206 Units Under Construction
More than 380 Units in the Planning Stages

Over 1,000 Tenants
74 new households, representing 116 people, moved into our buildings
1% Average Vacancy Rate

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th># OF UNITS</th>
<th>STATUS IN 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>7247 West Saanich Road</td>
<td>40</td>
<td>Under construction</td>
</tr>
<tr>
<td>Central Saanich</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1780 Townley Street</td>
<td>64</td>
<td>Under construction</td>
</tr>
<tr>
<td>Saanich</td>
<td></td>
<td></td>
</tr>
<tr>
<td>330 Goldstream Road</td>
<td>102</td>
<td>Under construction</td>
</tr>
<tr>
<td>Colwood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nigel Avenue</td>
<td>70</td>
<td>Rezoning complete</td>
</tr>
<tr>
<td>Saanich</td>
<td></td>
<td></td>
</tr>
<tr>
<td>874 Fleming Street</td>
<td>Up to 137</td>
<td>Awarded funding for design &amp; development</td>
</tr>
<tr>
<td>Esquimalt</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2998 Quadra Street</td>
<td>40</td>
<td>Awarded funding for design</td>
</tr>
<tr>
<td>Victoria</td>
<td></td>
<td></td>
</tr>
<tr>
<td>85 Belmont Road</td>
<td>Up to 140</td>
<td>Awarded funding for design</td>
</tr>
<tr>
<td>Colwood</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Revenues

- Government 25%
- Tenants 70%
- Other 5%

Expenses

- Mortgage Payments 38%
- Building Maintenance 30%
- Utilities 14%
- Administration 10%
- Other 3%
- Property Taxes, Land Leases, Insurance 5%

Capital Projects
Major repairs and building upgrade expenditures: $573,584

Our Supporters
- BC Housing
- Canada Mortgage and Housing Corporation
- Capital Regional District
- City of Colwood
- District of Central Saanich
- Graphic Office
- Individual Donors
- Odlum Brown Client
- Provincial Employee Community Services
- Thrifty Foods
- Vancity

Staff Engagement
83% of staff say they use their strengths and have the opportunity to do their best every day.

Staff would like more opportunity to provide input into decision making and have more opportunities to learn and grow at GVHS.
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.

Staff Highlights of the Year
• Managed the end of operating agreements/subsidy at Colwood Lodge
• Significant maintenance projects completed at Tillicum Terrace, Campbell Lodge, Dowler Lodge, Pembroke Mews
• Hired eleven new staff
• Introduced new payroll software
• Municipal approvals completed for 330 Goldstream
• Seeing Townley Lodge demolished to make way for new development
• Attending the BCNPHA Conference to learn and network with our peers
• Celebrating 20 years of working at GVHS
• Receiving funding to advance redevelopment projects at Esquimalt Lions Lodge and Colwood Lodge
• Being awarded Non-Profit of the Year by the Greater Victoria Chamber of Commerce
• Continuing to receive financial support from Graphic Office to reduce our carbon footprint

Service to the Community
Staff lent their experience and support to:
• Architects Institute of BC, Vancouver Island Chapter
• BC Housing
• BC Non-Profit Housing Association
• Canadian Housing & Renewal Association
• Canada Lands Company
• Capital Regional District
• City of Victoria
• Greater Victoria Chamber of Commerce
• Housing Professionals Mentorship Program
• Island Health: NEAT Program
• Oak Bay Community Association
• Ready to Rent BC
• Sidney Community Association
• Urban Development Institute Capital Region
• Victoria Area Housing Executive Directors Network

Tenant Quote
“I can not believe how much I have turned around my life. Thank you for all you have done. It’s because of GVHS I am doing so well.”
– Tenant at Campbell Lodge

Message from the Chair
Housing continued to be a major community issue during 2018. Greater Victoria Housing Society made some great strides towards increasing the number of affordable rental units in our region. Staff worked hard to improve their capacity to serve our tenants and to ensure our buildings are well maintained and continue to be assets to the community. It was wonderful to see our efforts acknowledged when we were named Non-Profit of the Year by the Greater Victoria Chamber of Commerce.

– Scott Garman, Board Chair

Board of Directors
Chair: Scott Garman
Vice Chair: Ally Guevin
Secretary: Melody Hermann
Treasurer: Fraser Stamp-Vincent

Directors:
Lisa Edwards, David Fullbrook, Greer Jacks,
Catherine McGregor, My Phung,
Lindsay Shojania, Michael Smyth, Kent Verge

Registered Charitable Number: 10817 3238 RR0001
www.greatervichousing.org