaders, individual philanthropists, and foundations are joining our efforts by contributing funding to leverage sustainable solutions.

## How we work

- Collaboration
- Brokering relationships
- Leveraging contributions 10:1

## Streetohome has three broad goals

1. Provide permanent stable housing with appropriate support services
2. Prevent people who are most vulnerable from becoming homeless
3. Build broad public support and commitment for permanent solutions to homelessness

*Artist's rendering of Cause We Care house. Located in Vancouver's Downtown Eastside, this innovative new development will include YWCA programs and services, a public library and 21 units (a mix of 2-, 3- and 4-bedroom units) of supportive housing for single mothers and their children who are at risk of homelessness.*



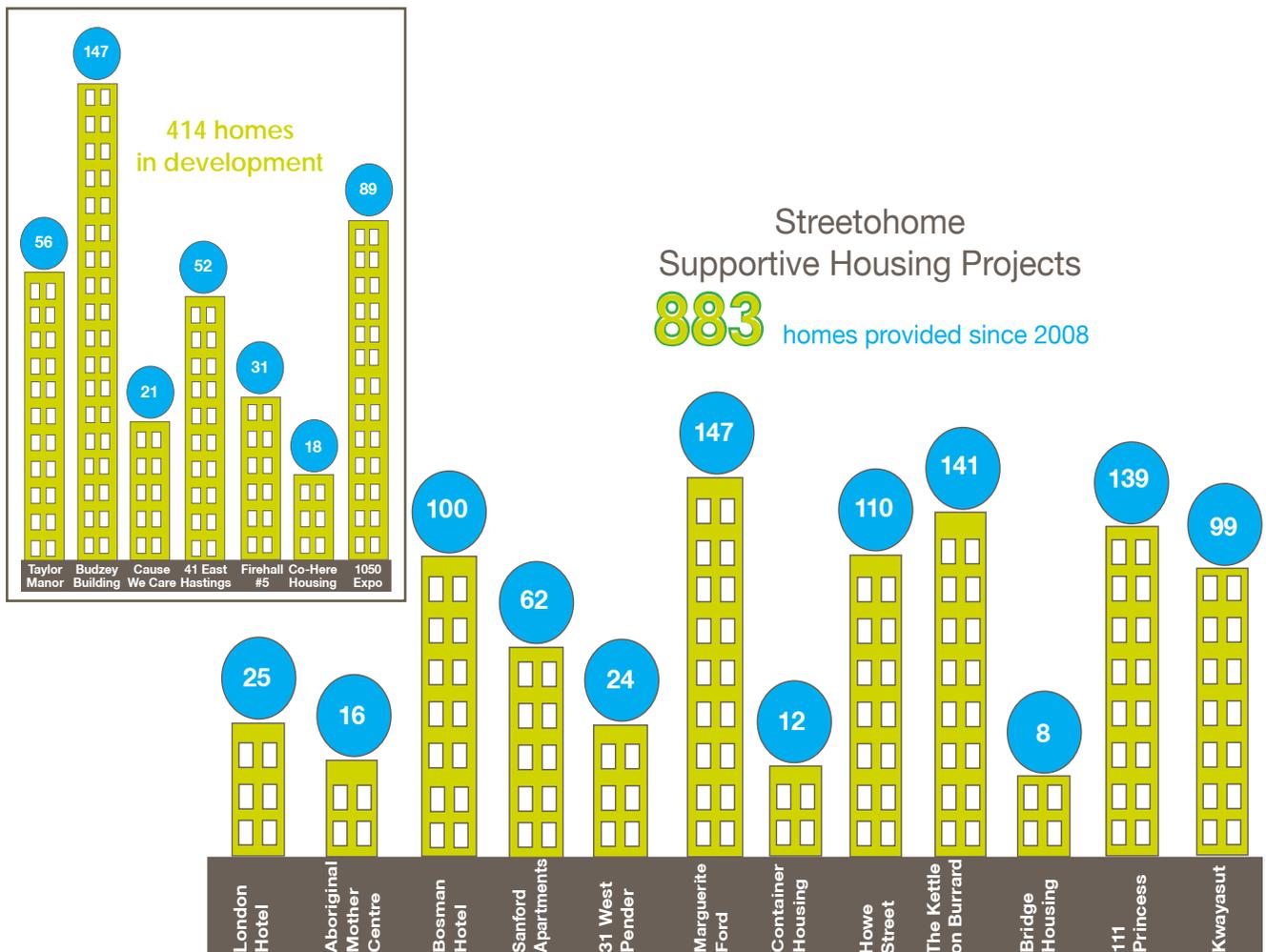
# Goal 1: Provide permanent stable housing with appropriate support services

## Supportive housing is key to successful outcomes

Streetohome funding ensured that 387 new homes were available for street and sheltered homeless in 2014 including:

- Kettle on Burrard - 1134 Burrard (30 homes for youth and 111 for adults)
- Kwayatsut - 2465 Fraser (30 homes for youth and 69 for adults; Aboriginal cultural support)
- 111 Princess (139 homes for adults)
- Bridge Housing - 101 East Cordova (8 supportive homes for women requiring at end-of-life support)

There are an additional seven housing projects at various stages of development. Streetohome has received generous donations to fund Taylor Manor, Budzey, Cause We Care and 1050 Expo. Fundraising has also achieved 42% of the commitment for the next three buildings: Co:Here, 41 East Hastings and Firehall #5.



## Goal 2: Prevent people who are most vulnerable from becoming homeless

### Preventing homelessness in the first place

Preventing people from landing on the streets and having to access shelters, and the possibility of becoming entrenched in a downward cycle of poverty and despair is a priority for Streetohome. It costs \$55,000 a year to leave an individual on the streets, \$37,000 to give them a home and provide them with much-needed support services, or a two-year interest-free loan of \$850 to keep them housed.

The Vancouver Rent Bank continues to effectively prevent those issued eviction notices or threatened with utility cut-off from losing their housing. Negotiations with landlords and utilities along with tenant support and guidance is working.

Since its inception in 2012, the Vancouver Rent Bank has:



Approved 264 loans



Helped 462 people including 106 children

Capital funding provided by Streetohome

## Goal 3: Build public support for permanent solutions to homelessness

### A home for everyone

Our work is only possible through the generosity of our donors – who have committed \$28.5 million since our launch in 2008 – with more than \$4 million received this year alone. In 2014, for Homeless Action Week, Streetohome continued to increase public awareness and the need for support by producing a story series on why our donors are so committed to solving homelessness. “Why I Choose to Give,” celebrates the gift of philanthropy to help individuals live better lives. All six stories can be found on Streetohome’s website at <http://www.streetohome.org/news-events/why-i-choose-give>

## maverick, entrepreneurial developer helping to find solutions to homelessness

Eric Carlson comes from middle-class roots, but today with grit, hard work, and a relentless entrepreneurial spirit, he heads one of B.C.'s biggest property development and management companies.

He loves business, the art of the deal, and the infinite power of leveraging to create something bigger than you can alone.

He also loves the buildings on the Downtown Eastside. As a young kid, he'd take the bus from North Vancouver on weekends to visit the Army & Navy to look for fishing tackle, Woodward's for a fresh doughnut, and the local pawn shop for a good find.

In 2010, those two loves compelled him to give to Streethome. "Over the years, I had started solidifying my own thoughts about homelessness in Vancouver, particularly the Downtown Eastside, and I really wanted to do something to help. When Streethome came to me with the idea of the private sector working with government to get better outcomes synergistically, I thought 'that's the way to go'."

"My money would go further if I donated to Streethome than trying to solve the problem on my own. And, if I was going to take a small step in trying to address the issue, the step I was going to make collaborating with Streethome was going to be way bigger."

Since 2008, Streethome has leveraged \$28.5 million in private funding to create partnerships with government and non-profit sectors, resulting in 19 developments that when completed will provide almost 1,300 supportive housing units.

"I don't think anyone wants to be living on the street or in a shelter, but it's all they have, it's their reality, so they cope, they adjust. It's not nice to be homeless by anyone's standards. It's a big social problem – not just in Vancouver – but most major cities – and it breaks my heart when I see it."

What particularly pulls at Eric's heart-strings is seeing young homeless people. "Seeing young people prosper and live up to their potential makes me happy, and seeing them messed-up and addicted to drugs and living on the streets, makes me unhappy. We should help troubled youth, so they don't become permanently damaged."

He's hopeful that enough entrepreneurial spirit, positivity and creativity exist in the city to make the problem manageable. "If we ignore it, it's going to get worse, and it's going to get even more difficult and expensive to manage."



# Thank you to our donors and supporters

Streetohome would like to thank the following donors who have generously given to help us provide homes for the most vulnerable in society. Your support is making a difference. The numbers of those who find a home is just a part of the story. One person's relief in finding safe supportive housing is literally multiplied a dozen times – by a mother or father, siblings, aunts or uncles, and family friends who can sleep sounder knowing their loved one is safe inside and accessing the supports they need.

Our special thank-you to the Vancouver Foundation, City of Vancouver, Vancouver Coastal Health, and BC Housing for contributing operating funds so that Streetohome is able to direct 100 percent of your donation to supportive housing and homelessness prevention initiatives.

Mary Ackenhusen & Daniel Muzyka  
Gulnar Aituarova  
Alexander Holborn Beaudin & Lang LLP  
Daniel Allard  
H. Roderick Anderson  
Anna & Kristina's Grocery Bag  
Anne Andrew  
Anthem Properties  
Aquilini Properties  
Bev Arthur – In memory of Lindsay & Eric  
Lowerison  
Bill Baker  
Ballistic Arts Media Studios Inc.  
Penny J. Ballem  
Athena Bax  
Wade & Teresa Bayne  
Laura Baziuk  
BC Construction Roundtable  
Beedie Development Group  
Bell Canada  
Kevin Bent & Connie Spear  
BMO Financial Group  
Leslie Brown – In memory of Lindsay & Eric  
Lowerison  
Peter & Joanne Brown Foundation  
Alice Bushore & Kate Herron  
Canaccord Genuity Corporation  
Canada Foundation for Innovation  
Canadian Western Bank  
Carraresi Foundation – In memory of Augusto  
Carraresi  
Ceridian Canada Ltd.  
Kathryn Cernauskas  
CFA Vancouver  
Jim Chu  
CIBC  
Coast Capital Savings  
Sarah Collett – In honour of Nathan Collett

Colliers International  
Connor, Clark & Lunn Financial Group  
Tom & Karen Cooper, City in Focus Foundation  
Copperlion Capital (KRW) Inc.  
Geoffrey & Karen Cowper  
Lloyd & Heather Craig  
Matthew & Tracy Craig  
The Peter Cundill Foundation  
Lina Dang  
Gillian Davidson  
DDB Canada  
Vito Decicco  
Jim Dehoney  
Dehoney Financial Group  
Deloitte Vancouver  
Gavin Dirom – In honour of M. Forster  
Robert Disbrow  
DreamGroup Productions  
Gordon Dumka, Gallery Photo Alliance  
Ron Eisses  
Employees of Stantec  
Employees of Vancouver Foundation  
End Homelessness Now  
Face of Today Foundation  
Face the World Foundation  
Fernwood Foundation  
First Baptist Church  
Randi Fjeldseth  
Freyvogel-Preiswerck Fund  
Gifts in memory of Deborah Sharp Furlong (24)  
Florian Gabriel  
Moneca & Braden Gabriel  
Divyesh (Dave) Gadhia  
Rick Genovese  
Enrico & Cheryl Giustra  
Frank Giustra, Radcliffe Foundation  
Arlene Gladstone - In honour of Nathan Collett  
Robert Glass

Anne & Bill Godden  
Goldcorp Inc.  
Ida Goodreau  
Barbara Grantham & Andrew Wilkinson  
Gifts in honour of Judy Graves (30)  
Virginia Greene  
Grey Matter Event  
Elizabeth Gross  
Helen Hall  
Adrian Hamel  
Mike Harcourt  
Carly Hilder  
Home for the Games  
Houssian Family Foundation  
Daniel Jarvis  
Joyce Jones – In memory of Lindsay & Eric  
Lowerison  
Shawn Kangro  
John C. Kerr Family Foundation  
Killarney Secondary School  
Sukhraj Khungay  
Christine LaLiberte  
Lalji Family  
Hannah Lee  
Selwyn Leeke  
Jonas Lehrman  
Maureen Lewis  
Lindt & Sprungli Canada Inc.  
Lorraine Lippiatt  
Little Flower Academy (Philanthropy Club)  
Lyll Family  
Robert J. Macdonald  
Mackay Family  
Tanja & Michael Mackin – In honor of Gerald  
MacDonald & Jodie Martinson  
Glenn Mair  
Charles Mallette  
MariaMarina Foundation  
Ward McAllister Family Foundation  
David & Joanne McDonald  
Graham McGarva  
Ken McIntosh  
Peggy & John McLernon  
Jeff Mooney & Suzanne Bolton  
Chris Morrison  
Mount Seymour United Church  
Pamela & Jonathan Murkin  
NAIOP Community Real Estate Development  
Association  
Brent Neave  
Hayley & Hudson Nelles – In memory of Deborah  
Sharp Furlong, In honour of John Furlong  
Ann Neudorf  
New Shoes Productions Inc.  
William Ono  
Bruce Orr

Pacific Blue Cross  
ParkLane Homes/River District  
Amy Peters  
Geoff & Janet Plant  
Polygon Homes Ltd.  
Provide Home Inc.  
Jeff Queen  
Lindsay Rattray  
Red Hibiscus Fund  
Dylan D. Reece Financial Services – In honour of  
Bob Rennie  
Yvette Reid  
Rennie Marketing Systems  
Richmond Chamber of Commerce – In honour of  
Mike Harcourt  
Kimberley Robinson  
Dave Rurak  
Sadler Jackman Family Foundation  
Eric L. Schwitzer  
Scotiabank  
Seaspan Inc.  
David & Manjy Sidoo  
Judith Lynn Siemens  
Silk Concept Inc.  
Silver Wheaton Corp.  
Eric and Elizabeth Southam  
James Steele  
R & J Stern Family Foundation  
Laurie Sterritt – In honour of Nathan Collett  
Lisa Stockstad – In memory of Lindsay & Eric  
Lowerison  
Karole Sutherland – In honour of J. Watchuck & R.  
Goepel  
Andy Szocs  
Alistair Taylor  
Sharon Taylor  
Rob Turnbull & Family  
UBC Sauder School of Business  
United Community Services Co-op  
Vancity  
Vancouver Board of Trade Foundation  
Dick Vollet  
Tamara Vrooman & Gregg Burkinshaw  
Anna Wallner  
Lauren Webb  
Wesbild Holdings Ltd  
White Knight Janitorial Services  
Faye Wightman  
Wilberg Family  
Chip & Shannon Wilson  
Fred & Maureen Wright  
George Wong, Magnum Projects  
Christine Wuerfl  
Lindsay & Mark Yuasa  
Hani Zayadi  
Perri Zimmerman  
Anonymous (20)

# Looking ahead to 2015/2016

## **New approaches based on best evidence and new knowledge**

The evidence base on effective solutions for solving and preventing homelessness, albeit in its infancy, is growing across North America and around the world. Streethome is committed to keeping up with evidence-based best practice as well as emerging, promising practices. While Streethome continues to seek private donations to leverage additional supportive housing, we are also exploring pathways out of homelessness that do not involve building additional housing stock.

One pathway involves methodically supporting individuals who identify a preference to move out of supportive housing into other housing and removing the barriers preventing them from doing so. Their vacated supportive housing unit would then become available for another homeless individual, couple, family or youth. Streethome is exploring a business case for providing an interest-free loan stream to remove financial barriers to moving, such as funding to cover: first/last month's rent, damage deposit, utility connection, moving costs, and an apartment start-up kit which would include basics such as a bed, chair, table, dishes and utensils.

A second pathway assists those who have recently migrated to Vancouver from within BC or other provinces; have become disenfranchised due to high housing costs and limited employment opportunities; and are at-risk for homelessness. They may want to return to their home community or other community where they have access to housing and supports, but they lack the financial resources to get there. The goal is to help these individuals return to their preferred community before they become entrenched in homelessness in Vancouver. A second business case will determine the feasibility of such a program.

A third pathway involves Streethome exploring a private sector role in facilitating employment for those who: (a) were formerly homeless and are now living in supportive housing; (b) are living in emergency shelters; and (c) are exiting corrections with no fixed address or employment. We would like to be able to support those with a strong desire to work and contribute in a meaningful way. We are collaborating with supportive housing and shelter service providers, corrections, university researchers and labour markets (non-profit, public and private) to assess individual preferences and suitability, and to determine a successful means of matching candidates with appropriate job opportunities.

A fourth pathway involves Streethome exploring a private sector role in leveraging a made-in-Vancouver, long-term, live-in, addiction recovery treatment program to support homeless and formerly homeless individuals, as well as those exiting corrections, to meet their addiction recovery goals. We are currently studying various models in BC, across Canada and around the world in collaboration with health authorities, corrections and research scientists in mental health and addictions.

Streethome is not wavering from our initial Housing First Approach but increasing our focus on pathways that make better use of limited resources. The above multipronged approach is adapted from evidence-based practices successfully deployed in other jurisdictions around the globe and is intended to catalyze our efforts to reduce homelessness in our city. We look forward to exploring some of these innovative approaches with our partners: BC Housing, City of Vancouver, Vancouver Coastal Health, Vancouver Police Department, Vancouver Foundation, non-profit service providers, universities, and the research community. Solving homelessness will take a concerted and united effort, but we are up for the challenge.

The future is looking bright for Ralph Guitard, who was one of the first tenants to move to The Kettle on Burrard in July of 2014. Ralph had been homeless for several years and says having a place to live has given him stability and access to vital health care services he needs.

*photo courtesy of BC Housing*



# Board of Directors

Streethome Foundation came to life in 2008 to bring together a wide range of partners from across the community with a common goal: to solve the homeless challenge in Vancouver. The Board of Streethome represents a mix of community leaders who come from the public, private and non-profit sectors.

John McLernon	Chair, Streethome Foundation <i>Honorary Chairman, Colliers International</i>
Lloyd Craig	Vice-Chair, Streethome Foundation <i>Former CEO, Coast Capital Savings</i>
Mary Ackenhusen	CEO, Vancouver Coastal Health
Penny Ballem	City Manager, City of Vancouver
Kevin Bent	CEO, Rides.ca
Tom Cooper	Founder & President, City In Focus
Geoffrey Cowper	Partner, Fasken Martineau
Frank Giustra	President & CEO, Fiore Financial Corporation
Ida Goodreau	Corporate Director
Mike Harcourt	President, Harcourt Enterprises Inc. Sustainability Solutions
John Mackay	CEO, Strand Properties Corporation
Alan Peretz	Partner, KPMG
Shayne Ramsay	CEO, BC Housing

\* Elected to the Board for 2015:

Kevin Falcon	Executive Vice-President, Anthem Properties*
Joanne Gassman	Corporate Director*

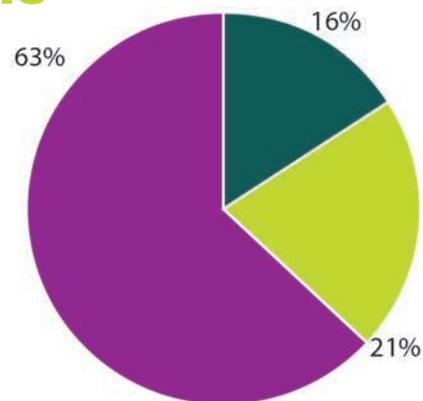


Frank Giustra, Streethome Board Member, received the Dalai Lama Humanitarian Award in November. His Holiness presented the award to Frank for his vision, leadership and compassionate spirit which has changed the lives of many individuals.

# Streetohome Financials

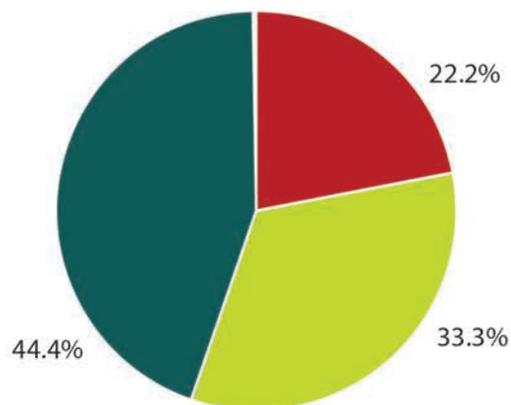
## Donations Received in 2014

Private Donations	\$666,715.46
Foundation Donations	\$858,100.00
Corporate Donations	\$2,611,834.00
<b>Total</b>	<b>\$4,136,649.46</b>



## Granted in 2014

Covenant House	\$80,000.00
Atira Container Housing	\$120,000.00
Atira Bridge Housing	\$160,000.00
<b>Total</b>	<b>\$360,000.00</b>



## Operating Revenue

	2014	2013	2012	2011
Operating Grants*	\$510,000.00	\$500,000.00	\$501,000.00	\$575,000.00
Donated Goods & Services	\$0	\$0	\$11,116.00	\$14,319.00
Interest	\$2,424.00	\$1,643.00	\$53,949.00	\$13,065.00
<b>Total</b>	<b>\$512,424.00</b>	<b>\$501,643.00</b>	<b>\$602,613.00</b>	<b>\$602,384.00</b>

\* Operating grants provided by BC Housing, City of Vancouver, Vancouver Coastal Health & Vancouver Foundation

## Operating Expenses

	2014	2013	2012	2011
Administration/Salaries	\$434,559.00	\$415,514.00	\$353,651.00	\$455,149.00
Fundraising	\$0	\$0	\$105,277.00	\$189,528.00
<b>Total</b>	<b>\$434,559.00</b>	<b>\$415,514.00</b>	<b>\$458,928.00</b>	<b>\$644,677.00</b>



For more information, please contact [info@streetohome.org](mailto:info@streetohome.org) or visit our website at [www.streetohome.org](http://www.streetohome.org)

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