



streettohome.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.

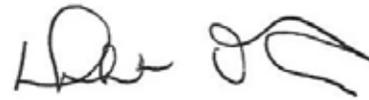
We continue to focus on 'what we don't know' in order to better support individuals moving along their life trajectory towards self-sufficiency. Streetohome's supportive housing evaluation tool is being restructured to address tenant preferences in terms of where they want to live (e.g., stay put or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

23% Under 25 years of age
46% Between 35-54 years
21% 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.



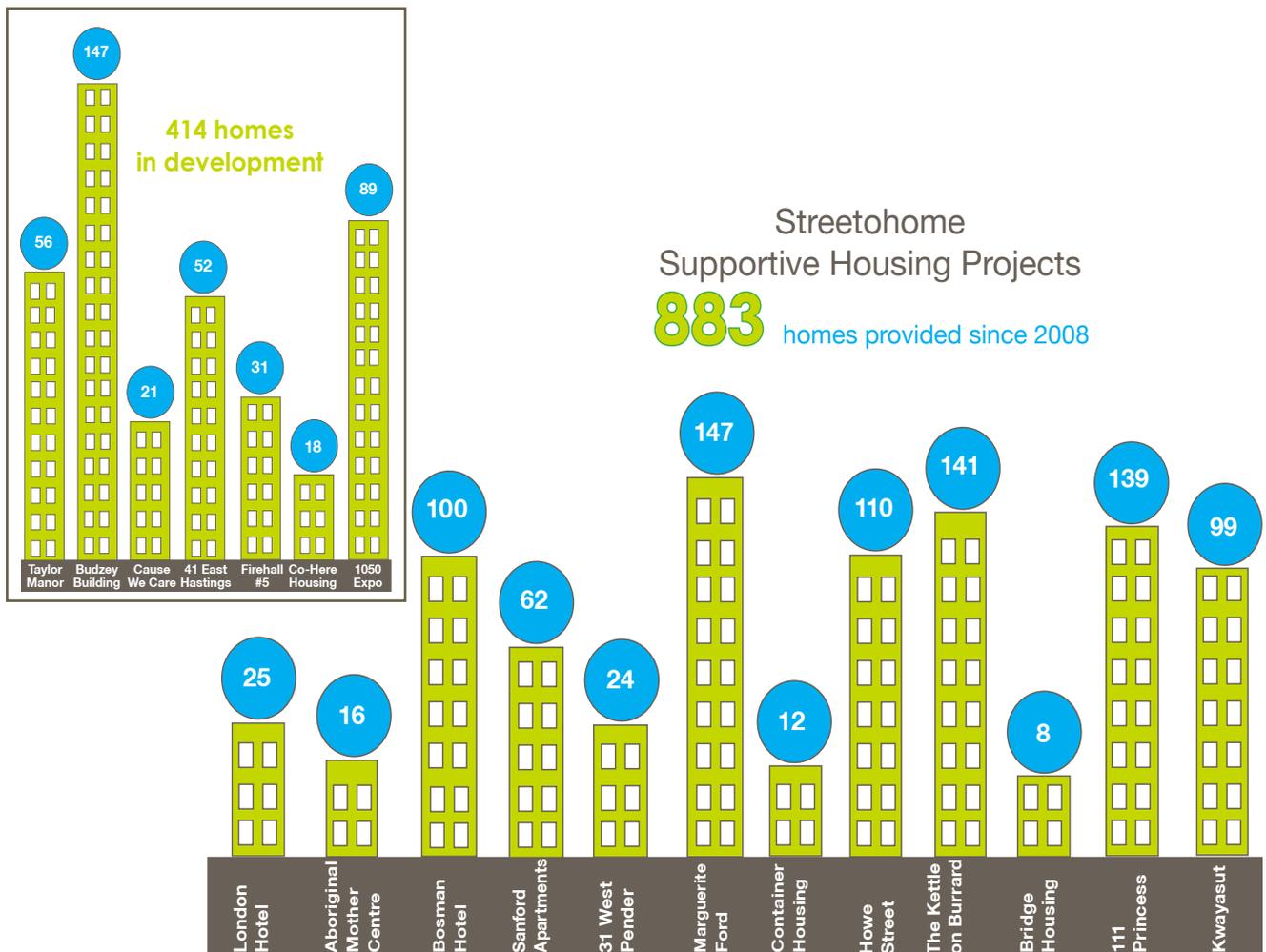
Goal 1: Provide permanent stable housing with appropriate support services

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 Streethome. 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 Streethome

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, Streethome 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 Streethome’s website at <http://www.streethome.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
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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*

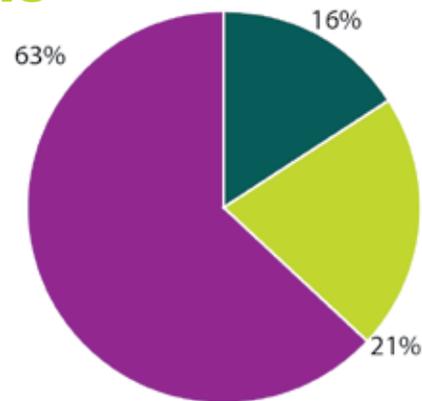


Frank Giustra, Streethome Board Member, received the Dalai Lama Humanitarian Award in November. His Holiness presented the award to Frank for his vision, leadership and compassionate spirit which has changed the lives of many individuals.

Streethome Financials

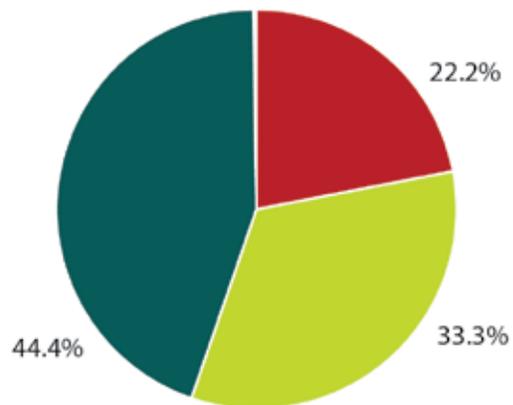
Donations Received in 2014

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



Granted in 2014

Covenant House	\$80,000.00
Atira Container Housing	\$120,000.00
Atira Bridge Housing	\$160,000.00
Total	\$360,000.00



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
Total	\$512,424.00	\$501,643.00	\$602,613.00	\$602,384.00

* 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
Total	\$434,559.00	\$415,514.00	\$458,928.00	\$644,677.00



For more information, please contact info@streetohome.org or visit our website at www.streetohome.org

Streetohome Foundation
103 - 525 Seymour Street
Vancouver, BC V6B 3H7
Telephone: 604.629.2711