



Habitat for Humanity®

Vancouver Island North



Building Community

2016 Annual Report

HabitatNorthIsland.com



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Message from the Executive Director

Here at Habitat for Humanity Vancouver Island North, we are always building.

We build strength, stability, and self-reliance through affordable homeownership. A safe, decent, and affordable home plays an absolutely critical role in helping families to create a new cycle, one filled with possibilities. Affordable homeownership frees families and builds the skills and confidence they need to invest in themselves and their communities. The outcomes can be long-lasting and life-changing.

We build community. A Habitat home benefits not only the family who moves in, but the members of the community who work together to help one of their own. Volunteers work side by side with the homeowner families, welcoming them into the community.

And finally, as we look forward to the future, we are building **more**. More volunteers, more families, more donations... more. In order to serve more local families than ever before, we have purchased land banks in both Campbell River and the Comox Valley. Over the next three years, we plan to build 10 homes on 1330 Lake Trail Road in Courtenay, and 11 homes on 477 Hilchey Road in Campbell River.

Thank you to our staff, Board of Directors, donors, community supporters, and especially the tireless effort of our volunteers. We will all work together in 2017 to advance the mission of affordable housing.

Thank you for helping us every day in transforming the lives of our valued homeowner families.

Thank you for building with us.

Sincerely,

Patrick McKenna
Executive Director,
Habitat for Humanity
Vancouver Island North

Building Momentum

2016 impact by the numbers

2

homes built by the community.

3

families partnered with us to become homeowners.

6

children moved into safe and stable homes.

225

registered volunteers helped build homes for local families.

5,909

hours donated by build volunteers.



Our 2016 build project on Westgate Road in Campbell River.



Habitat for Humanity®
ReStore®

2

ReStores operated by our affiliate. One in Campbell River; one in the Comox Valley.

887

tonnes of material diverted from landfill (not including metal).

417

tonnes of scrap metal processed.

15,724

donations of goods to the ReStore from our generous community.

3,433

donation pickups completed.

47%

the percentage of sales revenue given back to Habitat for Humanity to build homes.

140

core volunteers between both ReStores.

22,646

volunteer hours between both ReStores.



Habitat for Humanity® Building Homes. Building Hope.



The ReStore, Habitat's social enterprise, is a used furniture, appliances and building supplies store supported by a large team of volunteers.

Proceeds from the ReStore support Habitat's operating costs so that 100% of cash and in-kind donations to Habitat can go directly to building homes.

HabitatNorthIsland.com/ReStore

Building Strength

Melissa

Melissa struggled as a single mother who doesn't receive child support. Before partnering with Habitat, she lived in low-income housing with her children while putting herself through school.

She was "flabbergasted" after hearing the news that, along with her two young children, Johnus and Tateum, she was chosen to partner with Habitat to become a homeowner.

Helping to build a home for her family was an empowering experience for Melissa, who had no prior construction experience.

"Construction work is not a natural talent for me and, thanks to Peter Sanderson (Build Site Coordinator) and Steve Dalley (Lead Carpenter), I have learned a lot. They are two of the most patient people I have ever met," said Melissa. "I couldn't wait to be in our new home and think that it is awesome I had the opportunity to help build it. There are no words to express my gratitude."



"It's most important to mention the volunteers and organizations that have given so much in order to help my family."

Building Stability

Benny and Maggie

Benny and Maggie spent much of their life prioritizing others over themselves, dedicating their time to their church. Now with three young children, they felt too far behind in life to even dream of providing the stability of a home for their family without having to sacrifice their children's other needs.

When they found out they were chosen to become homeowners, "there were tears everywhere." Benny recalls, "Our kids were already in bed, but when we found out, we had to get [them] out of bed, and they gave everybody a hug and said thank you."

"This experience inspires me to want to be a bigger part of my community," states Benny. "I was especially impressed seeing so many retirees helping on the build. These are people who have done their part [for society] and are still working to improve the community for other people's sake."

At one point, homeownership was a dream that seemed impossible for the young family. Now, they have less stress over financial security, and more time to spend with their three kids who were most excited "to have a yard, to be able to ride their bikes on the street and to choose colours to paint their own rooms."

"This experience inspires me to want to be a bigger part of my community."

“Now we have a future ahead of us. It’s opened up a whole new world.”



Building Self-reliance

Darryl and Jessica

On July 21, 2016, we held a small private home dedication ceremony to welcome Jessica and Darryl and their eight-year-old son, Riley, to their new Habitat home in Courtenay. The home is one of six constructed at Piercy Place in 2014. Improved financial security enabled the previous homeowners to purchase a home through a conventional mortgage and sell this one back to Habitat, allowing the organization to provide another family a hand up to break the cycle of poverty.

It was a friend of Jessica’s who suggested they apply for a Habitat home, after witnessing the struggles the family had gone through. While it took a lot of convincing for Jessica and her family to apply to become Habitat homeowners, the decision has opened up a world of possibilities to the young family.

“We went through some hardships and we were living in a house that wasn’t healthy, [but] I didn’t think we would qualify. I thought it was for people who had nowhere to live,” explains Jessica.

Jessica put it off, but her friend kept pushing until she relented.

“I finally applied, not thinking anything would come of it,” she says, as a smile comes across her face, “and here we are now!”

Habitat homeowner families must complete 500 hours of sweat equity in lieu of a down payment. Then, the home is sold to them and they pay an affordable mortgage. Because of her health problems, which prohibit her from certain types of work, sweat equity was one of Jessica’s main concerns. However, it ended up being one of the most rewarding aspects of the program for her.

“I was really worried about completing the hours, but Habitat works with you to find tasks that suit your abilities. I started out sorting screws and nails, and as I began feeling better, I did more and more.”

Jessica even had the opportunity to spend time working on 2016 Campbell River build project.

“It actually gave me more confidence, to know I can do this stuff, stuff that I didn’t think I could do anymore. And I loved the build! The build was so much fun.”

What aspects of homeownership is this family most looking forward to?

“The future we didn’t think we would have,” is Jessica’s simple, yet poignant, answer. “After I got sick my husband lost his job. Before that, we had all these ideas about the future, and I realized they just weren’t going to happen. I thought that my husband would have to work until he’s old and we would never have our own house. Now we have a future ahead of us. We can think about retirement, maybe even travelling if my health is okay. It’s opened up a whole new world.”

What is their son, Riley, most excited for? Jessica laughs and exclaims, “Stairs! That’s what he said: ‘I have always wanted a house with stairs!’”

Another exciting part of the move for Riley is having friends right next door. At their previous residence, there were no children around, but now there are five other Habitat families—two with children his age.

“He’s met the other kids and is already fast friends with them.”

Jessica has completed her sweat equity hours, but she is not through with giving back to the community. She found her time volunteering with Habitat so rewarding that she will continue to volunteer at the ReStore.

Building Engagement

In an effort to raise funds, community support, and public awareness, we have increased our engagement with the public through fundraising efforts, partnerships, and participation in a community events.



National Awards

We were presented with two awards at the 2016 Habitat for Humanity Canada Annual General Meeting. Our community fundraising efforts won an award for Epic Engagement, and our ReStores won the Social Enterprise Award.

Chamber Business Awards

On October 1st we attended the 2016 Campbell River Chamber of Commerce Business Awards of Distinction. We were honoured to be chosen as the recipient in both categories that we were nominated in: Non-Profit of the Year and Social Enterprise Award.



The Builder Bus

With funding from the Campbell River Community Foundation, Comox Valley Community Foundation, and Quality DeSigns, we acquired the Habitat Builder Bus. This branded bus is being used to transport volunteers, advertise our presence in the community, and collaborate with other likeminded organizations.



North Island College Partnership

We partnered with North Island College to have their carpentry and electrical foundations students work on our Habitat homes as part of their curriculum. Students received valuable hands-on experience, and the satisfaction of giving a hand-up to two local families.



ReStore Record

2016 was a record breaking year for ReStore sales. This included an increase in donations from our frequent supporters, both individuals and corporations.



Fundraising Dances

We held two community fundraising dances. 'Raise the Roof' took place in Courtenay in April and featured the band Time Well Wasted. We followed it up with a 'West Coast Ceilidh' in Campbell River in November with the band Black Angus.



Shed Raffles

Decorated with ReStore donations and built by volunteers, the Habitat Pub Shed and She Shed raffles were huge fundraising successes.



Parades

Our parade entries are a crowd favorite, with a couple of dozen staff and volunteers dancing down the parade route alongside our floats. Our colourful 2016 Canada Day float won \$500 and the award for 'Best Non-Profit' entry. For the Nautical Days parade in August, we were honoured with the 'Best Charity Award' and \$250 cash. And for the 2016 Christmas Parade, our entry garnered the top prize of a \$1,000 advertising credit with the local paper and the bragging rights for 'Best Overall Entry.'

Building Partnerships

Businesses can support us through donations, sponsorships, and team build days. Because of the following corporate and community sponsors, we were able to build two homes in Campbell River in 2016.

Platinum



Campbell River Community Foundation
Freedom 55 Financial
Lafarge Canada Inc.

Gold

DOW
Salvation Army Ocean Crest
Community Church

Silver

Larry Samson
WestJet

Banners Restaurant
Foresters Financial (formerly IOF)

Island Health
Wacor Holdings Ltd.

Bronze

John Czegledi
Designs & Inventions
Windsor Plywood
Hub Insurance
Dulux
Gord Corrigan Trucking

Sunwest RV
Courtenay Mazda
True Line Fencing
Canadian Institute of
Plumbing and Heating
(Andrew Sheret)

Upland Ready-Mix Ltd.
Lovely Home
Hunter Douglas
Whirlpool
United Floors

United Rentals
KLP Construction
Horizon Roofing
Ponderosa Sod Farm Ltd.
Owens Corning

Building a Legacy

Margaret Pattinson & Richard Fellows

We were honoured to receive a large donation from Margaret Pattinson in memory her late husband, Richard Fellows, to kick off our upcoming build on Lake Trail Road in Courtenay. Affordable housing was an issue that Richard, who volunteered on the first Vancouver Island North Habitat build project, had always held close to his heart.

Richard was born in Wiltshire, England on May 10th, 1938. He came to Canada in the early sixties, moving across the country before finally settling in Courtenay in 1979. Margaret was originally a farmer's daughter from Alberta. She moved to Comox and worked as a teacher at the Child Development Centre. The pair was together for fifteen joyful years before Richard's passing.

Richard was always a jack-of-all-trades with a knack for hands-on work, so it was only natural for him to begin buying old fixer-uppers for sale and for rent in Courtenay and Cumberland.

The majority of his renters were families whom he formed close relationships with. He truly understood the difficulties some families faced in getting ahead, and based his decisions as a landlord—such as keeping rent at an affordable rate—around that understanding.

Richard was very excited when our Vancouver Island North affiliate of Habitat for Humanity was formed. He loved that, rather than travelling the world to help others, there was the opportunity to help a family out right here at home.

Richard chose to volunteer on our very first build on Willemar Avenue in Courtenay because he thought Habitat's mission to break the cycle of poverty through affordable homeownership was so necessary. He and Margaret gave further support to Habitat by donating to and shopping at our social enterprise, the ReStore.

When asked about their support for Habitat for Humanity, Margaret puts it very clearly: "I have a roof over my head. Others should too."



Visit HabitatNorthIsland.com/Donate/Planned-Giving for more information on leaving a legacy.

Financial Highlights

	2016	2015	% Change
ReStore Operations			
ReStore Sales	1,558,660.00	1,423,145.00	10%
ReStore Expenses	(864,081.00)	(756,357.00)	14%
	694,579.00	666,788.00	4%
Contributions, Grants, & Donations			
Proceeds	235,338.00	130,262.00	81%
Fundraising & marketing expenses	(25,180.00)	(29,179.00)	-14%
	210,158.00	101,083.00	107%
Housing			
Proceeds from sale of housing	596,224.00	402,000.00	48%
Cost of housing sold	(411,569.00)	(321,032.00)	28%
	184,655.00	80,968.00	128%
Interest & Miscellaneous Revenue	13,840.00	8,849.00	56%
General Operating Expenses	(435,113.00)	(356,096.00)	22%
Excess of revenue over expenses before other items	668,119.00	501,592.00	33%
Adjustment & amortization of mortgage receivable to fair value	(350,799.00)	(160,688.00)	118%
Excess of revenue over expenses	317,320.00	340,904.00	-7%

Our audited financial statements for 2016 can be found on our website at HabitatNorthIsland.com/AnnualReports.

Who We Are

We build strength, stability, and self-reliance through affordable homeownership.

Our Mission

To mobilize volunteers and community partners in building affordable housing and promoting home ownership as a means to breaking the cycle of poverty.

Our Vision

A world where everyone has a safe and decent place to live.

What We Do

We partner with low-income families on Northern Vancouver Island whose lives would be improved by a safe, decent, and affordable place to call home. Habitat homeowners build their own homes alongside volunteers and pay an affordable mortgage. With our help, those homeowners achieve the independence they need to build a better life for themselves and their families.

Our Values

Housing for All

Access to safe, decent and affordable housing is a basic human right that should be available to everyone.

Human Dignity

We believe in the worth and dignity of every human being. We respect the people we serve and those who help us in this effort. People are our greatest resource.

Partnership

We can best achieve our mission through meaningful and mutually beneficial partnerships with others.

Faith in Action

Building on our Christian foundation, we serve and work with people of all faiths and beliefs in a spirit of justice and compassion. Faith is lived through action.

Diversity and Inclusiveness

There is a role for everyone committed to our vision, mission and values. We seek to enrich our organization through diversity.

Habitat for Humanity Vancouver Island North Society is a BC Society with Canadian Revenue Agency charitable status. Our registration number is 86508 8140 RR0001.

2016 Board of Directors

John Newman
Board Chair

Dave Sherstone
Board Vice Chair

Hans Urdahl
Secretary

Katja Waldman
Treasurer

John Hudey
Board Member

Amy Heath
Board Member

George Wagner
Board Member

Denise Ropp
Board Member

Chris Callanan
Board Member

Angela Zumbo
Board Member

2016 Affiliate Staff

Patrick McKenna
Executive Director

Jun Mallare
Executive Assistant

Tom Beshr
Resource Development

Peter Sanderson
Build Coordinator

Lorraine Holden
Campbell River Volunteer Manager

Terri Perrin
Comox Valley Volunteer Manager

Karen Bezaire
Family Services

Cady Corman
Marketing and Communications

Ellie Karas
ReStore Operations Manager

Ash Walker
Courtenay ReStore General Manager

Kerri Hutzkal
Campbell River ReStore General Manager



Habitat
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Vancouver Island North

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Campbell River ReStore 1725 Willow St, Campbell River, BC V9W 3M8

Charitable Registration Number 86508 8140 RR0001



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