



# ANNUAL REPORT 2023

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L TO R: ROB TURNBULL, PRESIDENT & CEO; KEVIN BENT, BOARD CHAIR

## A MESSAGE FROM THE BOARD CHAIR AND CEO

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Kevin Bent,  
Board Chair

Rob Turnbull, Ph.D., CHE  
President and CEO

As Streetohome Foundation completed 15 years of its journey in 2023, we were reminded of all that we have undertaken together. **“Homelessness is not just a statistic; it’s a story. Each person impacted reminds us of the power of community and the hope that comes from compassion,”** says our new Board Chair, Kevin Bent. This belief has been the foundation of our work and the heart of our mission.

Throughout the years, we have learned that addressing homelessness requires a multifaceted approach - one that combines innovative, evidence-based practices with genuine compassion. Our experience has shown us that there are, in fact, several steps to transforming lives – from supporting individuals to rebuild their health and secure employment, to reconnecting them with their communities for a sense of belonging.

As we move forward, our new **Strategic Framework (2023-2028)** will guide us towards ‘Strengthening the Stool’ for greater outcomes. As we remain committed to exploring new ideas and projects, our goal is to ensure that every person is supported in moving along their preferred life path, fostering resilience and hope for a better tomorrow.

We would like to thank you all for your unwavering support. Together, we are not just addressing homelessness; we are weaving a tapestry of hope and possibility for each and everyone in our community.



# UPDATED GOALS FOR GREATER OUTCOMES



Fill gaps in housing and services for those with lived experience of homelessness through innovative and accountable projects



Support the integration of effective support services with stable housing



Make the best use of existing supportive housing through enabling transitions to housing of choice and employment



Seek transparency in data and accountability for outcomes in the allocation of public and private resources

# MEETING THE UNMET NEEDS

STRATEGIC FRAMEWORK  
2023 - 2028

The Streetohome Stool (below) symbolizes the interconnected domains that must be strengthened to meet unmet needs of vulnerable individuals and foster a thriving community. These domains build on essential requirements like food, clothing, and shelter. Just as an unstable stool with missing or compromised legs is precarious, individuals with lived experiences or at-risk of homelessness need a robust set of tailored services to ensure they are fully supported.

To enhance this support, Streetohome's Strategic Framework will guide our work to 'sturdy the Stool'. This will essentially involve a dual approach - connecting individuals with evidence-based and effective support services and promoting accessible housing models that incorporate a comprehensive range of required services.

- 1 SAFETY & BELONGING
- 2 HOUSING
- 3 HEALTH & WELLNESS
- 4 EMPLOYMENT & VOLUNTEERING
- 5 EDUCATION & TRAINING
- 6 LEGAL & ADVOCACY





At Streetohome, we truly believe that transforming lives begins with knowledge and understanding. Our commitment to well-researched business cases has become the cornerstone of our mission to address issues related to homelessness effectively with our **innovative and evidence-based** initiatives. Each study we produce is more than just a document; it's a powerful tool that illuminates the complexities of the pressing issues and guides our work toward sustainable solutions.

Over the years, we have meticulously analyzed various initiatives that are aimed at combating the problems that lead to and stem out of homelessness. Taken together, our business cases provide a more complete picture of findings that, considered in isolation, can be truly misleading.

For example, several of our business cases document that a substantial portion of the population of individuals living with homelessness in Vancouver self-report problematic substance use. There is also strong evidence that individuals who transition into supportive

housing and living alone have a remarkable success rate in maintaining their homes after one year; yet, problematic substance use continues to be a challenge for many of these same individuals and can contribute to increased risk of homelessness.

We have learned to take a step back and remain open to finding additional pieces to the puzzle. Our most recent business case documents

## COMPREHENSIVE RESEARCH. INFORMED CASES.

WHAT GOES INTO PROPOSING  
OUR PROJECTS

the findings that everyone's connections with their community, whether family, friends, and other social supports, can play a key role in successfully addressing the array of needs for many individuals.

Such apparently disparate findings have helped us shift our focus to the **'whole person'**; a broad approach that seeks to understand a 'generic recovery journey' (i.e., from mental illness, homelessness, unemployment, problematic substance use, loneliness, poverty, etc.), and a need to address the physical, emotional, intellectual, spiritual, social, economic, and vocational needs of the individual.

A 'whole person' approach emphasizes the importance of **self-help and self-motivation** to improve the quality of life, leading to more meaningful roles within the broader community. We have also found that homelessness services need to be compelling - attract the engagement of those seeking support as well as provide a sense of belonging and camaraderie. It is only by coming together that

lives are changed and promising futures are restored.

We keep collaboration at the heart of everything we do. Hence, we actively engage with local governments, service providers, and, most importantly, the individuals who are at-risk or have lived experience of homelessness. Their voices and their stories are crucial to our understanding and inform our approach. These integrated approaches empower individuals to rebuild their lives, addressing not merely the symptoms of homelessness but also the underlying causes behind it.

As we look to the future, our unwavering commitment to business cases and new information fuels our drive for innovation. We are dedicated to continuous learning and exploring innovations that can further enhance our understanding of the issues related to homelessness and **effective interventions**. Our goal is to share these insights widely, advocating for data-driven solutions that can inspire worthwhile action and change.

## OUR MOST RECENT BUSINESS CASES

(See **Projects + Cases** on [www.streetohome.org](http://www.streetohome.org))



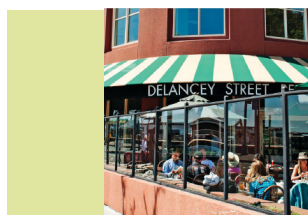
### ADDICTION RECOVERY COMMUNITY HOUSING (ARCH)

A promising model for a 2.5+ year recovery housing pathway that would ensure smooth transitions and continued housing and care between withdrawal management, treatment, recovery, and community reintegration.



### CHOSEN FAMILY PODS (CFP)

A more affordable option for individuals that enhances personal safety, reduces carbon footprint, addresses isolation and loneliness, and enables sharing lives and mutual support.



### DELANCEY STREET BC

An adaptation of an evidence-based 2-year vocational training model that promotes life skills, prosocial behaviour, and successful transition from prison to fully contributing citizens.





In a city where the skyline is ever-changing, one thing remains constant: our deep-rooted need for connection - connections that were traditionally formed around families and were shared within the walls of family homes. But what if the concept of home went beyond the four walls? What if home was where you found your chosen family?

Imagine a community where every door you knock on opens to a friend, a confidant, a supporter. A place where the bonds of kinship are forged not by blood, but by choice. This is the vision behind **Chosen Family Pods** (CFP) - homes that are designed to foster connection, resilience, and shared support among people who might not share a last name, but share a common need: the need for belonging.

A 'Chosen Family Pod' essentially means consciously choosing to live with 'family members' who are either: friends, fellow students,

# CHOOSING YOUR FAMILY TO CREATE YOUR HOME

A CASE FOR SHARED LIVING SPACES

co-workers, relatives, or even ex-partners to form a bond that is like blood; and share each others' lives. It comes with advantages that include camaraderie, a sense of belonging, safety, and social support. This starkly contrasts with a landlord, property manager, or another third party renting individual bedrooms to different people who know



nothing about each other and are strangers. It is probably more appropriate to describe CFP as **interdependent housing**.

It is a model that provides its members with an opportunity to access more affordable rental housing and informal supports when confronted with life's challenges. Some might also affectionately refer to CFP as '**supportive housing lite**'. These living spaces are carefully designed to encourage interaction among members, whether it is through communal kitchens where residents can share meals and stories, or

“Home is a  
shelter  
from storms –  
all sorts of storms.”

–William J. Bennett

through lush gardens that become the backdrop for social gatherings and moments of tranquility. Chosen Family Pods offer something that traditional Single Room Occupancy (SRO) apartments often lack: a built-in support system.

For some, the idea of shared spaces may evoke a sense of discomfort or apprehension. The notion of having less privacy is a valid concern. But, shared spaces within CFP are **not about compromising privacy** they are about enhancing community life. In a world where isolation can be as harmful as any physical ailment, these family pods offer a communal remedy. Whether it is about the comfort of knowing someone is always

nearby, or the joy of sharing everyday moments with people who genuinely care about you, living in a CFP means coming home to family.

While the success of this innovation is yet to be tested - it entails risk - within this risk lies the **true brilliance of CFP: adaptability**. These units can be designed with the flexibility to convert into traditional family homes should there be a need in the future. For now, these pods aren't just houses; they are catalysts for community, and truly the need of the hour.

Given that we live in times where urban loneliness is on the rise, building CFP poses an unprecedented chance to back a housing model that encourages a healthier, more resilient society – where individuals thrive. Moreover, this will help alleviate the housing crisis and also **reduce the strain on social services** by creating environments where people look out for one another.

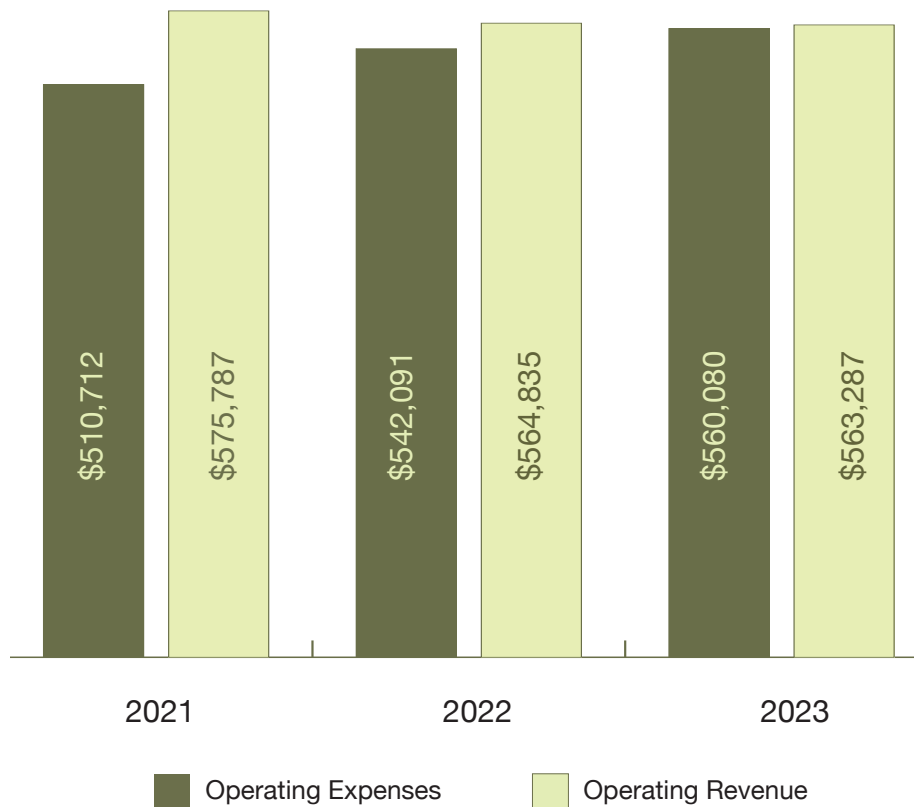
Chosen Family Pods are more than just another solution to prevent unnecessary displacements; they're a proactive step towards a future-proof society. They represent communities where everyone has a place to belong, and where the ties that bind us are chosen and cherished.

This isn't just about building houses in which to reside; it is about building a sense of belonging that every person truly deserves. So, let's make this vision a reality, one chosen family at a time.

**CFP go beyond  
space sharing to  
include the sharing  
of individual lives in  
meaningful ways.**

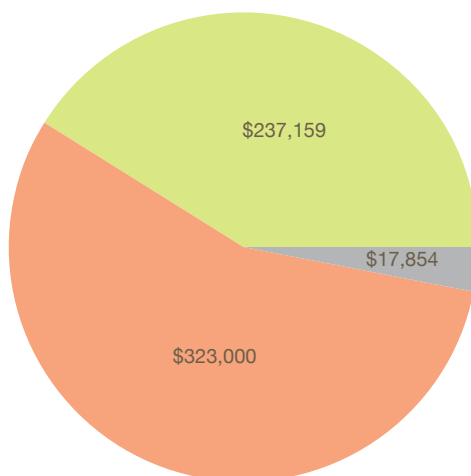
# FINANCIALS FOR THE YEAR 2023

## OPERATING EXPENSES & REVENUES



All our operations are funded by contributions from BC Housing, City of Vancouver, Vancouver Coastal Health, and private donors.

## DONATIONS RECEIVED IN 2023



**TOTAL DONATIONS: \$578,013**



**100% of our capital donations**  
directly fund homelessness prevention initiatives or supportive housing.

## GRANTS DISBURSED IN 2023



**\$400,000**  
(of \$2M)  
Recovery Café



**\$68,462**  
(of \$309,348)  
Want2



**\$100,000**  
(of \$400,000)  
STEP



**\$51,019**  
(of \$51,019)  
ATC Facilitator  
Training



**\$720,000**  
(of \$720,000)  
UGM Women &  
Families Centre



**\$25,000**  
(of \$125,000)  
Homeward  
Bound

**Total Other Disbursements**  
Streetohome Strategic Planning and Delancey Street BC: \$20,794



# LOOKING AHEAD AT THE NEXT YEAR

As we reflect on the successes of 2023, Streetohome is poised for an impactful year ahead, guided by our Strategic Framework aimed at addressing homelessness in our community. Our focus will center on three key areas: prevention, support services, and community engagement.

**Here's what's on the horizon:**



## **Strengthening Prevention Efforts**

Next year, we're committing ourselves to promoting an additional option on the affordable housing continuum – nestling 'interdependent housing' between supportive housing and independent housing (i.e., Chosen Family Pods).



## **Enhancing Support Services**

Our plan includes introducing innovative programs and services that captivate and engage individuals (e.g. Recovery Café). By equipping participants with essential skills, we're not just providing support; we're fostering self-sufficiency and self-empowerment.



## **Amplifying Community Engagement**

We recognize that mental health and addiction support are critical in stabilizing lives. We remain committed to finding solutions that meet the needs of vulnerable citizens, while at the same time addressing the public's concern over street disorder and public safety.



## THANK YOU FOR CHANGING LIVES AND BUILDING FUTURES

### CORPORATE & EMPLOYEE

A&W Food Services of Canada Inc. & Associated Companies  
Alexander, Holborn, Beaudin & Lang  
Anna & Kristina's Grocery Bag  
Anthem Properties  
Aquilini Group Holdings Inc.  
Astranova Jewellery  
Avison Young Commercial Real Estate Services  
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 Avison Young  
Employees of Stantec  
End Homelessness Now  
GWIL Industries Inc.  
Generac Power Systems  
Goldcorp Inc.  
Gordon Dumka, Gallery Photo Alliance  
Gritten Holdings Ltd.  
Hollyburn Properties Limited  
Home for the Games  
Innovative Research Group Inc.  
KPMG  
Lindt & Sprungli Canada Inc.  
Mark James Group  
NAIOP Community Real Estate Development Association  
National Bank Private Banking 1859  
New Shoes Productions Inc.  
Odlum Brown Limited  
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

Strand Equities VII Ltd.  
Strand Properties Corporation  
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  
Carraresi Foundation  
Connor, Clark & Lunn Foundation  
Crosby Family Fund, held at Nicola Wealth Private Giving Foundation  
Face of Today Foundation  
Face the World Foundation  
Fernwood Foundation  
Giustra Foundation  
Freyvogel-Preiswerck Fund, held at Vancouver Foundation  
Houssian Family Foundation  
John C. Kerr Family Foundation  
Ketcham Family Fund, held at Vancouver Foundation  
MariaMarina Foundation

Pacific Spirit Foundation  
 Peter & Joanne Brown  
 Foundation  
 R & J Stern Family Foundation  
 R. Howard Webster Foundation  
 Red Hibiscus Foundation, held  
 at Vancouver Foundation  
 Ronald S. Roadburg Foundation  
 Szocs Foundation  
 The Cundill Foundation  
 Trinity Pacific Foundation  
 Ward McAllister Family  
 Foundation  
 World Housing Foundation  
 Vancouver Board of Trade  
 Foundation  
 Vancouver Police Foundation

## INDIVIDUALS & FAMILIES

Adam Zimmerman  
 Adrian Hamel  
 Alastair Sterne  
 Alice Bushore & Kate Herron  
 Alistair Taylor  
 Amar Cheema  
 Amy Peters  
 Ann Neudorf  
 Anna Wallner  
 Anne & Bill Godden  
 Anne Andrew  
 Arielle Berze  
 Arlene Rolick  
 Ashish Sant  
 Ashley Chang  
 Athena Bax  
 Ayla Tesler-Mabe  
 Barbara Grantham & Andrew  
 Wilkinson  
 Bill Baker  
 Brendan Fitzgerald  
 Brent Neave  
 Brian Pearson  
 Bruce Orr  
 Caroline Somos  
 Charles Mallette  
 Chip & Shannon Wilson  
 Chris Morrison  
 Christian Deiss  
 Christine LaLiberte  
 Christine Wuerfl  
 Daniel Allard  
 Daniel & Brooklyn Lee  
 Daniel Jarvis  
 Darren Jensen  
 Dave Rurak  
 David & Joanne McDonald  
 David Heaney  
 David & Manjy Sidoo  
 Derek Kai  
 Dianne Dimozantos  
 Dick Vollet

Divyesh (Dave) Gadhia  
 Don Fairbairn  
 Dylan Robinson  
 E. Joy Villanueva  
 Edward Steel  
 Elizabeth Gross  
 Elizabeth Kalenteridis  
 Enrico & Cheryl Giustra  
 Eric and Elizabeth Southam  
 Eric L. Schwitzer  
 Eugene Ong  
 Faye Wightman  
 Finn Wolfhard  
 Florian Gabriel  
 Fred & Maureen Wright  
 Garth White  
 Geoff & Janet Plant  
 Geoffrey & Karen Cowper  
 George Wong, Magnum Projects  
 Gillian Davidson  
 Glenn Gardner  
 Glenn Mair  
 Graham McGarva  
 Grant Hoekstra  
 Gulnar Aituarova  
 H. Roderick Anderson  
 Hani Zayadi  
 Hannah Lee  
 Harry Schreier  
 Helen Hall  
 Helen Wilkes  
 Ida Goodreau  
 Izzy Friesen  
 Irene Wong  
 Isaac Cheng  
 Jack Anderson  
 Jacob Rossi  
 James Schultz  
 James Steele  
 Jane Filipow  
 Janice Dalzell  
 Jason Schouten  
 Jazmine Valickis  
 Jeff Queen  
 Jeffrey McCormack  
 Jim Chu  
 Jim Dehoney  
 Joanne Gassman  
 Joe Lehman  
 John Blackhall  
 John Lecky  
 John Wardrop  
 Jonas Lehrman  
 Joshua Ma  
 Judith Lynn Siemens  
 Justin Omichinski  
 Justine Lachapelle  
 Karis Maguire  
 Kathryn Cernauskas  
 Kayley Daechsel  
 Ken McIntosh  
 Kevin Bent & Connie Spear

Kimberley Robinson  
 Kim Henen  
 Lalji Family  
 Lorraine Lippiatt  
 Laura Baziuk  
 Lauren Webb  
 Lina Dang  
 Lindsay & Mark Yuasa  
 Lindsay Rattray  
 Lloyd & Heather Craig  
 Lori Kincannon  
 Lyall Family  
 Mackay Family  
 Malcolm Craig  
 Marie N. Turnbull  
 Mary Ackenhusen & Daniel  
 Muzyka  
 Marlene Martens  
 Mathew A. Sunderland  
 Matthew & Tracy Craig  
 Maureen Lewis  
 Michael Buchan  
 Michael Emmott  
 Michael Farrell  
 Michael Keenan  
 Mike Harcourt  
 Mike Knapp  
 Mitchell Knoepfel  
 Moneca & Braden Gabriel  
 Pamela & Jonathan Murkin  
 Papinder Rehncy  
 Peggy Louise  
 Peggy & John McLernon  
 Penny J. Ballem  
 Perri Zimmerman  
 Ping Liu  
 Rachel Edgar  
 Randi Fjeldseth  
 Richard Barrington  
 Richman Manalili  
 Rick Genovese  
 Rob Turnbull & Family  
 Robert Dar-Woon  
 Robert Disbrow  
 Robert Glass  
 Robert J. Macdonald  
 Roland Nadler  
 Ron Eisses  
 Ryan Kerr  
 Scott Jan  
 Selwyn Leeke  
 Sharon Taylor  
 Shawn Kangro  
 Sheri Greenall  
 Shikhank Sharma  
 Shireen Ng  
 Simon Yaghdjian  
 Stephanie Butler  
 Stephen Lambie  
 Suann Hosie  
 Sukhraj Khungay



Tamara Vrooman & Gregg  
Burkinshaw  
Tanjit Kalhar  
Terry Thies  
Timothy Chipperfield  
Tom & Karen Cooper, City in  
Focus Foundation  
Tracey Harvey  
Trevor Habkirk  
Vaness Drake - on behalf of  
Simon Drake  
Virginia Greene  
Vito Decicco  
Wade & Teresa Bayne  
Wilberg Family  
William Ono  
Yvette Reid  
Anonymous (55)

### IN MEMORY OF (IMO)

Adam Hrankowski –  
IMO Ethan Rae  
Ammar Izziddin & Family –  
IMO Hisham Izziddin  
B James –  
IMO Ida Goodreau  
Bev Arthur –  
IMO Lindsay & Eric Lowerison  
Coast Capital Savings –  
IMO Gavin Craig  
Dezarae Kemp –  
IMO Ida Goodreau  
Diana Bradbury –  
IMO Toni Kristinsson  
Eric Resnick, Peter McDermott –  
IMO Deborah Sharp Furlong  
IHO John Furlong (24 gifts)  
Ernesto Salvi –  
IMO Ethan Rae  
Gerald & Anita Van Lith –  
IMO Ida Goodreau  
Hayley & Hudson Nelles –  
IMO Deborah Sharp Furlong  
IHO John Furlong

Joanne & Gary Vansevenant –  
IMO Ida Goodreau  
John & Maria Van Lith –  
IMO Ida Goodreau  
Joyce Jones –  
IMO Lindsay & Eric Lowerison  
KSL Capital Partners, LLC –  
IMO Deborah Sharp Furlong  
Lawrence Rae –  
IMO Ethan Rae  
Leanne Rae –  
IMO Ethan Rae  
Leslie Brown –  
IMO Lindsay & Eric Lowerison  
Lisa Stockstad –  
IMO Lindsay & Eric Lowerison  
Lori Kincannon –  
IMO Carl Vanderspek  
Luise Bauer –  
IMO Siegfried Adolf  
Mary & Martin Vink –  
IMO Ida Goodreau  
Nicole Lyske –  
IMO Ethan Rae  
Pat & Cyril Soetemans –  
IMO Ida Goodreau  
Peter Wong –  
IMO Diane Leung  
Ron and Laura Kinders –  
IMO Ethan Rae  
Sadler Jackman Family  
Foundation –  
IMO Deborah Sharp Furlong  
Suann Hosie –  
IMO Carl Vanderspek  
William MacDonald –  
IMO Ethan Rae  
Anonymous –  
IMO Ethan Rae

### IN HONOUR OF (IHO)

Anne Marie Turnbull & Paul  
Proulx –  
IHO Marie N. Turnbull  
Daisy Rowena Bayabay –  
IHO Oyamo Bernal & Misuri  
Bernal

Dylan D. Reece Financial  
Services –  
IHO Bob Rennie  
Fern Glowinsky –  
IHO John McLernon  
Gavin Dirom –  
IHO M. Forster  
IHO Judy Graves (30 gifts)  
Greater Vancouver Home  
Builders' Association –  
IHO Eric Carlson  
Karole Sutherland –  
IHO J. Watchuck & R. Goepel  
Laurie Sterritt –  
IHO Nathan Collett  
Marilyn Wardrop –  
IHO Ron Yoshimoto  
Orbis Investments – Buchanan  
Programme, IHO Warren Liou  
Paula & Richard Powell  
IHO Marie N. Turnbull  
Richmond Chamber of  
Commerce –  
IHO Mike Harcourt  
Sarah Collett –  
IHO Nathan Collett  
Suzanne Bolton & Jeff Mooney –  
IHO Linda Mitchell  
Tanja & Michael Mackin –  
IHO Gerald MacDonald & Jodie  
Martinson

### COMMUNITY

Community Action Initiative  
Crofton House  
First Baptist Church  
Grey Matter Event  
Killarney Secondary School  
Lord Beaconsfield Elementary  
School, Grade 7 Class of 2023  
Mount Seymour United Church  
The Social Planning and Research  
Council of BC (SPARC BC)  
Turning Point Recovery Society

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 raised **\$35 million**, and with our partners (the Province and the City) have supported **36 projects** (supportive housing & homelessness prevention) that have contributed to housing stability for **over 10,500** individuals including unaccompanied youth, families, couples, single adults and seniors. These individuals are being supported to reach their goals (employment & volunteering; learning, training & skills; housing; health & wellness; legal & advocacy; and community & belonging) and move on with their lives. Together, we are truly changing lives and building better futures.



## STREETOHOME BOARD OF DIRECTORS 2023

From left to right: **Rob Turnbull**, President & CEO, Streethome Foundation; **Lara Dauphinee**, Fiore Group; **Bob Chapman**, Vancouver Coastal Health; **Sherri Magee**, Corporate Director; **Jennifer Twiner McCarron**, Thunderbird Entertainment Group; **John McLernon**, Board Chair (up to June 2023); **John Mackay**, Strand Properties (up to June 2023); **Kevin Bent**, Board Chair (June 2023 onwards); **Paul Mochrie**, City of Vancouver; **Fiona Wilson**, Vancouver Police Department; **Lloyd Craig**, Vice-Chair; **Joanne Gassman**, Corporate Director; **Darwin Schandor**, National Bank of Canada; **Alan Peretz**, KPMG.

Missing from the photo: **Geoffrey Cowper** (June 2023 onwards), Fasken Martineau; **Allison Dunnet**, BC Housing (June 2023 onwards)



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