streetohome

changing lives, building futures

2022 Annual Report

A message from the Board Chair and CEO

“A good project, good people and great strategy, along with lots of energy – there’s no knowing how far you’ll go,” says our Board Chair, John McLernon.

2022 has been a year of change, looking back at our successes, taking stock of lessons learned and adjusting. As we move into 2023, we are adapting our strategic framework and renewing our commitment to taking a two-pronged approach to improve homelessness. In the last 15 years, we’ve learned that housing isn’t enough, and that a holistic approach must be taken to best support individuals and their unique needs.

The Streetohome Stool remains our guiding force, where innovative housing models and promising support services will address multiple aspects of the Stool. A stool with only one leg, or a program that doesn’t look at the variety of needs an individual has, cannot be very effective.

We want to thank the people on the Board, our Committees, and the team, who remain committed to finding those good projects, good people, and a great strategy to change lives and build better futures.

John McLernon,
Board Chair

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

GUIDING PRINCIPLES
for New Initiatives

1. **Verify that any proposed initiative will effectively address a systems gap**
   Avoid duplication and review the evidence-base for a proposed program or service

2. **Corroborate stakeholder support for the initiative**
   Broker relationships and trust among Streetohome Partners (City of Vancouver, Vancouver Coastal Health, BC Housing, and Vancouver Police) and between Streetohome and service providers (e.g., inclusive study trips)

3. **Identify how the initiative will be integrated into existing systems**
   Be wary of parallel systems, accompanying inefficiencies, and confusing system navigation

4. **Ensure a trusted service provider partner is committed to leading the initiative**
   Confirm validation of the model with prospective clientele and service provider's Board support

5. **Demonstrate confidence in fundraising by focus-testing appeal with donors**
   Substantiate service provider's ability to sustain funding

6. **Guarantee that data is accessible, collected, evaluated, and shared**
   Streetohome has predefined reporting requirements in funding agreements

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Housing is only one of several dimensions of any thriving citizen. Individuals with lived experience of, or at-risk for, homelessness may have multiple unmet needs.

Streetohome Stool

1. **Personal, gender, and cultural safety; sense of belonging;** inclusiveness; and community integration.
2. **Housing needs** (e.g., family reunification, independent housing, shelter, supportive housing, addiction treatment/recovery housing).
3. Care for **problematic substance use, mental health challenges, and physical well-being** including vision, auditory, and dental health.
4. **Labour market engagement and purposeful activity** by connecting employers with employees and organizations with volunteers.
5. **Life skills development;** high-school equivalency; continuing education; knowledge & skills certification; work readiness skills; and/or job training.
6. **Resolution of legal issues** including immigration status, justice system involvement, securing government benefits, family law, housing and employment rights.

John McLernon, Board Chair and Kevin Bent, Incoming Board Chair

Gone fishing

We've learned many lessons since our start in 2008, and have built a repertoire of more than a few John-isms over the years.

One of our favourites – "we can't build ourselves out of homelessness," – signified a strategic shift towards prevention to fill gaps in the system, rather than focusing exclusively on building supportive housing. Under John's leadership, Streetohome has contributed to 35 projects – 23 supportive housing buildings and 12 prevention projects since 2008. Now, after 15 years at the helm, John McLernon is stepping down as Board Chair.

"Streetohome's role is to improve homelessness and mitigate its impact – we've learned that there's no single, silver bullet solution to ending it," says John. "Our success lies in being able to gather key people to look at what we're doing, collaborate and enhance each other's projects, find gaps in the homelessness services system, and broker innovative projects that can fill those gaps."

Not only did Streetohome discover that a one-size-fits-all solution simply won't produce better outcomes for many, but there was a cost efficiency to focusing on prevention, explains John. These smaller prevention and recovery projects such as the Vancouver Rent Bank; Supporting Tenants, Enabling Pathways (STEP); Homeward Bound; Recovery Café; or Want2, may help a more niche or smaller cohort of people at the start, especially when compared to housing hundreds at a time in a high-rise. However, their sustainability adds up exponentially, at less cost per person compared to building a supportive housing unit.

“It just came to me one day. Construction is expensive and we’ve seen housing projects that didn’t go according to plan due to a lack of understanding around tenants’ needs. We needed more knowledge around what their individual needs were, and alternative ways to help them that would complement their housing so they could move forward in their lives,” explains John.

“Connection is the most important thing in life – to be connected with friends, teammates, neighbours – you can’t function effectively without it. If you don’t have a community, your physical and mental wellness goes downhill fast. The more we can help people become a part of the community, the better outcomes we’ll see for those experiencing homelessness,” explains John.

“We’ve learned some really good lessons since our start. One of the key takeaways for me is that there’s so many people doing wonderful work in this sector, as well as around the world. You don’t need to reinvent the wheel. We’ve been able to take a lot of good ideas and adapt them for Vancouver in a way where they’ve had a major impact on street homelessness.”

As Streetohome moves forward, there will be a renewed focus on the Streetohome Stool’s domains to enhance and complement promising support services, and bring innovative housing models to Vancouver – especially those projects that bring a sense of belonging to individuals, along with promoting mutual concern and accountability for one another, says Kevin.

“We aren’t looking for home runs – we’re looking for solid base hits.” - John McLernon

“We need to understand community and how to foster and improve it to better people’s lives. The Recovery Café is a great example of this,” he says.

John’s departure coincides with the renewal of our strategic framework, led by founding directors Geoff Cowper and Kevin Bent. Kevin has also stepped up to take the helm as incoming Board Chair in 2023.

“When I first sat down with John to hear about his vision for Streetohome, and some of the potential Board members he was approaching, I couldn’t help but think that this was a very, very cool initiative,” says Kevin.

As we continue our journey under Kevin’s leadership, John says he is confident we’ll accomplish what we set out to do in our renewed strategic framework, and continue to make a positive impact on homelessness in Vancouver.

With his never-ending passion for addressing homelessness, John will continue to be involved in special projects and committees. This isn’t goodbye, but merely an, ‘I’ll see you later.’

Renewing our commitment to changing lives and building better futures

2022 proved to be the end of an era for Streetohome. Our founding Board Chair, John McLernon, initiated a strategic renewal process to revitalize our commitment to addressing homelessness and its impact on Vancouver, as he announced his departure as Chair in 2023.

It's been 15 years since Streetohome was initiated by John at the Vancouver Foundation, inspired by his work with homeless youth. He brought together a strong Board of people with varying perspectives who worked cohesively as a team to impact change. Two of these individuals, founding directors Geoff Cowper and Kevin Bent, are leading the strategic planning process.

"Streetohome is an unbiased, trusted advisor and steward bringing a global private sector lens to local community initiatives, helping to ensure the best outcomes."
- Darwin Schandor, Committee Member

"When we started in 2008, we hoped that by advancing Housing First we'd enable existing services to fully engage with homeless people and to address the circumstances of their lives that needed help – whether it was mental health supports or recovery or something else," says Geoff Cowper, and Co-chair of the Strategic Plan Steering Committee, alongside Kevin Bent.

"We've since tweaked our strategy and tactics to really look at where there were gaps in the system to put programs in place that had a significant impact in those areas," explains Kevin.

As we move forward, our efforts will focus on complementing existing services and contributing to a holistic approach to meet the diverse needs of individuals, including: employment; learning, training & skills; housing; health & wellness; legal & advocacy; and community & belonging. Promising support services will be brokered and leveraged to complement the current system, alongside innovative housing models that include a comprehensive array of supports to reflect those needs.

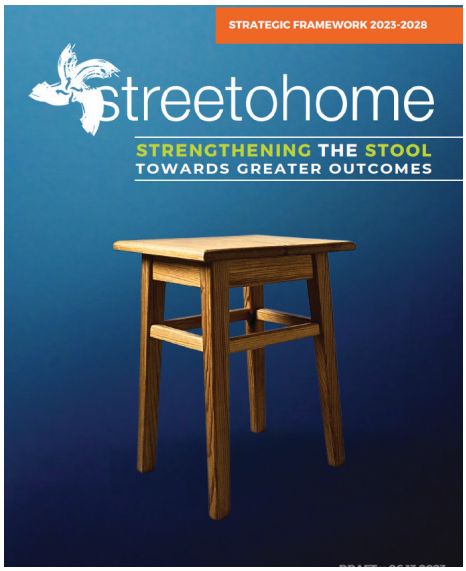
"The community and belonging piece is really important now, especially in addressing mental health and substance use challenges. You need to feel valued, get up in the morning with a purpose, share what you're doing and be able to rely on friends and family for feedback and support based on what you think is important in your life. It's vitally imperative to being a well-rounded, thriving individual," says Kevin. "Delancey Street is a great example of this. It incorporates training, employment, and housing together while creating a culture of belonging and mutual accountability for participants."

Individuals are more likely to have improved outcomes when they're able to find services and supports that meet their individual needs and desires, rather than a one-size-fits-all solution.

"We're able to take risks and focus on adapting successful models proven in other jurisdictions to contribute to a more robust homelessness services system in Vancouver."
- Alan Peretz, Committee Member

"We've learned that engagement with services, and a variety of options to choose from, is critical to the success of clients," says Geoff.

"Housing without that engagement with services is inadequate and incomplete. When you read the strategic framework, the main takeaway is that we



Top: Geoff Cowper, Co-Chair, Strategic Plan Steering Committee (SPSC)

Bottom: Kevin Bent (SPSC Co-Chair); Members: Joanne Gassman, Alan Peretz, Darwin Schandor

need to focus our response to ensure that we maximize the accessibility of services to clients when we engage in new projects, as well as existing housing and programs."

"I hope we can become a leader in connecting services with clients both in existing and new projects; be a champion in ensuring that people make the progress they want in their lives; and figure out how to best equip them and walk with them to make that progress," says Geoff.

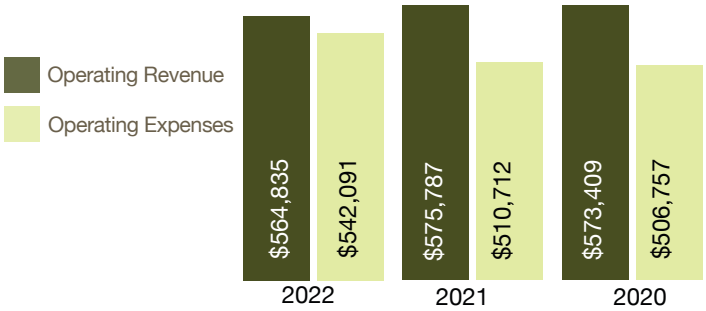
Streetohome's renewed strategic framework will be released by the end of 2023.

"We've excelled at finding opportunities that no one else is addressing and engaging with others to enhance the system, and we'll continue to build on this going forward."
- Joanne Gassman, Committee Member

Streetohome Financials

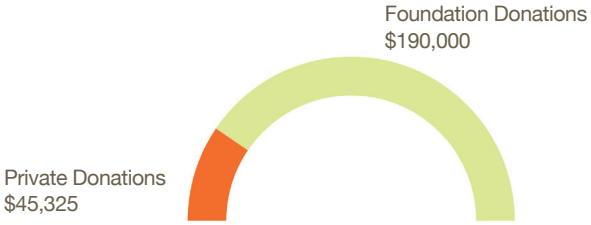
Operating Revenues/Expenses

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



Gifts Received in 2022

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



Grants Disbursed in 2022

$400,000
(of $2M)
Recovery Cafe

$79,773
(of $375,000)
Want2

$2,500
(of $50,000)
ATC Facilitator Training

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

Total Other Disbursments
Streetohome Strategic Planning, Streetohome Admin Employment Pilot, Delancey Street BC: $40,780

Volunteer & In-Kind Services

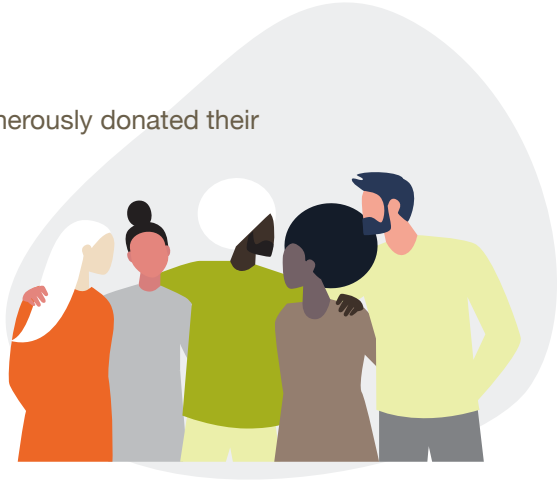
Our small team is grateful for the commitment of our volunteers who have generously donated their knowledge, skills and time.

*Calculated using Volunteer Canada's hourly value (https://bit.ly/2XzULM6), with the exception of professional hourly market rates

2,893
Volunteer Hours

$138,706
Value-Add of Volunteer Time

59
Volunteers



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 raised $35 million, and with our partners, the Province and the City, have supported 35 projects (supportive housing & homelessness prevention) that have contributed to housing stability for nearly 9,000 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.

Corporate & Employee Donations

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.
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
Peter & Joanne Brown Foundation
R & J Stern Family Foundation
R. Howard Webster Foundation
Red Hibiscus Foundation, held at Vancouver 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
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
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
Gulnar Aituarova
H. Roderick Anderson
Hani Zayadi
Hannah Lee
Harry Schreier
Helen Hall
Ida Goodreau
Izzy Friesen
Irene Wong
Isaac Cheng
Jack Anderson
Jacob Rossi
James Schultz
James Steele
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
Larraine 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
Red Hibiscus Fund
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
Vaness Drake - on behalf of Simon Drake
Virginia Greene
Vito Decicco
Wade & Teresa Bayne
Wilberg Family
William Ono
Yvette Reid
Anonymous (51)

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
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 VanLith –
IMO Ida Goodreau
Hayley & Hudson Nelles –
IMO Deborah Sharp Furlong
IHO John Furlong
Joanne & Gary Vansevenant –
IMO Ida Goodreau
John & Maria VanLith –
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
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
Tara Walter –
IMO Gavin Craig
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
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

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

2022 Board of Directors

John McLernon	Chair, Streetohome Foundation
	Honorary Chairman & Co-Founder Colliers International
Lloyd Craig	Vice-Chair, Streetohome Foundation
	Former CEO, Coast Capital Savings

From left to right: Kevin Bent, Vice-Chair (up to June 2022); Joanne Gassman, Corporate Director; Rob Turnbull, President & CEO, Streetohome Foundation; Lara Dauphinee, Fiore Group; Geoffrey Cowper, Fasken Martineau (up to June 2022); John McLernon, Board Chair; John Mackay, Strand Properties; Fiona Wilson, Vancouver Police Department; Kevin Falcon, Anthem Properties (up to June 2022); Bob Chapman, Vancouver Coastal Health; Lloyd Craig, Vice-Chair; Sherri Magee, Corporate Director

**Missing from photo: Alan Peretz, KPMG; Paul Mochrie, City of Vancouver; and Shayne Ramsay, BC Housing (up to September 2022); Darwin Schandor, National Bank of Canada (beginning June 2022); Jennifer Twiner McCarron, Atomic Cartoons/Thunderbird Entertainment (beginning June 2022)*

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

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