

2018

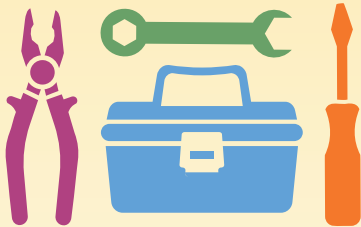
ANNUAL REPORT



GREATER VICTORIA HOUSING SOCIETY

Since 1956

Dedicated to Providing Affordable Rental Housing



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.

206

Units Under Construction
More than 380 Units in the Planning Stages

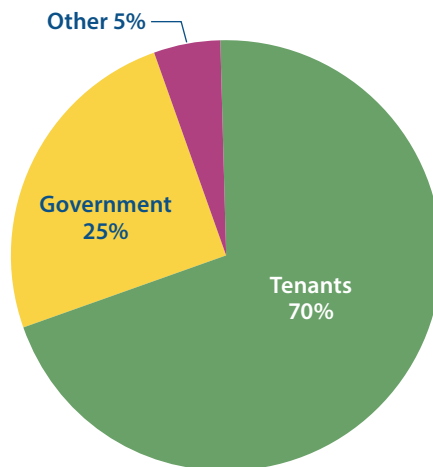


Over 1,000 Tenants

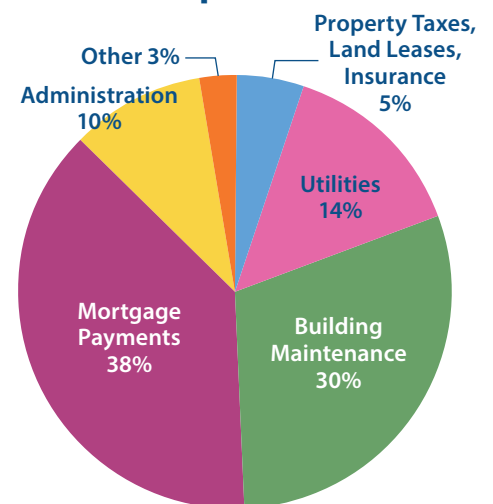
74 new households, representing 116 people, moved into our buildings
1% Average Vacancy Rate

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

Revenues



Expenses





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



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



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.



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

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Vice Chair: Ally Guevin

Secretary: Melody Hermann

Treasurer: Fraser Stamp-Vincent

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Lisa Edwards, David Fullbrook, Greer Jacks,

Catherine McGregor, My Phung,

Lindsay Shojania, Michael Smyth, Kent Verge



GREATER VICTORIA
HOUSING SOCIETY
Since 1956

Registered Charitable Number: 10817 3238 RR0001

www.greatervichousing.org