



2016 ANNUAL REPORT



streethome.org

Cover photo: Artist Gary and former resident of Vancouver Native Housing Society's Skwachàys Artists' Lodge.

Read Gary's story at:

streetohome.org/about-streetohome/blog/2015/oct-15/moving-gary-s-story

Thank-you to Andrea Dubeckyj and Colliers International for providing graphic design support.

A message from the Chair and CEO

In 2016, Streetohome continued to explore the second phase of our mandate as defined in our 10-year plan - to address the root causes of homelessness. It has been a year of engaging with our partners, service providers and the community to identify gaps in homelessness prevention and where Streetohome can add the most value, without duplicating efforts.

Introduced this year, our new tagline – changing lives, building futures – is emblematic of our belief that we need to provide more than homes – we need to help individuals realize their hopes and help them move along their preferred life path successfully.

Notwithstanding our belief that we need to broker solutions for a comprehensive homelessness service system, we continue to leverage private sector funding to build homes that address gaps in the supportive housing inventory.

Three new building projects are currently under construction: 41 East Hastings (52 supportive housing units for women-led couples who are homeless or at risk of homelessness); Pacific Spirit Terraces (31 units of family housing for single mothers and their children who are fleeing abuse); and Co:Here Housing (18 units for homeless individuals from the surrounding neighbourhood). Since 2008, we are proud to have leveraged more than \$30 million for 21 building projects in the City of Vancouver.

We look forward to official openings in 2017 for 41 East Hastings and Co:Here Housing, with a Spring 2018 opening for Pacific Spirit Terraces.

In terms of homelessness prevention, the Vancouver Rent Bank approved 129 loans (Streetohome contributed loan capital), helping 308 individuals, including 28 children. Combined with Covenant House's Semi-Independent Housing Program (Streetohome contributed operating funding), which helped 17 youth to become stably housed, our prevention programs supported 325 individuals this year.

Our work is only possible through the support of our partners: BC Housing, the City of Vancouver, Vancouver Coastal Health; and our donors, who believe that everyone deserves a home and the opportunity to better their lives. Together, we are changing lives and building better futures.



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

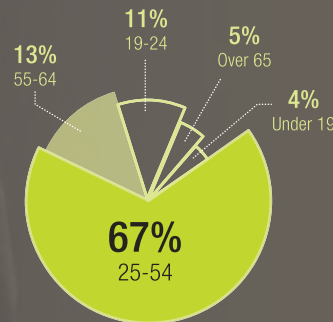
A handwritten signature in black ink, appearing to read 'John McLernon'.

John McLernon, Chair

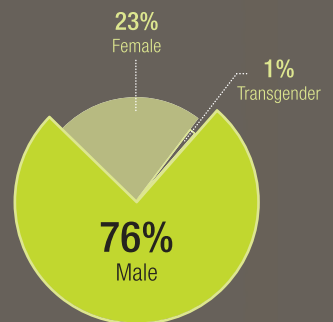
A handwritten signature in black ink, appearing to read 'Rob Turnbull'.

Rob Turnbull, President & CEO

Who are the homeless?



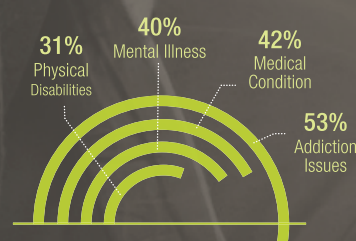
Age



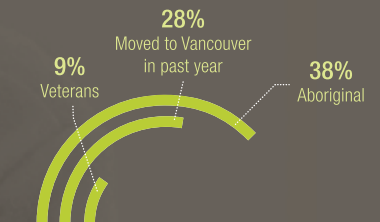
Gender



Income



Health



Sub-Populations

1,847 living in shelters or on the street

A path out of homelessness, hopelessness and addiction

Being connected to his community and finding stability through work has been Todd's salvation from drug abuse and homelessness.

For almost two decades, Todd says his life was a predictable cycle of detox; treatment centre; recovery house; the occasional visit to the psych ward, ending with the inevitable relapse.

He smiles wryly, when he says it was his version of “wash, rinse, spin”, but in his case there was a never ending repeat cycle.

“The only time I was clean was when I was in treatment for a couple of months, but as soon as I got out, I eventually went back to using.”

It's no surprise he became addicted to drugs, he says, with an alcoholic father, and a mother who worked two jobs to keep the family of nine afloat. At 16 he was an alcoholic; 18 addicted to crack; 21 homeless and sleeping in the crawlspace underneath his drug dealer's house. He spent his 20s moving from city to city across Canada.

At 31, he entered what would be the first of about a dozen treatment programs. The last turned his life around. According to Todd, he was able to tap into his spirituality and the belief in a higher power.



ensure the experience of homelessness is least harmful, brief and non-recurring

Today, Todd is working at JustPotters, a social enterprise of JustWork Economic Initiative, recycling clay so it can be refashioned by artists working in the basement studio of Grandview Calvary Baptist Church.

“I have a sense of purpose in my life,” says Todd. “Before I had all day and nowhere to go. Now, I feel like I’m part of the rhythm of the day. I like the energy of walking along the sidewalk with other people heading to work. I like coming to work, and I like the people who are here.”

At 49, he still struggles to reconcile his past, but is in a good space right now: he's clean and sober; has a place to stay (McLaren Housing, a 110-unit project, partially funded by Streetohome); and feels a strong sense of community.

“I’ve got food in the house, money in the bank, and new shoes,” says Todd. And with gratitude adds, “Not that there’s anything wrong with wearing donated shoes, but it’s a nice feeling when you can buy them yourself.”

Our role

Streetohome's overarching goal is to leverage and broker a comprehensive system response to homelessness to ensure that homelessness in Vancouver is prevented whenever possible and, when homelessness can't be prevented, to ensure the experience is least harmful, brief and non-recurring.

How we work

- Promoting a systematic approach – a comprehensive set of connected services
- Searching for evidence-based and promising practices that fill gaps in the system
- Brokering collaborative relationships that pool and optimize limited resources
- Leveraging private sector contributions 10:1 and sharing both risks and successes

Streetohome has three broad goals

1. Provide 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



Streetohome is partnering with Co:Here Foundation and Salsbury Community Society to build 18 units of supportive housing in the Grandview Woodlands neighbourhood. The building will open in the Fall of 2017.

Goal 1: Provide stable housing with appropriate support services

Streetohome provides funding for supportive housing for street homeless or those at risk of homelessness. Many of these individuals often require additional support – whether that is help with grocery shopping and meal planning, creating a budget and paying bills on time; household maintenance and laundry, navigating transportation or getting to medical appointments. Since 2008, Streetohome has leveraged capital toward 21 supportive housing buildings, with three buildings nearing completion (in 2017 and Spring 2018):

- 41 East Hastings – (52 units for women-led couples)
- Pacific Spirit Terraces (formerly known as Firehall #5 – 31 units for women and children fleeing abusive situations)
- Co:Here (18 units for single individuals, living side-by-side with co-residents in a supportive community)



Streetohome Board Vice-Chair, Lloyd Craig (left), attended the groundbreaking ceremony for Pacific Spirit Terraces in December 2016. The six-floor development project will host a state-of-the-art fire hall on the first two levels, housing for low-income, single mothers and their children on the top four floors and a rooftop patio, creating housing for about 96 people in a family-oriented residential area, close to services, bus routes and schools.

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

The Vancouver Rent Bank provides emergency relief

The Vancouver Rent Bank provides interest-free loans for people in danger of eviction or essential utility cut-off. Loans can be used for rental and utility arrears and security deposits. Loans are a maximum of \$1,300 for a single person and \$1,800 for a family. The Rent Bank also provides financial workshops and resources and connections to housing support services. Streetohome's contribution of the capital for loans is made possible through a generous donation from the Radcliffe Foundation. Since 2012, the Vancouver Rent Bank has approved 585 loans and helped 989 individuals, including 237 children.

Covenant House semi-independent housing program for at-risk youth

Youth with mental health and addiction challenges are among the most vulnerable homeless. Streetohome supports Covenant House Vancouver's Semi-Independent Housing Program which offers homeless and at-risk youth on Vancouver's streets a safe place to sleep, a variety of supports, and an opportunity to move along their preferred life path. Generously supported by Scotiabank and Bell Canada, the program has helped 123 vulnerable youth since 2012.

Enabling Pathways Out of Homelessness

Breaking the cycle of homelessness, changing lives and building futures goes beyond supportive housing. It also includes providing health, employment and education/training opportunities while ensuring a feeling of safety and belonging for individuals.



Goal 3: Build public support for permanent solutions to homelessness

Streetohome's 16 member Board and 80 member committees help build consensus around how to best leverage private sector funding to address homelessness in Vancouver. Once achieved, these same community leaders help build broad public support for innovative services that help fill the gaps in the system such as homelessness, addiction recovery and employment pathways.

Brokering solutions for Addiction Recovery

Dr. Annabel Mead is literally on the front lines of treating addictions. She's an addiction medicine physician at St. Paul's, a lead physician for the Heartwood Centre for Women at BC Women's Hospital, and consulting physician for Vancouver General Hospital's Complex Pain and Addiction Service.

Research shows that the longer an individual stays in treatment, the greater their chance of success. "People learn a lot during treatment but often, after treatment, they are left to their own devices and the relapse rate is pretty significant. Unfortunately, relapse is the rule rather than the exception."

As part of Streetohome's Addiction Recovery Committee, Dr. Mead is among leaders from the health, housing, employment, police, community, academic and private sectors who are looking at the gaps in the system, and where the Foundation may be able to broker innovative solutions by working with the private sector.



we all suffer when we don't address the challenges... through health and shelter costs, crime, and the loss of valuable citizens.

"Patients need options which range from harm reduction to pharmacotherapy (suboxone and methadone), and from counselling to residential treatment," says Dr. Mead. "Addiction is a complex and chronic issue, requiring a multiple level response, over a period of years."

"They've suddenly got a whole lot of time to fill with what was once used looking for drugs, using, and recovering from drug use," says Dr. Mead. "So you need to wrap around all sorts of supports in terms of managing that time that they have and replacing it with healthy pastimes and developing new skills."

"I've worked in a lot of areas in addictions – outreach in the DTES; providing treatment at detox centres; and the Burnaby Mental Health Centre, so I've seen how the system works from many angles, but I know we can do better and I want to see people getting better from their addictions."

Thank-you for changing lives and building futures

We take great pride that 100% of every dollar from our donors goes directly to leveraging new supportive housing and homelessness prevention programs. Since 2008, we have leveraged \$30 million to develop 21 buildings (with 1,325 homes); provide rent bank emergency and interest-free loans; and support youth to come in off the streets. This collectively has contributed to the housing stability of more than 2,600 vulnerable individuals who will not be counted in future homeless counts. Instead, these individuals are being supported to reach their housing, health, education and employment goals and move on with their lives. Together, we are truly “changing lives, building futures”.

Corporate & Employee Donations

A&W Food Services of Canada Inc. & Associated

Companies

Alexander, Holborn, Beaudin & Lang

Anna & Kristina's Grocery Bag

Anthem Properties

Aquilini Properties LP

Ballistic Arts Media Studios Inc.

Beedie Development Group

Bell Canada

BC Housing Employee Matching

BMO Financial Group

Canaccord Genuity Corp.

Canadian Western Bank

Ceridian Canada Ltd.

CFA Vancouver

CIBC

City of Vancouver

Coast Capital Savings

Colliers International

Connor, Clark & Lunn Financial Group

Copperlion Capital (KRW) Inc.

DDB Canada

Dehoney Financial Group

Deloitte Vancouver

DreamGroup Productions

EACOM Timber Corporation

Employees of Stantec

End Homelessness Now

Goldcorp Inc.

GWIL Industries

Home for the Games

Innovative Research Group Inc.

KPMG

Lindt & Sprungli Canada Inc.

NAIOP Community Real Estate

Development Association

New Shoes Productions Inc.

Odlum Brown

Pacific Blue Cross

ParkLane Homes/River District

Polygon Homes Ltd.

Provide Home Inc.

Rennie Group

Scotiabank

Seaspan Inc.

Silk Concept Inc.

Silver Wheaton Corp.

Small Business BC

UBC Sauder School of Business

United Community Services Co-op

Vancity Savings Credit Union

Wesbild Holdings Ltd.

White Knight Janitorial Services Inc.

Foundations & Funds

625 Powell Street Foundation

Andrew Mahon Foundation

Canada Foundation for Innovation

Canucks For Kids

Face of Today Foundation

Face the World Foundation

Fernwood Foundation

Frank Giustra, Radcliffe Foundation

Freyvogel-Preiswerck Fund

Houssian Family Foundation

John C. Kerr Family Foundation

MariaMarina Foundation

Peter & Joanne Brown Foundation

R & J Stern Family Foundation

R. Howard Webster Foundation

Red Hibiscus Fund

SZOCS Foundation

The Cundill Foundation

Ward McAllister Family Foundation

Vancouver Board of Trade Foundation

Individuals & Families

Adam Zimmerman

Adrian Hamel

Alice Bushore & Kate Herron

Alistair Taylor

Amy Peters

Ann Neudorf

Anna Wallner

Anne & Bill Godden

Anne Andrew

Athena Bax

Barbara Grantham & Andrew Wilkinson

Brendan Fitzgerald

Brent Neave

Bruce Orr

Bill Baker

Charles Mallette

Chip & Shannon Wilson

Chris Morrison

Christine LaLiberte

Christine Wuerfl

Daniel Allard
 Daniel Jarvis
 Dave Rurak
 David & Joanne McDonald
 David & Manjy Sidoo
 Derek Kai
 Dianne Dimozantos
 Dick Vollet
 Divyesh (Dave) Gadhia
 Don Fairbairn
 Edward Steel
 Elizabeth Gross
 Enrico & Cheryl Giustra
 Eric and Elizabeth Southam
 Eric L. Schwitzer
 Faye Wightman
 Florian Gabriel
 Fred & Maureen Wright
 Geoff & Janet Plant
 Geoffrey & Karen Cowper
 George Wong, Magnum Projects
 Individuals & Families continued
 Gillian Davidson
 Glenn Mair
 Gordon Dumka, Gallery Photo Alliance
 Graham McGarva
 Gulnar Aituarova
 H. Roderick Anderson
 Hani Zayadi
 Hannah Lee
 Helen Hall
 Ida Goodreau
 James Schultz
 James Steele
 Joanne Gassman
 Jeff Queen
 Jim Chu
 Jim Dehoney
 Jonas Lehrman
 Judith Lynn Siemens
 Karis Maguire
 Kathryn Cernauskas
 Ken McIntosh
 Kevin Bent & Connie Spear
 Kimberley Robinson
 Lalji Family
 Lorraine Lippiatt
 Laura Baziuk
 Lauren Webb
 Lina Dang
 Lindsay & Mark Yuasa
 Lindsay Rattray
 Lloyd & Heather Craig
 Lyall Family
 Mackay Family
 Mary Ackenhusen & Daniel Muzyka
 Marlene Martens
 Matthew & Tracy Craig
 Maureen Lewis
 Mike Harcourt
 Moneca & Braden Gabriel
 Pamela & Jonathan Murkin
 Papinder Rehncy
 Peggy Louise
 Peggy & John McLernon

Penny J. Ballem
 Perri Zimmerman
 Ping Liu
 Randi Fjeldseth
 Red Hibiscus Fund
 Rick Genovese
 Rob Turnbull & Family
 Robert Disbrow
 Robert Glass
 Robert J. Macdonald
 Ron Eisses
 Selwyn Leeke
 Sharon Taylor
 Shawn Kangro
 Stephanie Butler
 Sukhraj Khungay
 Tamara Vrooman & Gregg Burkinshaw
 Tom & Karen Cooper, City in Focus Foundation
 Tracey Harvey
 Vanessa Drake - on behalf of Simon Drake
 Virginia Greene
 Vito Decicco
 Wade & Teresa Bayne
 Wilberg Family
 William Ono
 Yvette Reid
 Anonymous (37)

In Memory

Bev Arthur – In memory of Lindsay & Eric Lowerison
 Carraresi Foundation – In memory of Augusto Carraresi
 Eric Resnick, Peter McDermott,
 Gifts - In memory of Deborah Sharp Furlong, In honour of
 John Furlong (24)
 Hayley & Hudson Nelles –
 In memory of Deborah Sharp Furlong,
 In honour of John Furlong
 Joyce Jones – In memory of Lindsay & Eric Lowerison
 KSL Capital Partners, LLC
 In Memory of Deborah Sharp Furlong
 Leslie Brown – In memory of Lindsay & Eric Lowerison
 Lisa Stockstad – In memory of Lindsay & Eric Lowerison
 Sadler Jackman Family Foundation –
 In memory of Deborah Sharp Furlong

In Honour

Dylan D. Reece Financial Services –
 In honour of Bob Rennie
 Gavin Dirom – In honour of M. Forster
 Gifts – In honour of Judy Graves (30)
 Karole Sutherland –
 In hon. of J. Watchuck & R. Goepel
 Laurie Sterritt – In honour of Nathan Collett
 Richmond Chamber of Commerce –
 In honour of Mike Harcourt
 Sarah Collett – In honour of Nathan Collett
 Suzanne Bolton & Jeff Mooney – In hon. of Linda Mitchell
 Tanja & Michael Mackin –
 In honour of Gerald MacDonald & Jodie Martinson

Community

First Baptist Church
 Grey Matter Event
 Killarney Secondary School
 Mount Seymour United Church

Odlum Brown Limited: small acts of kindness pay big dividends



Debra Hewson, President and CEO, Odlum Brown Limited, is proud of her organization's long-history of giving.

Debra Hewson's dad would often say, "The true test of a person's character is what they do when no one is watching."

And that's what makes Debra the proudest of Odlum Brown's history of philanthropy over the company's 94 years. "For every public act of giving, there are 10 unheralded acts of community kindness and support for those less privileged," says Debra.

Last year, Odlum Brown's generous corporate donations and sponsorships totalled in excess of \$1 million. This figure includes direct employee contributions to charitable organizations such as United Way, an institution that Odlum Brown co-founder Victor Odlum first began supporting in the 1930s. It doesn't account for the countless volunteer hours employees spend on community projects throughout the year.

Some of Odlum Brown's charitable giving recipients are identified at the corporate level, but often employees are the ones to call attention to a charity they want to support in the community.

homelessness is a community response

Odlum Brown employees take the long view – in investing, and in community giving. For the past 15 years, the firm has supported a non-profit East Vancouver child care centre. The entire Odlum Brown team provides Christmas gifts for each child and their siblings, along with a food hamper for each family. Debra is overcome when she walks through the reception area each holiday season and sees every square inch overflowing with gifts for the children and their families.

"It's like 265 people giving an exponentially huge hug to the community, and for me that's what philanthropy is all about. When I see all the gifts, I just think, 'Wow, we can move the needle here.' Isn't that what everyone wants – to be able to say that they've changed something for the better?"

Now, Odlum Brown is partnering with Streethome Foundation to ensure that individuals living in the street and in shelters as well as those at risk of homelessness have supports to move along their intended life path.

"When I walk by someone who is homeless, I wonder about their story and how they got to that place. What have we not done as a society to provide them with the resources they need? Where are the gaps that need to be filled?"

Debra Hewson, Odlum Brown

“I remember the first time I sat down with John McLernon and Rob Turnbull and what struck me were the measurable outcomes that had already been achieved in a relatively short period of time. They told me about all the buildings and the individuals who now have homes in the city. It wasn’t a lot of talk about what needs to be done; it was, ‘Here’s what we’re actually doing to make an impact.’”

“Streetohome wasn’t trying to reinvent the wheel, but to leverage opportunities in the private sector for support. It felt like a real call to action.”

Debra strongly believes that corporations and individuals have a role to play in finding solutions for homelessness.

“When I walk by someone who is homeless, I wonder about their story and how they got to that place. What have we not done as a society to provide them with the resources they need? Where are the gaps that need to be filled?”

“I don’t believe it’s entirely the government’s responsibility to address homelessness. We are the community. This is where we live. It is our collective responsibility, whether we give our time, our money or our ideas.”

Debra is passionate about starting with housing first, and then building on supports such as employment and addiction recovery programs.

“We all define it differently, but we all need a home, a safe and secure place to live. That’s an absolute right for every citizen. Without that, if you have nowhere to go to feel safe, how can you even begin to make life changes? I really believe that. I believe it with my heart and soul. I have the privilege of working with 264 other people who believe it, too. How great is that?”

Streetohome by the numbers

\$30
million
raised
since 2008

100%
of your donations
go to supportive housing
or prevention programs

Founding
contributor:
Vancouver
Rent Bank

2,600
individuals
helped

leveraged funding for
21
supportive housing
buildings

7
VOLUNTEER
COMMITTEES
80
MEMBERS

Looking ahead to 2017/2018

When Streethome was established in 2008, our first priority was to build-up supportive housing stock, and expedite moving vulnerable individuals living in shelters or on the street into safe housing with appropriate supports to help them retain their housing.

Streethome has largely achieved what it originally intended under Goal 1 (build stable, supportive housing) by leveraging the development of more than 1,300 homes for the most vulnerable in the city.

But, the second goal embedded in our 10-year plan was to prevent people who are most vulnerable from becoming homeless by collaborating with the public, not-for-profit and private sectors to identify and fill existing gaps in the system.

Prevention is the best solution to homelessness: it's much less costly to prevent someone from becoming homeless than it is to try and help them once their physical and mental health deteriorates and they lose their social connections and everyday supports.

brokering a system-wide response to homelessness

Streethome's supportive housing and homelessness prevention goals for 2017/2018 include supporting the existing Vancouver Rent Bank and Covenant House Semi-Independent Housing Program, as well as exploring opportunities to better steward existing supportive housing inventory by helping individuals who would prefer to move on to more independent housing and backfilling vacated units with street and sheltered homeless. Streethome, with partners BC Housing, the City of Vancouver, and Vancouver Coastal Health, is hoping to launch a new program, STEPS, "supporting tenants, enabling pathways" in the Fall of 2017. Streethome will provide limited transition funding to pay for such things as first/last month's rent, utility connections, moving costs and an apartment start-up kit (bed, kitchen table, chair, dishes) to ease the financial burden for those moving towards self-sufficiency.

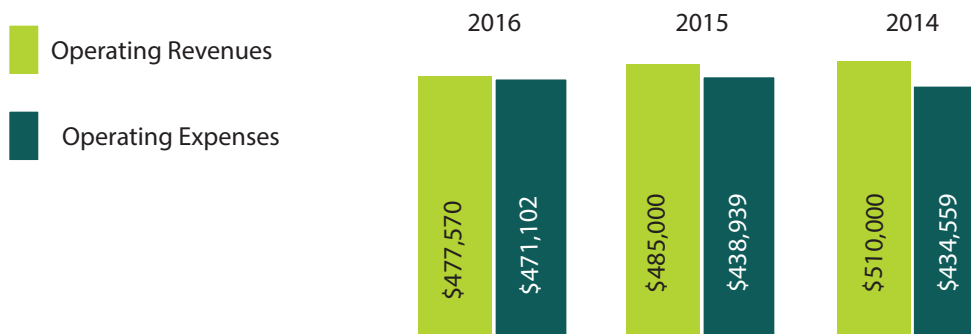
We're also exploring a Streethome role in leveraging innovative addiction recovery and employment pathways that support individuals with lived experience of homelessness in reaching their goals. With 53% of the homeless in Vancouver living with substance use disorders, understanding and addressing addiction is critical to providing the best supports possible to break the cycle of suffering. Streethome is working to bridge opportunities between employers facing workforce shortages with vulnerable individuals seeking jobs and, along with our partners, identifying barriers and enablers for individuals to obtain and retain employment.

Seven years into our 10-year plan, we still have a lot of work ahead of us. However, we believe that by pursuing a systematic approach and brokering collaboration across agencies and jurisdictions, as well as using data to drive performance, and leveraging evidence-based practices, Streethome will continue to impact the burden of homelessness in collaboration with our partners and with community support.

Streetohome Financials

Streetohome's operations are funded separately from capital donations. Operations are funded by contributions from BC Housing, City of Vancouver, Vancouver Coastal Health, Vancouver Foundation and corporate donors. Operations funding includes office, salary and fundraising expenses.

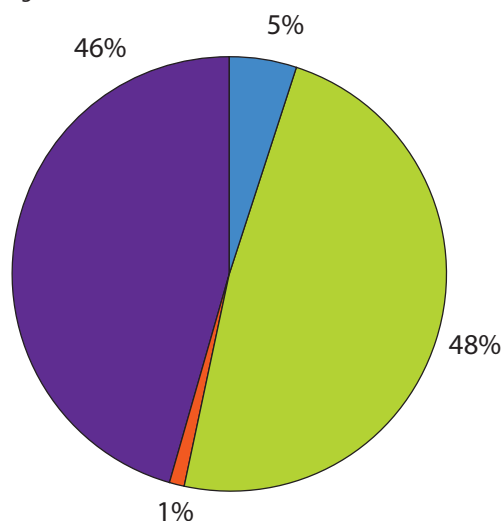
Operating Revenues/Operating Expenses



Capital is funded by generous donations from corporations, foundations and individual philanthropists. 100% of capital donations received directly fund homelessness prevention initiatives or supportive housing dedicated to helping individuals residing in shelters and living on the street in Vancouver.

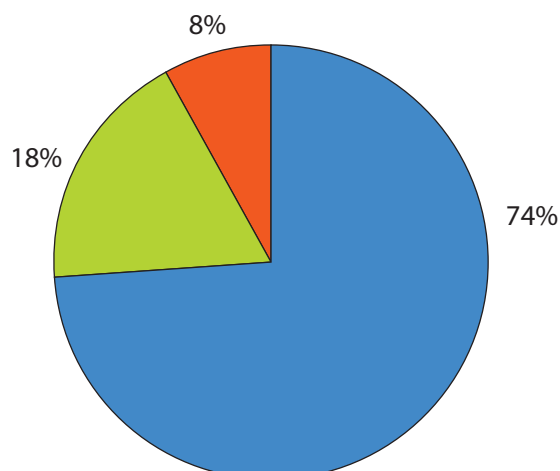
Donations Received in 2016

Private Donations	\$ 99,331
Foundation Donations	\$1,027,585
Corporate Donations	\$966,954
Other Grants	\$25,000
Total	\$2,118,870



Granted in 2016

YWCA Cause We Care House	\$333,333
Covenant House	\$ 80,000
SFU CARMHA	\$ 35,000
Total	\$448,333



Board of Directors

John McLernon	Chair, Streetohome Foundation <i>Honorary Chairman, Colliers International</i>
Lloyd Craig	Vice-Chair, Streetohome Foundation <i>Former CEO, Coast Capital Savings</i>
Directors	
Mary Ackenhuisen	CEO, Vancouver Coastal Health
Penny Ballem	Independent Director
Kevin Bent	CEO, Rides.ca
Tom Cooper	Founder & President, City In Focus
Geoffrey Cowper	Partner, Fasken Martineau
Kevin Falcon	Executive Vice-President, Anthem Properties
Joanne Gassman	Former Senior Vice-President, BMO Bank of Montreal
Frank Giustra	President & CEO, Fiore Financial Corporation
Ida Goodreau	Corporate Director
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Sadhu Johnston	City Manager, City of Vancouver
John Mackay	CEO, Strand Properties Corporation
Alan Peretz	Partner, KPMG
Shayne Ramsay	CEO, BC Housing

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