Revenues

- Government 25%
- Tenants 71%
- Other 4%

Expenses

- Mortgage Payments 38%
- Building Maintenance 29%
- Utilities 14%
- Administration 9%
- Other 4%
- Property Taxes, Land Leases, Insurance 6%

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**Capital Projects**

BC Housing commitment of **$500,805** for major health and safety upgrades at Campbell Lodge:
- Full elevator modernization
- Fire panel replacement
- Envelope repair
- Interior upgrades

Total Major Capital Projects: **8**
Capital Project Expenditures: **$313,155**

**Fund Raising Achievements**

- Brunch for the Housing Crunch, Crooked Goose Bistro
- Good Life Fitness Marathon/Charity Pledge Program, The Home Runner Team had another successful year
- Donations from Community Supporters:
  - Graphic Office
  - Women’s Real Estate Network
  - The Market Stores
  - Thrifty Foods Smile Card Program
- First gift of securities from an Odlum Brown client

**More than 200 Units in the Planning Stages**

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>TYPE OF UNITS</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townley Place Redevelopment</td>
<td>64 units for seniors and families</td>
<td>Rezoning complete</td>
</tr>
<tr>
<td>Saanich</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nigel Valley Square Redevelopment</td>
<td>67 units for mixed household types</td>
<td>Rezoning application in process</td>
</tr>
<tr>
<td>Saanich</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Goldstream</td>
<td>102 units for mixed household types</td>
<td>Rezoning complete, land purchase in process</td>
</tr>
<tr>
<td>Colwood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brentwood</td>
<td>40 units for seniors and workforce</td>
<td>Rezoning complete, land purchased</td>
</tr>
<tr>
<td>Central Saanich</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Staff Engagement**

Over 95% of staff feel their work has a positive impact, and that the mission and goals of GVHS are important to them.

**765 Homes**

Replacement Value of Buildings $155,815,000

**Over 1,000 Tenants**

74 New Households Moved into Our Buildings
0.9% Average Vacancy Rate
Environmental Management
- Natural gas consumption increased by 7%
- Electricity consumption increased by 6%
- Water consumption decreased by 2%
A detailed analysis of energy consumption increases will be done and a plan to achieve reductions in the future will be developed.

Likely causes of consumption increases are colder than usual weather and need for increased weatherproofing at some buildings.

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
- Rooftops Canada

Staff Highlights of the Year
- Completing the rezoning process for Townley Place
- Enclosing the garbage compound at Balmoral Garden Court
- Starting the replacement of the Campbell Lodge elevator
- Changes in human resources:
  - staff training
  - creation of new positions
  - new opportunities for staff
- Increasing our team work
- Reducing our WCB claims: a safer workplace
- Fewer fires and deaths in our buildings
- Improving relationships with tenants; more positive interactions with tenants

Message from the Chair
Housing was one of the key issues in our region in 2017. We are proud of our role in addressing this issue and are pleased to have made significant progress towards providing more affordable housing in the future. Our staff have been working on ways to improve our operations and provide better customer service. Our Board members have been excellent ambassadors and approved a new constitution and by-laws. Our new strategic plan sets a course for us to continue building homes and creating communities.

– Scott Garman, Board Chair

Board of Directors
Chair: Scott Garman
Past Chair: Ian Batey
Vice Chair: Ally Guevin
Secretary: Melody Hermann
Treasurer: Fraser Stamp-Vincent
Directors: Paul Barron, Lisa Edwards, David Fullbrook, Lise Gyorkos, Greer Jacks, My Phung, Lindsay Shojania

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www.greatervichousing.org