



ANNUAL REPORT

2025/2026

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

A MESSAGE FROM THE CEO AND BOARD CHAIR

There is a particular feeling that comes when years of patient work begin to show up in the world as something you can point to, walk through, or stand beside. In 2025, Streetohome felt that feeling more than once.

In Pouce Coupe, the foundations of Canada's first integrated addiction recovery community were poured – a moment that represented not just construction progress for ARCH, but the culmination of years of relationship-building with Indigenous partners, health authorities, and government funders who believed, as we do, that people in the North deserve access to integrated care close to home.

On Vancouver Island, the Therapeutic Community Farm found its footing. After years of exploration, the project moved decisively forward with the selection of a local operator and the establishment of a mentorship partnership with TROSA – a peer driven therapeutic community with decades of proven success. And across British Columbia, something else shifted. Communities began calling – not for programs, but for the Streetohome

way of building cross-sector tables that hold together through complexity. The Replication Playbook, developed throughout 2025, became the backbone of that response.

This report is our account of that year. It belongs to our donors, who took the long view when results were still years away. It belongs to the partners who stayed at the table through uncertainty. And it belongs to Kristy, Violet, Brad, and the thousands of others whose stories remind us what this work is for.

We hope this report offers a glimpse of the quiet force of change that continues to grow – not just in Vancouver, but province-wide.

Rob Turnbull,
President & CEO

Kevin Bent,
Board Chair

FROM VANCOUVER TO BC

REPLICATION TAKES ROOT

For seventeen years, communities across Canada looked at Vancouver's homelessness crisis and saw a cautionary tale. In 2025, they started looking at Streethome and seeing something else: a model worth borrowing.

The calls we received were not abstract expressions of interest. They came from communities facing the same interlocking pressures – untreated mental illness, problematic substance use, street disorder, and housing instability – and running out of patience for solutions that treat each issue in isolation.

The 2025 Point-in-Time Count recorded **5,232 individuals** experiencing homelessness across Greater Vancouver, including **2,715 in Vancouver** – the highest number ever recorded. These numbers underscore what our partners already know: the gaps

are real, the urgency is growing, and no single sector can close them alone.

Streethome has never operated housing or run programs. What we do is work in the spaces between government, non-profit, and private sectors – identifying gaps, building evidence-based business cases, and convening the unlikely combinations of partners that produce unlikely results.

An \$800K investment catalyzing \$40M in capital is not magic. It is what happens when the right people are at the same table, with the right process guiding them, and a neutral convenor holding the space.

In 2025, communities across BC began asking whether that table could be set locally. We believe it can. And the **Streethome Replication Playbook**, developed throughout 2025, is how.

“When the private sector takes smart risks in partnership with government and non-profits, we can co-create sustainable solutions that fill critical gaps. This model is ready to be adapted across BC.”

– John McLernon, Past Chair, Streethome Foundation (2008–2023)

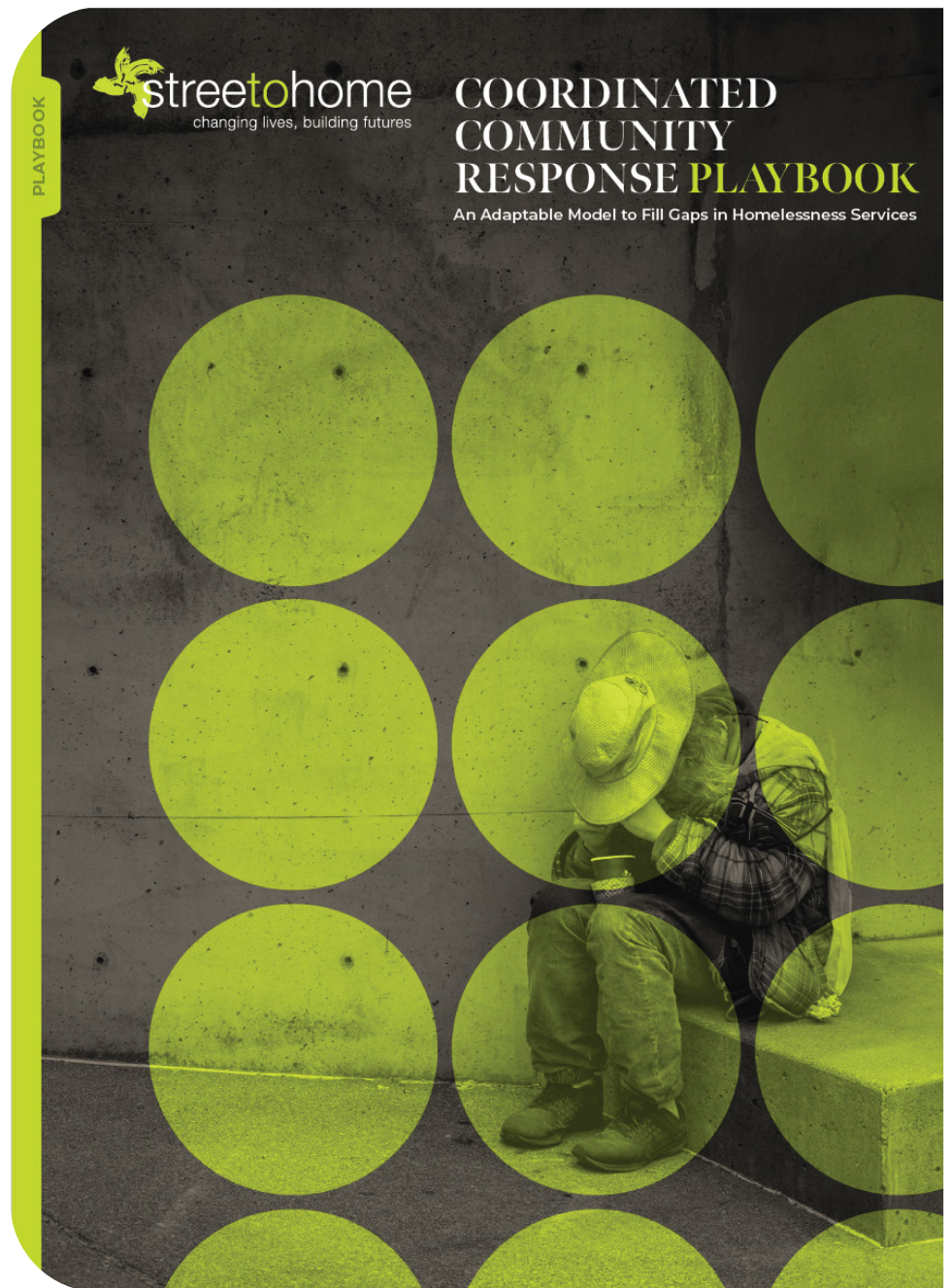
THE PLAYBOOK: A BLUEPRINT FOR CHANGE

What does it actually cost to build a homelessness response system that works? Less than most communities assume.

A \$250K annual commitment over three years – less than the operating cost of a single emergency shelter bed in BC – is the entry point. That investment, structured around the four-partner model and guided by a neutral convenor, has consistently generated a **10:1 return**.

The Playbook, built from seventeen years of learning, gives communities the conditions that make cross-sector collaboration hold. It includes:

- Governance frameworks
- Fundraising tools
- A full handbook of Streetohome initiatives with costs and outcome data
- A step-by-step launch guide
- Hands-on mentorship from the Streetohome team
- A Community of Practice connecting participating municipalities



Playbook Release: Early 2026

To request your copy or start the conversation about replication in your community, contact:

Streetohome Foundation
info@streetohome.org | 604.629.2711

VOICES FROM THE FIELD

THE PEOPLE BEHIND THE NUMBERS

Strategy, business cases, and leverage ratios tell one part of what Streetohome does. The other part belongs to the people who walked through a door when they had almost nothing left and found something on the other side. Since 2008, Streetohome-catalyzed projects have contributed to housing stability for thousands of individuals – unaccompanied youth, single adults, couples, families, and seniors – each moving forward on their own terms. These are three of those stories.

Kristy

UGM WOMEN & FAMILIES CENTRE

Kristy grew up in a world that rarely felt safe. As an adult, she built a career in design before an abusive relationship pulled her into addiction and instability. She and her partner ended up living in the woods outside Abbotsford, her health declining and uncertainty a daily reality. Hope arrived through a UGM outreach van. Workers offered food, clothing, and something just as important: they saw her. With their support, Kristy took a brave step and asked for help. At the UGM Women & Families Centre, supported by Streetohome donors, she found safety, care, and a place to heal. Today, she is interning at the Centre, supporting other women as they begin their own journeys.

“I started imagining a future again – one shaped not by fear, but by possibility.”



Violet

HOMEWARD BOUND

At 35, Violet's life in BC was a constant balancing act. Her disability assistance barely covered rent in housing that never felt safe or stable. She stayed connected through neighbourhood programs, but uncertainty remained. What she longed for was not just housing, but belonging. A visit to Edmonton changed everything. Reuniting with her brother and mother brought a sense of peace she had not felt in years. Through Homeward Bound, supported by Streethome, Violet was able to make the move permanent. Going home was not a step backward. It was a chance to rebuild her life with family by her side.

“Sometimes home isn’t where you start; it’s where you return when you’re finally ready to be held.”



Brad

RECOVERY CAFÉ

Brad walked through the doors of the Recovery Café in early 2023 while waiting for a treatment space. A pamphlet he picked up in detox led him there. Unsure and anxious, he stepped inside and was welcomed without hesitation. A few steady days each week gave him structure, connection, and a place to belong. In Recovery Circles, he found a space to speak honestly and be met with understanding rather than judgment. Supported by Streethome, the Recovery Café is built on the belief that dignity comes first. There, Brad began to rebuild. The Café connected him to supportive housing, providing the stability he needed to move forward.

“I’m grateful there are groups willing to look past the stigma of substance use and realize we have a lot to offer the world.”





ADDICTION RECOVERY COMMUNITY HOUSING (ARCH)

Pouce Coupe, BC | North Wind Wellness Centre

ARCH is Canada's first full continuum addiction recovery facility, blending Western medicine with Indigenous healing practices.

It brings withdrawal management, treatment, recovery housing, and recovery community centre under one roof – serving northeast BC communities close to home.

2025 Milestones include:

- Foundations poured
- Wood framing began
- Modular units fabricated offsite
- All major funder agreements advanced

Streethome's **\$800,000 commitment** and business case catalyzed \$40M in capital and \$4.5M in annual operating support – a coalition that reflects the breadth of shared conviction behind this project.

PROGRESS IN 2025

**BOLD IDEAS
BREAKING GROUND**



THERAPEUTIC COMMUNITY FARM (TCF)

Nanoose Bay, Vancouver Island

Recovery is rarely a clinical event. It is a social one – built through purpose, routine, and belonging.

The Therapeutic Community Farm is designed around that understanding, creating a long-term recovery community where residents can rebuild their lives through work, connection, and shared responsibility.

2025 Milestones include:

- RFP issued
- Port Alberni Shelter Society (PASS) selected as operator
- TROSA mentorship partnership established
- Property preparation and due diligence advanced

Streetohome's leveraged **\$5.45M commitment** continues to move this project toward first resident intake in 2026.

Some of the most significant moments in 2025 happened quietly – on the ground, in a boardroom, at a farm – where years of preparation became irreversible forward motion.

FINANCES LAST YEAR

FINANCIAL DATA 2025

OPERATING EXPENSES & REVENUES



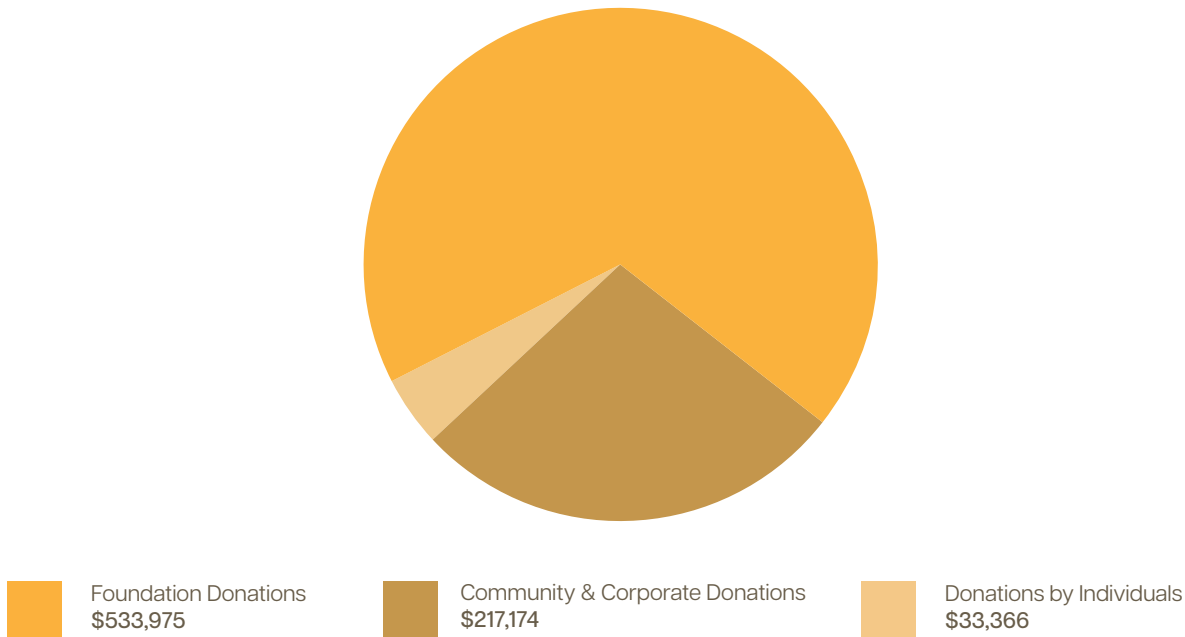
Operating Expenses



Operating Revenue

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

DONATIONS RECEIVED IN 2025



TOTAL DONATIONS: \$784,515

100% of our capital donations directly fund supportive housing or homelessness support services

GRANTS DISBURSED IN 2025



Recovery Café
\$400,000



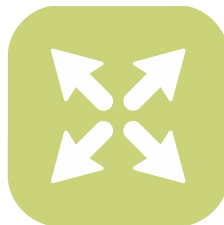
Therapeutic Community Farm
\$237,295

Total Other Disbursements
Streetohome Strategic Planning: \$15,282

THE NEXT STEPS

LOOKING AT 2026

2026 marks a turning point – the year Streetohome’s work begins travelling across the province.



Scaling Our Impact

The Streetohome Replication Playbook will be released, giving communities a field tested, turnkey framework for building their own homelessness response ecosystems.



Champion Interdependent Living

Streetohome will deepen its support for Chosen Family Pods, advancing policy engagement, developer partnerships, and demonstration projects.



ARCH Construction Continues

Modular installation and interior completion will move ARCH toward anticipated occupancy in late 2026.

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
Cassels Brock & Blackwell LLP
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.
Haywood Securities Inc.
Hollyburn Properties Limited
Home for the Games
Innovative Research Group Inc.
KPMG
Lindt & Sprungli Canada Inc.
Mark James Group
Metrie Canada Ltd.
NAIOP Community Real Estate Development Association
National Bank of Canada
National Bank Private Banking 1859
New Shoes Productions Inc.
Odlum Brown Limited
Pacific Blue Cross
ParkLane Homes/River District
Polygon Homes Ltd.
Powerex Corp.
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
Atkins Family Fund, held at Nicola Wealth Private Giving 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
The Helpalittle Foundation
Tiny Foundation
Trinity Pacific Foundation
Ward McAllister Family Foundation
World Housing Foundation
Vancouver Board of Trade 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
Brandon Manhas
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
Danielle DiPardo
Darren Jensen
Dave Hammond
Dave Rurak
David & Joanne McDonald
David Heaney
David & Manjy Sidoo
David Redford
Derek Kai
Devon Campbell
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 Durno
Jeff Queen
Jeffrey McCormack
Jen Hansen
Jim Chu
Jim Dehoney
Joanne Gassman
Joe Lehman
John Blackhall
John Christian
John Lecky
John McLernon
John C. Scott
John Wardrop
Jonas Lehrman
Jonathan Sherman
Jordanna Cytrynbaum
Joshua Ma
Judith Lynn Siemens
Justin Omichinski
Justine Lachapelle
Karen MacDonald
Karis Maguire
Katherine Seto
Kathryn Cernauskas
Kayley Daechsel
Ken McIntosh
Kevin Bent & Connie Spear
Kimberley Robinson
Kim Henen
Kirk Pruden & Family
Lalji Family
Lorraine Lippiatt

Laura Baziuk
Lauren Webb
Lina Dang
Lindsay & Mark Yuasa
Lindsay Rattray
Lloyd & Heather Craig
Logan Rogers
Lori Kincannon
Lyall Family
Lyndon Surjik
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
Neha Kumra-Garud
Pamela & Jonathan Murkin
Papinder Rehncy
Par Sibia
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
Sean Baraich
Sharon Taylor
Shauna Towriss
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
 Vanessa Drake - on behalf of Simon
 Drake
 Vicki Tickle
 Virginia Greene
 Vito Decicco
 Wade & Teresa Bayne
 Wilberg Family
 William A. Rand
 William Ono
 Yvette Reid
 Anonymous (58)

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
 Robert Jochum –
 IMO Janet Jochum
 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
 Denise Valcour –
 IHO Marie Turnbull
 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
 John Bullinger –
 IHO Katie Seto
 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
 Rachel H. Borrill
 IHO Jon Borrill
 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
 Tracy Craig –
 IHO Harrison Rockel

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

Every gift, at every size, moves this work forward. Since 2008, Streetohome has leveraged **\$52 million** and, with our partners, supported **39 projects** that have built better futures for thousands of individuals across Vancouver.



Scan the QR Code to donate
 and help us help others.



STREETOHOME BOARD OF DIRECTORS 2025

Left to Right: **Tarnjit McCauley**, Vancouver Coastal Health (June 2025 Onwards); **Alan Peretz**, KPMG; **Rob Turnbull**, President & CEO, Streetohome Foundation; **Sherri Magee**, Corporate Director; **Chris Mackay**, Strand Financial Corporation (October 2025 onwards); **Kevin Bent**, Board Chair; **Geoffrey Cowper**, Vice-Chair (June 2025 onwards); **Sandra Singh**, City of Vancouver (October 2025 onwards); **Darwin Schandor**, Nicola Wealth; **Mary Manhas**, BMO Business Banking; **Jennifer Twiner McCarron**, Thunderbird Entertainment Group.

Missing from the photo: **Howard Chow**, Vancouver Police Department (October 2025 onwards); **Lloyd Craig**, Vice-Chair (up to June 2025); **Bob Chapman**, Vancouver Coastal Health (up to May 2025); **Paul Mochrie**, City of Vancouver (up to October 2025); **Fiona Wilson**, Victoria Police Department (up to October 2025); **Howard Tran**, Independent Director (from June to August 2025); **Tsitsi Watt**, BC Housing (up to June 2025).



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