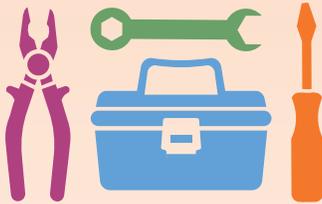




Dedicated to Providing Affordable Rental Housing



Capital Projects

Major repairs and building upgrade expenditures: **\$472,636**

206 Units
Under Construction
366 Units
in Planning Stages



Over 1,000 Tenants

83 new households, representing 113 people, moved into our buildings
.92% Average Vacancy Rate

PROPERTY	# OF UNITS	STATUS IN 2019
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	137	Started rezoning process
2998 Quadra Street Victoria	40	Rezoning process underway
85 Belmont Road Colwood	119	Started rezoning process



Our Supporters

- BC Housing
- Canada Mortgage and Housing Corporation
- District of Saanich
- Graphic Office
- Great Canadian Casino
- Individual Donors
- Provincial Employee Community Service Fund
- Vancity

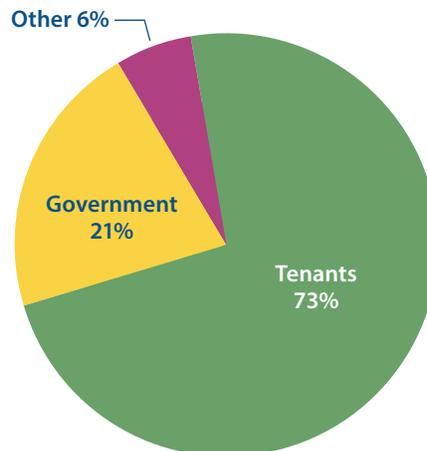


Staff Engagement

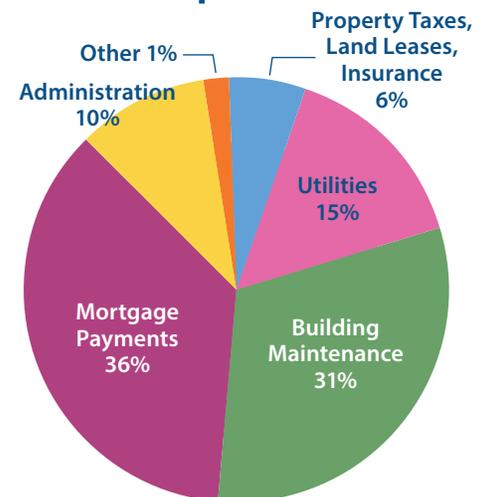
Every person who answered our survey said they know what is expected of them at work. 91% of staff say that the mission and purpose of GVHS make them feel their job is important. 91% also feel they have the materials and equipment they need to do their job well.

Staff suggest more focus on team building, more opportunities to provide their input, and more efforts at recognition would be beneficial.

Revenues



Expenses





Service to the Community

Staff lent their experience and support to:

- BC Housing
- BC Non-Profit Housing Association
- Canada Lands Company
- Capital Regional Housing Advisory Committee
- City of Victoria Emergency Preparedness Team
- City of Victoria Working Group on Inclusionary Zoning
- Gorge View Housing Society
- Housing Task Force to Share Resources for Tenant Relocation
- Tofino Housing Corporation
- Township of Esquimalt Focus Group on Social Health of Medium Density Housing
- Urban Development Institute Capital Region
- Women of the Urban Development Institute



Tenant Quotes

"I deeply appreciate your willingness to strategize an effective solution for me. I continue to hold tremendous gratitude for GVHS and all I have been able to accomplish as a result of acquiring subsidized housing. Your kindness means the world to me."

"I am very grateful for the ten years of safety my children and I wouldn't have had otherwise. Now they're grown—healthy and kind—and I don't know if that would have happened without the Greater Victoria Housing Society. Thank you so much."

– Tenants at Balmoral Garden Court



Staff Highlights of 2019

- Finished construction of The Parsons at Brentwood
- Implemented Sharepoint and new telephone system
- Said good bye to a 20 year employee to retirement
- Built new planters in the garden at Grafton Lodge
- Working with the tenants at Esquimalt Lions Lodge
- The redevelopment plans for Esquimalt Lions Lodge getting underway.
- Completing my first year at GVHS
- Working with housing and operations on new processes as a team
- Seeing the Society grow and great staff
- Success at Dowler
- Becoming the most long serving field staff
- Transitioning Sitkum from a subsidized building under an operating agreement to low end of market
- Getting to take a plumbing course
- Seeing some of the buildings repainted and looking better
- New field staff (maintenance)
- Really enjoying working at Campbell Lodge
- Completion of bargaining process and new collective agreement
- Creating Utility Tracker to better manager utility costs



2018 to 2020 Strategic Priorities

Growth

To meet community needs and to achieve an efficient operating scale.

Operational Excellence

To provide the best housing & 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 & 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

Our plans for growth continued apace in 2019. With three buildings under construction and four at various stages of municipal approval we are working hard to meet housing needs in our region. The demand for affordable housing did not let up over the year and consequently we explored a number of potential partnerships to line up more projects to expand our ability to meet these needs.

The Board of Directors focused on governance issues, oversight of the Society's finances and increasing our engagement with the community. Staff continued improving systems and infrastructure in our operations. By focusing our resources on building a strong and resilient organization we are ready for growth and the challenges ahead.

Scott Garman, Board Chair

Board of Directors

Chair: Scott Garman

Vice-Chair: Lisa Edwards

Secretary: Melody Hermann

Treasurer: Fraser Stamp-Vincent

Directors:

Ralph Archibald, David Fullbrook, Greer Jacks,

Catherine McGregor, My Phung,

Lindsay Shojania, Michael Smyth, Kent Verge



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