

2016

ANNUAL REPORT



GREATER VICTORIA HOUSING SOCIETY

Since 1956

Dedicated to Providing Affordable Rental Housing



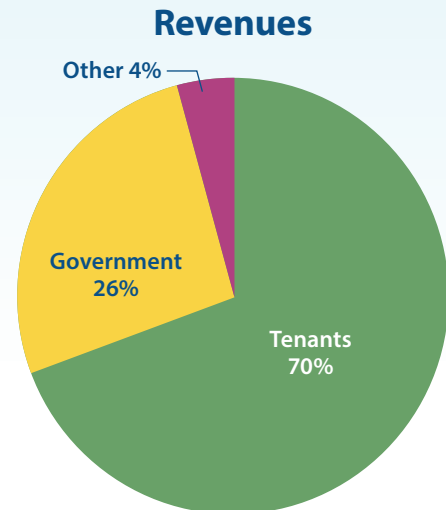
Replacement Value of Buildings
\$124,687,465



Enterprise Risk Management Program in Place



Created Real Estate Development Office



Over 1,000 Tenants

123 Households Moved In (7.6% Turnover)
1% Average Vacancy Rate

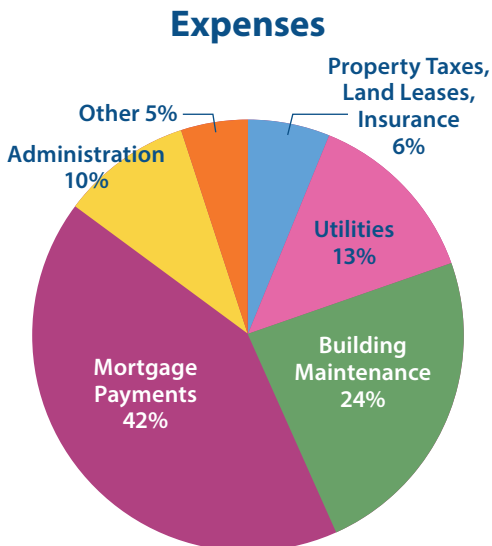


Thank You!



Fund Raising Achievements \$62,000

- Brunch for the Housing Crunch, Crooked Goose Bistro
- A Matter of Taste, Victoria Golf Club
- GoodLife Fitness Marathon/Charity Pledge Program - 12 Person Team Participated
- Extraordinary Gift from Wawanesa Insurance
- First-time Grant from the Victoria Foundation
- Generous gifts from: BMO Financial Group, Cox Taylor, Graphic Office Interiors, Heirloom Linens, Knappett Projects Inc., Odlum Brown, Old Morris, Page One Publishing Inc., SeaFirst Insurance, Sysco, Sotheby's International Realty Canada, Thrifty Foods



Capital Projects

A major boiler/heating system replacement project completed at Balmoral Garden Court with funding from BC Housing and Fortis

Capital Project Expenditures: \$337,144



Energy Reductions

Energy upgrades to five buildings with BC Hydro funding

Tillicum Terrace attic insulated with funding from Graphic Office

1% reduction in electricity use
20% reduction in natural gas consumption



Staff Engagement

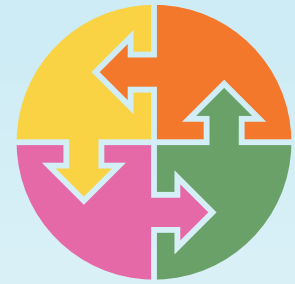
Over 90% of staff state they are proud of the work they do, and that the mission and goals of GVHS are important to them.



Service to the Community

Staff lent their experience and support to:

- BC Housing Registry Council
- Ready to Rent BC
- BC Non-Profit Housing Association
- Canada Housing and Renewal Association
- City of Victoria Off Street Parking Standards Review
- Victoria Area Housing Executive Directors Network
- Capital Region Housing Action Team
- Esquimalt Seniors Coalition
- Vancouver Island Refugee Response Team – Housing Working Group
- Coalition to End Homelessness – Housing Task Group



Strategic Priorities

Growth

To address housing needs in our region

Awareness

To enhance our public profile and communications to attract partners and funding for new development

Good Management

To ensure we are financially stable and secure

Leadership

To ensure excellence and strength in our leadership, governance and management



Staff Highlights of the Year

- Assisting with fund raising at A Matter of Taste and the GoodLife Fitness Marathon
- Positive public feedback in the media and voiced by community leaders about GVHS
- Networking with other societies to problem solve and share best practices
- Attending and speaking at the BC Non-Profit Housing Conference
- Completing the major boiler refit at Balmoral Garden Court
- Learning opportunities and the chance to expand job skills and use strengths
- Producing a video to celebrate the Society's 60th Anniversary



Tenant Quote

"This home has given me the gifts of freedom, knowledge and security. I have a feeling of self-worth that contributes to my becoming a productive person who is now able to help others. Thank you."

– Tenant at Sitkum Lodge



Message from the Chair

We made significant advances in achieving all our strategic priorities. We are so proud of our ability to meet such pressing needs in our community. Thanks to all those who have supported us throughout 2016 and helped us build homes and create communities.

– Ian Batey, Board Chair

Board of Directors

Chair: Ian Batey

Past Chair: Eric Dahli

Vice Chair: Scott Garman

Secretary: Melody Hermann

Treasurer: Fraser Stamp-Vincent

Chair, Fund Raising Committee: Paul Barron

Directors: Lisa Edwards, David Fullbrook, Ally Guevin, Lise Gyorkos, My Phung



GREATER VICTORIA
HOUSING SOCIETY

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Registered Charitable Number: 10817 3238 RR0001

www.greatervichousing.org