streetohome

changing lives, building futures

2021 Annual Report

A message from the Board Chair and CEO

Without a sense of community, we can't expect better outcomes for people, especially in a time when social isolation has become the norm – whether that's as insidious as not knowing our neighbours, or as straightforward as the pandemic lockdowns.

As the world discovered during the height of the pandemic, humans thrive when they have a sense of belonging, when everyone has a voice that's heard, and have mutual concern and accountability for one another. These principles are what will be key to improving outcomes in any project affecting the homelessness services system, and we see the great potential of incorporating these principles in Streetohome's latest projects – the Adapted Therapeutic Community, Recovery Café, Shared Housing, Want2, and Delancey Street.

We hope you will be inspired to increase a sense of community and belonging into your own lives – both personal and work. As we increase this social capital for those in recovery from homelessness, poverty, isolation, mental health and substance use challenges, everyone benefits – our Partners, service providers, neighbours, and local businesses. Thank you for changing lives and building better futures with us.

John McLernon,
Board Chair

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

Streetohome's 2021 Intitiatives

Adapted Therapeutic Community

An evidence-based model integrated into 'normal life' that builds on the success of live-in therapeutic communities. Individuals work together to promote personal growth through activities & social relationships.

Recovery Café

A place of healing & hope where people can transform their lives & pursue recovery. A safe & substance-free space where members support each other in achieving their goals while maintaining access to supports.

Shared Housing

Two or more persons living together – each has a private bedroom & shares common areas. A more affordable option that enhances personal safety, reduces carbon footprint, & enables sharing of experiences.

Want2

A mobile & web app that helps individuals prioritize goals in a variety of social determinants of health. It helps them stay motivated, locate best-fit resources, & connect with others to succeed.

Delancey Street

Members gain housing, life skills, education (GED), & vocational training (3 marketable skills) to forge a new path. Graduates are empowered to lead, learn & earn at no cost to government, families, or individuals.

Thank you
for partnering with us to build better futures

Our Role

Streetohome is changing lives and building better futures by working with the private sector to broker and leverage new funding, innovative ideas, and opportunities for collaboration with public and nonprofit sectors to implement sustainable solutions to homelessness in Vancouver. Streetohome strives to address gaps in services to meet the employment & volunteering; learning, training & skills; housing; health & wellness; legal & advocacy; and community & belonging needs of vulnerable individuals with lived experience of, or at-risk for, homelessness.

raised since 2008

individuals impacted by Streetohome-funded initiatives since 2008

How we work

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

Capital funding contributed to

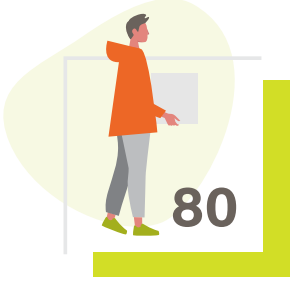
supportive housing buildings (1,400 homes) since 2008

homelessness prevention initiatives since 2008

Key Prevention Initiative Highlights

individuals prevented from becoming homeless by 845 **Vancouver Rent Bank** loans since 2012

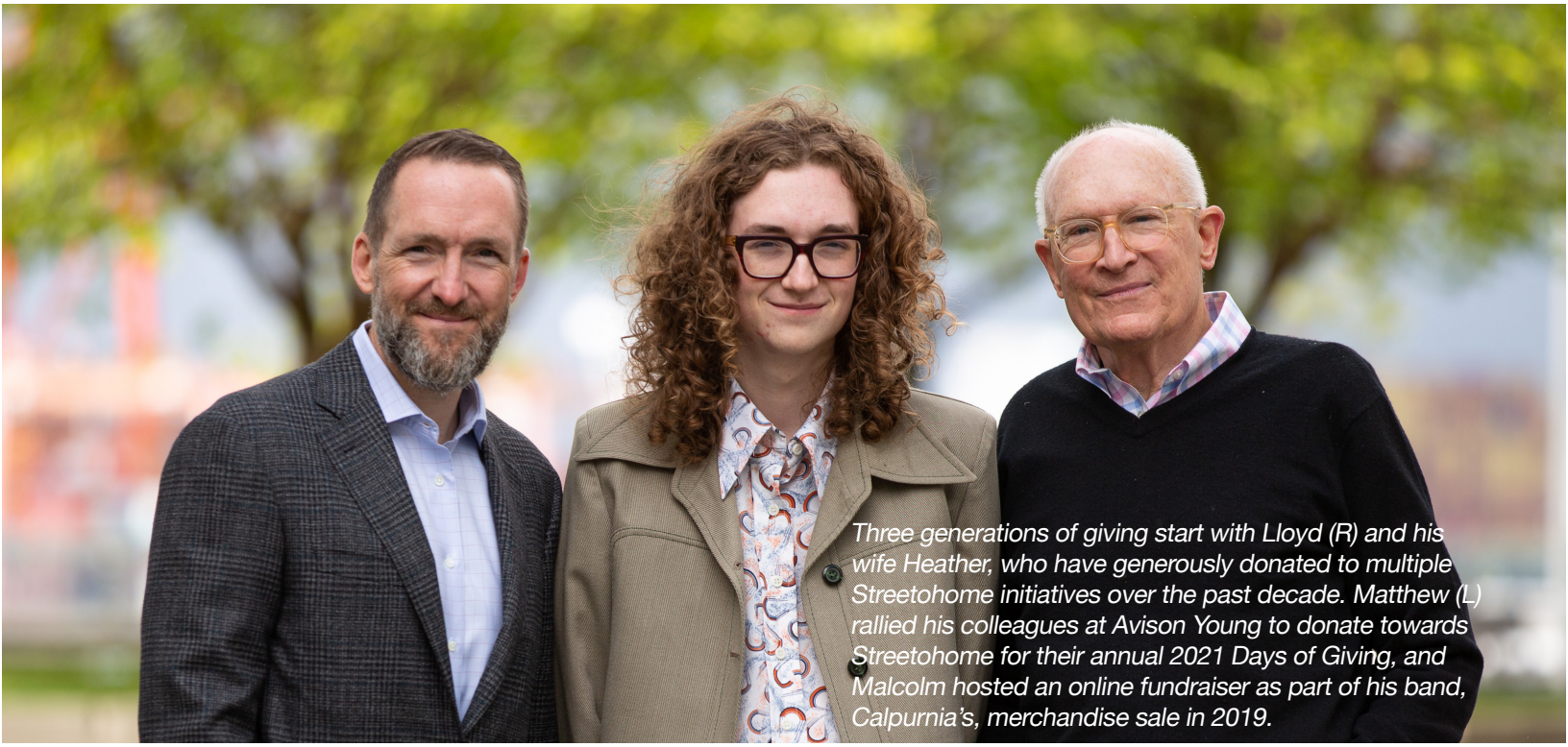
individuals with lived experience of homelessness found a job assignment with the help of **Work**With**Us** since 2017



Homeward Bound participants moved to their chosen community with verified housing and supports since 2019

individuals transitioned from supportive to independent housing via **Supporting Tenants, Enabling Pathways** since 2017, making those units available for others

Graphics by Andrea Dubeckyj, Colliers International



Three generations of giving start with Lloyd (R) and his wife Heather, who have generously donated to multiple Streetohome initiatives over the past decade. Matthew (L) rallied his colleagues at Avison Young to donate towards Streetohome for their annual 2021 Days of Giving, and Malcolm hosted an online fundraiser as part of his band, Calpurnia's, merchandise sale in 2019.

Becoming a part of a community leads to better outcomes for all

"I heard about Streetohome 12 years ago from friends who spoke highly of their work around housing and mental health. My wife, Heather, and I had led fundraising efforts for depression research at UBC, and my interest in that and Streetohome's work aligned. The more time you spend with Streetohome, the greater the realization becomes that while mental health and/or substance use may be a component for some, for others – it is plain old bad luck," says Lloyd Craig, Streetohome Board Co-Vice-Chair and former CEO, Coast Capital Savings.

"One of our recent 'ahas' has been around the power of connection to improve peoples' chances to succeed at what they want to do and how they can best move along their preferred life path. Everyone requires people in their lives to stay grounded. We all need a club where we feel like we belong. Like the theme song from the television sitcom Cheers – you want to go 'where everybody knows your name.'"

Since joining the Board in 2010, Lloyd has learned plenty about the complex, multi-faceted challenges homelessness presents and shared that knowledge with his family. Lloyd, as well as his son Matthew and grandson Malcolm, have each donated their time, efforts, and generosity to Streetohome over the years. They are impressed by the holistic, connection-based approach taken by the models that Streetohome brokers and leverages to help individuals improve their wellbeing and move on with their lives.

"So much of the work Streetohome does is intertwined with other systems – mental health, substance use, employment – and I was happy to be able to rally the Avison Young team around Streetohome during our Days of

Giving, as well as bring a fresh set of eyes in the search for a location for Delancey Street," says Matthew. "We lost my brother to mental health and suicide, and we see the effects of homelessness everyday in our personal and work life. The connection we feel as being part of a team, or being a part of a family, is something that's missing for so many."

In 2016, Streetohome shifted its focus towards the prevention of homelessness and explored how to best fill gaps to address root causes including disconnection, unemployment, mental health, and substance use. Over the last six years, Streetohome has developed business cases for Delancey Street, Addiction Recovery Community Housing, Want2 – the Life Intentions Action Planner app, Shared Housing, and Recovery Community Centres (including Recovery Café). Each promotes personal agency, a sense of belonging, mutual concern and collective accountability.

"If I imagine myself in a similar situation – without housing, having challenges around mental health or substance use and feeling isolated and stigmatized – I know that it would be almost impossible to get out of that situation without a solid support system and community to rally behind me," says Malcolm.

"Streetohome's most recent initiatives, such as the Recovery Café or Adapted Therapeutic Community, provide a venue where people in recovery – whether that's from homelessness, substance use, mental health challenges, crime, unemployment or loneliness – can meet others and form friendships, pursue goals, and gain a sense of belonging in their daily lives," says Lloyd.

"People who are homeless need that sense of belonging and the support that comes with it – they need to know that they belong here on this earth as much as anyone else," says Malcolm. "Our society places a lot of value on gritting your teeth and working through it alone, but nothing monumental can be achieved without help. That's why we must help people at-risk – because they don't have support structures. Streetohome's initiatives help foster an individual's support system so that they can achieve something monumental."

"One of my favourite projects is Pacific Spirit Terrace (low-income single mothers' housing) - a partnership with the YWCA. This complex was constructed on top of Fire Station No. 5 in East Vancouver when it was rebuilt." - Lloyd

Linda was the Vancouver Police Department's 1st female motorcycle officer (1988).

Working together to build trust, hope and pathways forward

Sex Industry Liaison Officer, Constable Linda Malcolm, has worked with the Vancouver Police Department for 41 years. For most of this time, she was in plain clothes and working on the streets, predominately in Vancouver's Downtown Eastside. She has worked with at-risk women and men for the last 16 years and with her infectious smile and warmth, has built an unprecedented trust within the community, providing a link between sex workers and the police through support and intervention. Four and a half of these were spent investigating Robert Pickton as part of the Missing Women's Task Force.

Linda sees herself as another resource in the community to help individuals move forward at their own pace. Some of these folks may not have much confidence and are overwhelmed when they try to navigate ever-changing systems. Blurring the lines between social work and enforcement is how this position differs from traditional policing.

"As a Police Officer in the DTES, building trusting relationships is imperative if you're making yourself available to assist people with their personal tasks such as getting replacement ID, reconnecting with family or intakes to detox or recovery programs," explains Linda.

When Linda first saw Streetohome's Life Intentions Action Planner (LIAP), she couldn't believe the wealth of information it contained. It's a tool that individuals can work through on their own, or with a peer, to increase their self-confidence and identify meaningful resources and how to make those connections. The LIAP empowers individuals to plan and realize a better future for themselves, one step at a time.
The first time Linda brought the LIAP into a woman's shelter was to make a connection with a young woman who had numerous barriers to consider before she could ever think of moving forward.

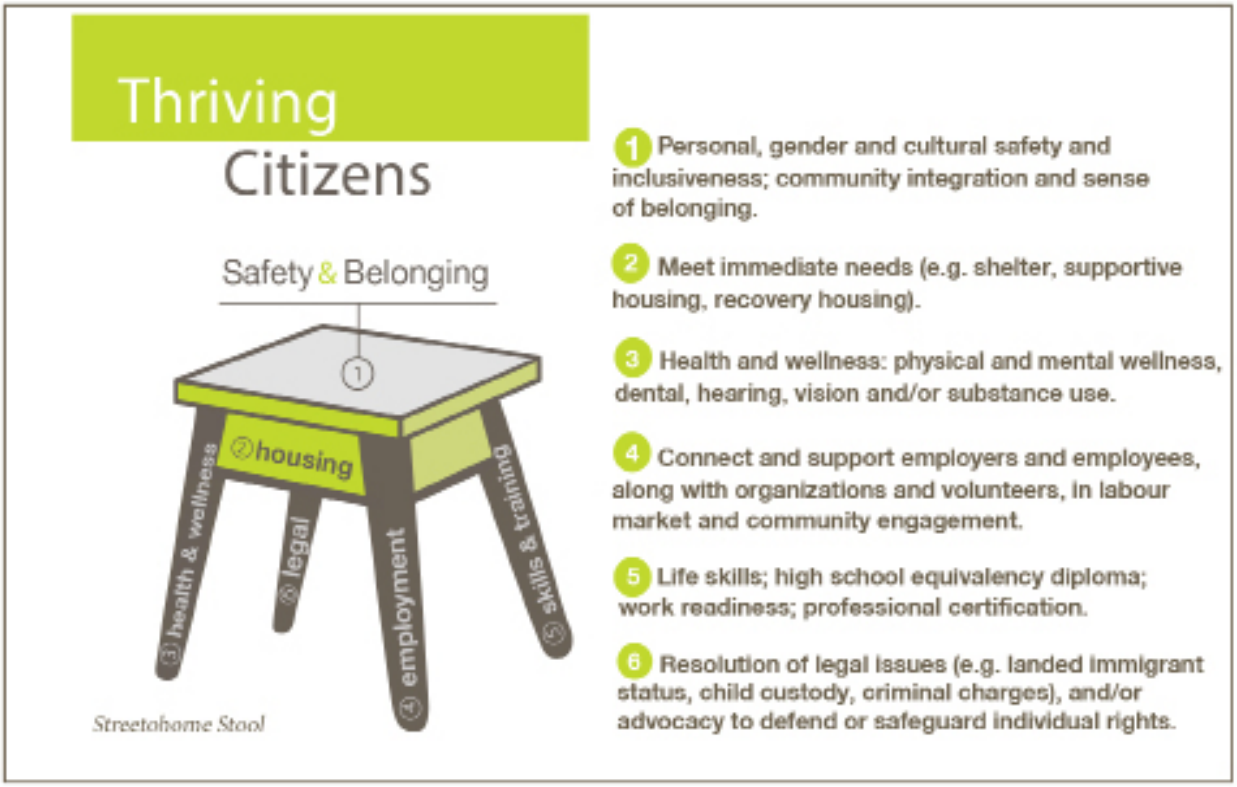
“Homelessness, poverty, mental health and substance use were distracting for her, but when she looked through the planner, she went crazy for it as it allowed her to focus and re-define what she wanted to work on, and match up with the resources that were available to her. She invited a shelter worker to see her plan and how her commitment and the LIAP’s goal-setting exercises became a record of the progress she made,” says Linda. “This worker continues to use the LIAP with other clients and is seeing progress.”

The LIAP not only helps individuals make connections to services for themselves, but it also adds another tool to each service provider’s toolbox to help foster better community connections between services, improving outcomes for everyone.

Fostering the connections between the police and this vulnerable population is done mainly by listening, being non-judgemental, and trying to connect individuals with supports that are meaningful to them and their circumstance. It’s important to be able to bring in supports the individual has already made connections with to increase their comfort level and to strengthen existing relationships, alongside new ones to help them move forward, says Linda. Some of these supports could be the participant’s building manager, shelter staff, peer support, doctors, and legal advocates.

The LIAP includes over 400 resources for individuals to choose from. By having a variety of choices available, individuals are able to choose what’s a best fit for their unique needs and preferences. They can see a clearer path forward, create a plan, achieve what they set out to do while building and strengthening their support system.

“As people take part in building their plans around what they want to do, it’s important to celebrate their successes and every step they take in their journey, no matter how big or small.”

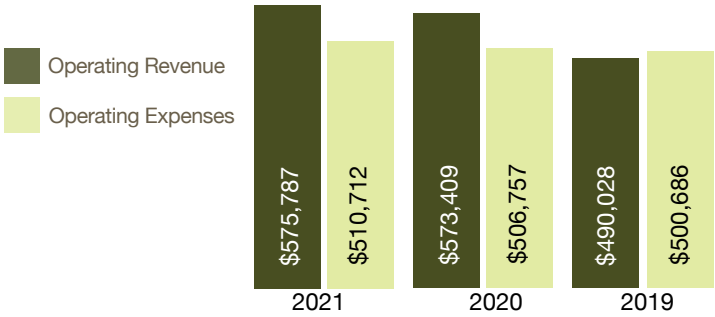


The LIAP asks individuals what they want to do in employment & volunteering; learning, training & skills; housing; health & wellness; legal & advocacy; and community & belonging domains.

Streetohome Financials

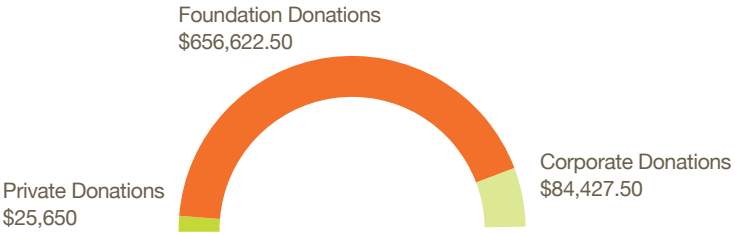
Operating Revenues/Expenses

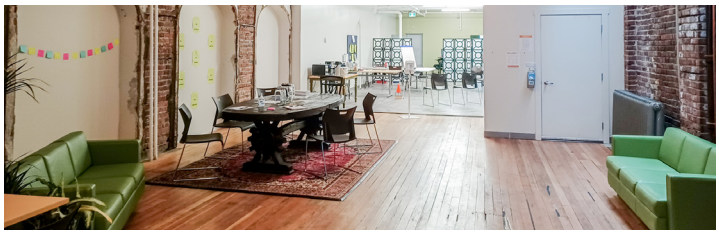
Operations are funded by contributions from BC Housing, City of Vancouver, Vancouver Coastal Health and private donors.



Gifts Received in 2021

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





Streetohome brokered donated space (valued at $67,844) at 637 E. Hastings Street for the Kettle Society's Recovery Café pop-up location.

Granted in 2021

$94,142
Recovery Cafe

$85,480
Want2

$30,000
Vancouver Rent Bank

$25,000
Homeward Bound

Volunteer & In-Kind Services

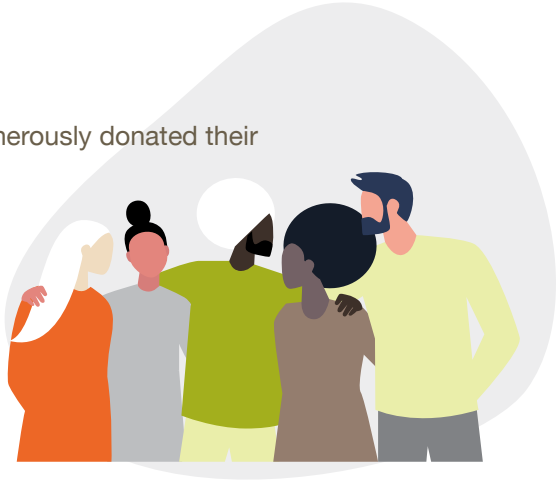
Our small team is grateful for the commitment of our volunteers who have generously donated their knowledge, skills and time.

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

2,063
Volunteer Hours

$78,437
Value-Add of Volunteer Time

49
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 leveraged $33 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 employment & volunteering; learning, training & skills; housing; health & wellness; legal & advocacy; and community & belonging goals to move on with their lives. Together, we are truly changing lives and building better futures.

Corporate & Employee

A&W Food Services of Canada Inc. & Associated Companies
Alexander, Holborn, Beaudin & Lang
Anna & Kristina's Grocery Bag
Anthem Properties
Aquilini Properties LP
Astranova Jewellery
Avison Young
Ballistic Arts Media Studios Inc.
Beedie Development Group
Bell Canada
BC Housing Employee Matching
BMO Financial Group
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Ceridian Canada Ltd.
CFA Vancouver
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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
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
UBC Sauder School of Business
United Community Services Co-op
Vancity Savings Credit Union
Wesbild Holdings Ltd.
White Knight Janitorial Services Inc.

Foundations & Funds

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Andrew Mahon Foundation
Canada Foundation for Innovation
Canucks For Kids
Carraresi Foundation
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
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
Brendan Fitzgerald
Brent Neave
Bruce Orr
Bill Baker
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Chip & Shannon Wilson
Chris Morrison
Christian Deiss
Christine LaLiberte
Christine Wuerfl
Daniel Allard
Daniel Jarvis
Darren Jensen
Dave Rurak
David & Joanne McDonald
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David & Manjy Sidoo
Derek Kai
Dianne Dimozantos
Dick Vollet
Divyesh (Dave) Gadhia
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Enrico & Cheryl Giustra
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Eric L. Schwitzer
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Faye Wightman
Finn Wolfhard
Florian Gabriel
Fred & Maureen Wright
Geoff & Janet Plant
Geoffrey & Karen Cowper
George Wong, Magnum Projects
Gillian Davidson
Glenn Mair
Graham McGarva
Gulnar Aituarova
H. Roderick Anderson
Hani Zayadi
Hannah Lee
Harry Schreier
Helen Hall
Ida Goodreau
Irene Wong
Isaac Cheng
Jack Anderson
Jacob Rossi
James Schultz
James Steele
Janice Dalzell
Jazmine Valickis
Jeff Queen
Jeffrey McCormack
Jim Chu
Jim Dehoney
Joanne Gassman
John Blackhall
Jonas Lehrman
Joshua Ma
Judith Lynn Siemens
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
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
Rachel Edgar
Randi Fjeldseth
Red Hibiscus Fund
Richman Manalili
Rick Genovese
Rob Turnbull & Family
Robert Dar-Woon
Robert Disbrow
Robert Glass
Robert J. Macdonald
Ron Eisses
Scott Jan
Selwyn Leeke
Sharon Taylor
Shawn Kangro
Sheri Greenall
Shikhank Sharma
Stephanie Butler
Stephen Lambie
Suann Hosie
Sukhraj Khungay
Tamara Vrooman & Gregg Burkinshaw
Tanjit Kalhar
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 (37)

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*
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*
William MacDonald – *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)*
Karole Sutherland – *IHO J. Watchuck & R. Goepel*
Laurie Sterritt – *IHO Nathan Collett*
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

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
Kevin Bent	Vice-Chair, Streetohome Foundation
	CEO, Rides.ca

From left to right: Kevin Bent, Vice-Chair; Joanne Gassman, Corporate Director; Rob Turnbull, President & CEO, Streetohome Foundation; Lara Dauphinee, Fiore Group; Geoffrey Cowper, Fasken Martineau; John McLernon, Board Chair; John Mackay, Strand Properties; Fiona Wilson, Vancouver Police Department; Kevin Falcon, Anthem Properties; 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.*

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

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