

2017

ANNUAL REPORT



GREATER VICTORIA HOUSING SOCIETY

Since 1956

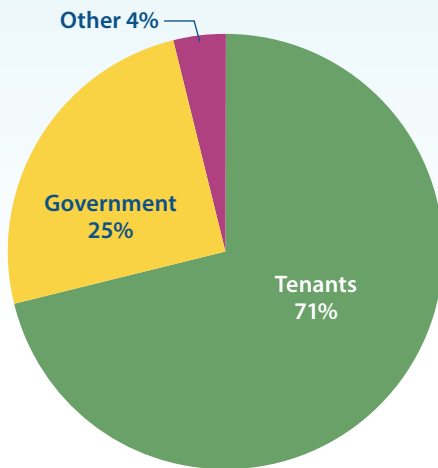
Dedicated to Providing Affordable Rental Housing



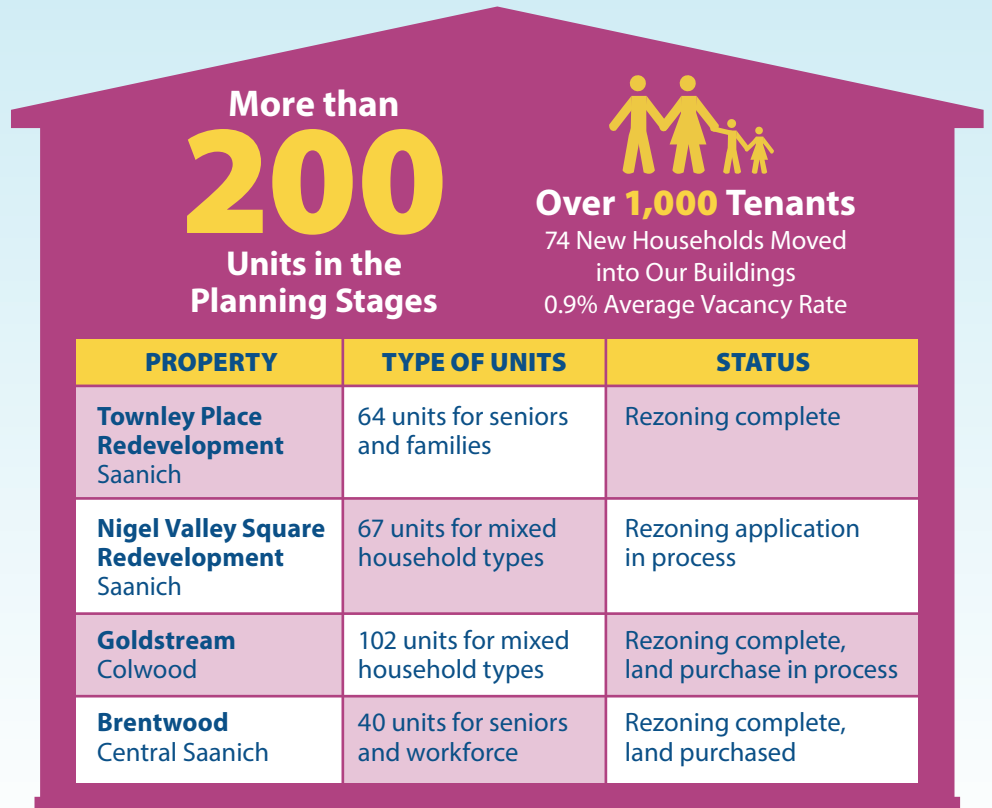
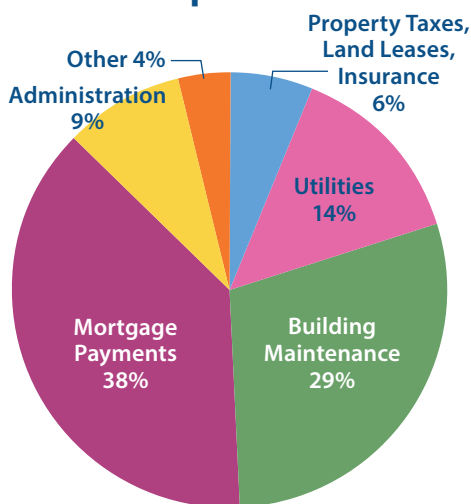
Replacement Value of Buildings
\$155,815,000



Revenues



Expenses



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**



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.



Fund Raising Achievements **\$22,600**

- 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 Odium Brown client

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.



2018 to 2020 Strategic Priorities

Growth

To meet community needs and to achieve an efficient operating scale

Operational Excellence

To provide the best housing and service for our clients

Public Awareness

To attract funding, to be a society of choice for those wanting to transfer their assets to another society and to gain support for municipal approvals.

Organizational Sustainability

So that we continue to be financially viable and to achieve our goals, address community needs and meet our obligations.



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



Tenant Quote

“What GVHS provides to the community is invaluable...”

To have the access to affordable housing at this stage in our careers has given us options and support for planning our future.

This is something we will be grateful for, for the rest of our lives.”

– *Tenant at Dahlia Place*



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