More than 200 New Homes in the Planning Stages

- Townley Place, Saanich
- Nigel Valley, Saanich
- Goldstream, Colwood
- Brentwood, Central Saanich

Replacement Value of Buildings
$124,687,465

Enterprise Risk Management Program in Place

Created Real Estate Development Office

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

Over 1,000 Tenants
123 Households Moved In (7.6% Turnover)
1% Average Vacancy Rate

Government 26%
Tenants 70%
Other 4%

20% reduction in natural gas consumption
1% reduction in electricity use
1% Average Vacancy Rate

Energy Reductions

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

Mortgage Payments 42%
Building Maintenance 24%
Utilities 13%
Property Taxes, Land Leases, Insurance 6%
Administration 10%
Other 5%

2016 Annual Report

Dedicated to Providing Affordable Rental Housing

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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

Mortgage Payments 42%
Building Maintenance 24%
Utilities 13%
Property Taxes, Land Leases, Insurance 6%
Administration 10%
Other 5%
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.

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

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

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

Registered Charitable Number: 10817 3238 RR0001
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