



**Habitat**  
for Humanity®  
Vancouver Island North

# 2018 annual report







We build  
**strength**  
**stability**  
**self-reliance**  
*and* **shelter**

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## Executive Director Message

**ca·pac·i·ty:** /kə'pasədē/ noun: The amount that something can produce.

In 2018 we watched our local Habitat grow from averaging 1.5 families served annually, to building in two communities at the same time and serving four families in one year. Now, we have the capacity to do even more. As we embarked on building a total 21 homes on Lake Trail in Courtenay and Hilchey in Campbell River, we, above everything else, invested in people to move our mountains. Staff, volunteers, municipal planning departments, engineers and excavators, all working together to move the earth, to raise the funds, to forge partnerships, and to pour the foundations.

Thank you to our talented Board of Directors, our legion of volunteers, and our dedicated build, affiliate, and ReStore teams who continue to set the example of excellence that our charity has come to expect. Thank you to the 19 Wing 'Air Force Top Cover' team from Canadian Forces Base Comox who have poured their hearts and souls into the work at Lake Trail Road.

Thank you finally to the families, for whom this is all about. You have worked so hard to provide a safe home and a stable life to your children. Reflect on this achievement with pride as you enjoy your new home together as a family.

We dedicate our efforts daily to partnering with people in our community who require a hand up. We work collaboratively with likeminded not-for-profits in our area to ensure the continuum of housing is getting built. Through the Campbell River and District Coalition to End Homelessness and the Comox Valley Coalition to End Homelessness we work to ensure that everyone in our community has dignity, self-reliance, and safe housing. We are proud to work alongside our partners to build and shape the communities we serve.

*"If you have built castles in the air, your work need not be lost; that is where they should be. Now put the foundations under them."*

— Henry David Thoreau

Pat McKenna, Executive Director

## Board Chair Message



Habitat is doing an excellent job building homes in partnership with local families, and we will achieve a record number of new builds in 2019. Staff and volunteers have worked extremely hard to get there, and I want us to maintain the pace. It's outstanding that we are able to get so many children into stable homes with their parents becoming self-reliant. Yet, I still feel terrible for the families we cannot serve because we have been unwilling to stretch.

Habitat for Humanity Vancouver Island North should be a vital housing provider and advocate for affordable housing in our community. We will achieve this by renewing and then executing our strategic plan. The plan will ensure a healthy organization while pushing hard to serve as many families as possible.

In order to serve more families nationally, Habitat Canada is going through a "Strategic Collaboration Initiative." This will involve input from local Habitats across the country and will rethink the role of the National Office, ways to improve the housing crisis, and financial models.

### **Our board's goals for the next term include:**

- Renewing our strategic plan, including the financial aspects.
- Examining other models that will allow us to serve more families, such as long term lease, 3rd party mortgages, repair programs, and/or partnering with for-profit and non-profit developers. The board will choose one or more of these options to enable us to serve more families than we can today.
- Using debt wisely to help the organization serve more families.
- Electing a vice chair in 2019 to succeed the current chair in 2021.
- Reviewing our performance to the strategic plan at every meeting.
- Assisting staff with fund development in some capacity.

I'm proud to chair a board of members who are always thinking "families first." We will maintain that mindset moving forward, as we endeavour to partner with more local families than ever before.

John Newman, Board Chair

# impact by the numbers



2 construction projects in 2 communities



4 families received keys to their homes



41,823 total volunteer hours to further our mission



336 US tons diverted from the landfill through metal recycling



17,632 donation drop offs



3,634 truck pickups

# our projects

2018 was the first year in our history that we built in two communities at the same time.



**477 Hilchey Road, Campbell River**  
4 units completed; 7 to go



**1330 Lake Trail Road, Courtenay**  
2 units completed; 8 to go

# our ReStores

Habitat for Humanity ReStores are the social enterprise that fund the administrative portion of our operations, ensuring 100% of every dollar donated to Habitat can go directly to home building. We operate two ReStores, one in Courtenay and one in Campbell River. ReStores are home and building supply stores that accept and resell quality new and used building materials, furniture, appliances, and much more, to the public. Shopping at a ReStore is a socially conscious decision, as the money generated is used to fund local Habitat homebuilding projects and operations. It's also an environmentally friendly decision, as much of what is sold is product that is new, gently used or customer returns that might otherwise end up in a landfill.





# homeowner families

In 2018, four more local families achieved strength, stability, and self-reliance through affordable homeownership.



## Ed, Daniela, and Shekina

Before partnering with Habitat, Ed, Daniela, and Shekina were living in a small basement, dealing with the last of three floods they experienced there.

Ed and Daniela were grateful for a place to sleep at night, but they dreamt of more. They wanted to build stability for their three-year-old daughter, Shekina, and independence for themselves.

They now enjoy cooking healthy meals together as a family in their full-size kitchen, and playing with Shekina in their new yard. Homeownership will allow them to build equity. The financial planning course they took through Habitat is empowering them to make lasting changes.

“It’s difficult to put our gratitude into words. The community coming together to help families like us is what makes this possible.”



## Marla, Hunter, and Marissa

Habitat homeowners put in 500 hours volunteering on the construction site and the ReStore as part of their partnership. For Marla, a working single mother with two children, this was never easy, but it was extremely rewarding.

She describes feeling “empowered” by realizing, through her own hard work and dedication, it was attainable.



She also credits the many volunteers she worked alongside for making this “once seemingly-impossible dream” come true for her family.

“The best feeling was celebrating with family, friends, and the volunteers, and seeing how happy they were for us!”

## Carlye and Stella

Carlye had dreamt of owning her own home since she was a child. She grew up in co-operative housing with her mom and brother, and watched as her mom struggled for years to keep a roof over their heads.

Now, she’s proud to provide a stable home along with a valuable lesson, to her daughter, Stella.

“I wanted to have something tangible to show my daughter that hard work really can pay off. Now she knows that if you keep your eyes on the prize, all things are possible.”

Working alongside volunteers was especially rewarding for Carlye, who describes them as a family.

“I am still so in awe of the people that donate their time on a regular basis, to help build stepping stones, or homes for life, for people they don’t even know,” she says. “This is such a wonderful group of people with big hearts and incredible compassion for their neighbors.”



## Megan and Anneli

Megan, a nurse, was unable to find a longterm rental to fit her budget, and settled for yet another temporary rental situation. After beginning her partnership with Habitat, she most looked forward to the day she would finally be able to unpack her belongings for good. Her young daughter Anneli, who provided ‘moral support’ throughout the process, had something else in mind to celebrate her mom’s hard work.

“The first thing I wanted to do when we moved into our new home was unpack,” said Megan, “but Anneli had other plans. She thought we should turn on some music and dance!”





# 2018 highlights



## Women Build

We partnered with the Comox Valley Women's Business Network for Women Build 2018. Teams of women fundraised and volunteered to support our local build projects. Habitat's Women Build brings women together to promote empowerment, solidarity, and pride while working alongside future homeowners to build strength, stability, and self-reliance.



## CFB Comox Partnership

We entered a unique partnership with Canadian Forces Base Comox, as 125+ members of 19 Wing Comox and their 'Air Force Top Cover Team' committed to one-year of volunteering and the construction of an entire duplex. This led to a \$20,000 donation on their behalf from Boomer's Legacy.



## Global Village

We welcomed five 'Global Village' teams, each with 12 volunteers from across Canada and the United States. These teams do not only support our build projects by travelling to our region and volunteering for five straight days, they also significantly contribute to the local economy.



## Sustainable Funding Award

At the 2018 Habitat Canada National Conference, we were recognized with the Sustainable Funding Award for our partnership with the Comox Valley Coalition to End Homelessness, a collective of local housing nonprofits who work together to 'plan, coordinate, recommend and implement community responses to homelessness.'



## Campbell River Chamber Awards

We received Not-for-Profit of the Year and the Social Enterprise Award for our Campbell River ReStore at the Campbell River Chamber of Commerce Business Awards of Distinction.



## Provincial and Federal government come together for Habitat build day

Courtenay-Comox MLA Ronna-Rae Leonard and North Island-Powell River MP Rachel Blaney donned hard hats and safety boots to work on our 1330 Lake Trail Road construction project in Courtenay.



## Better Together Community BBQ

We partnered with Coastline Mazda to host a Community Appreciation BBQ in Campbell River. This event received a \$1,000 grant from the Aviva Community Foundation to be one of 100 'Better Together' events across Canada. This funding is given to celebrations that create and foster closer community connections.



## Behind the Scenes at the ReStore

We invited the public to take a sneak peek 'behind the scenes' at our Campbell River ReStore. In addition to self-guided tours of our receiving and recycling areas – which are usually off limits to the public – Chef Paul Heywood from the Anchor Inn featured his 'World About Trifles' dessert.



## Creative Hands, Giving Hearts Raffle

We held a raffle featuring three beautiful pieces of art as prizes, created and donated by artists who care. Sharon Pederson, a volunteer at our Comox Valley ReStore who is renowned in the quilting world, provided the grand prize, the pictured 'Roses of Remembrance' quilt.



# our volunteers

Volunteers are the heart of Habitat for Humanity, and we wouldn't be able to do what we do without their help.

Whether they are swinging hammers on the construction site, greeting customers at the ReStore, putting together walls in our prefabrication shop, doing administrative work, or serving on one of our committees, every volunteer is vital to our efforts of building safe and affordable homes.

Thank you to everyone who has donated their valuable time to help families build strength, stability, and self-reliance through affordable homeownership.

If you haven't volunteered with us before, we would love to have you come out to give it a try. One day of your time, regardless of your abilities or experience, will make a true difference in the lives of local families.

Visit [www.habitatnorthisland.com/volunteer](http://www.habitatnorthisland.com/volunteer), or email us at [volunteer@habitatnorthisland.com](mailto:volunteer@habitatnorthisland.com) to get started.



## Mel's volunteer story

Mel Springall, a retired military professional, is passionate about volunteering his time to make the world a better place. Specifically, he is passionate about the environment and helping his community divert unnecessary waste from our landfill.

Mel has been a volunteer for Habitat For Humanity Vancouver Island North since its inception in 2004. While he thinks the home building component is a good thing, it was the recycling aspect of the ReStore that really drew him in as a volunteer.

As such, he has been instrumental in creating the existing metal recycling program, and perfecting it over the years to become one of the most successful ReStore metal recycling programs across Canada.

Since 2010, the metal recycling program ran by both the Campbell River and the Comox Valley ReStores has raised over half a million dollars. That's enough money to build four Habitat For Humanity homes. Mel's efforts have also diverted huge amounts of metal from our local landfill. In fact, the metal recycling program has diverted over 2500 tons, or 5 million pounds, of metal.



**“Volunteering at the ReStore is never routine or mundane. It's always interesting trying to figure out what some of the donations are. We've been stumped a whole bunch of times.”**

Mel comes into the Comox Valley ReStore several times a week, and works tirelessly to ensure the staff and volunteers are doing what they need to do to maximize the money raised through their metal recycling efforts. This has meant creating clear processes for identifying and sorting different metals and instigating training programs through a partnership with ABC Recycling in Campbell River.

When Mel isn't working at the ReStore he donates his time to raise money for the Girl Guides by collecting empty pop cans that can be returned to the bottle depot for cash.



“The people who own the homes change. The people who work on the homes change. It's a life-changing experience for everybody, and that's why people volunteer.”

– JON TOOGOOD, HABITAT VIN'S FOUNDER AND LONGEST SERVING VOLUNTEER

“My husband and I volunteer at the ReStore because we love the atmosphere, the people, and the purpose of the place.”

– JUDY ODOWICHUK, RESTORE VOLUNTEER





# our sponsors

## platinum sponsors



## gold sponsors



## silver sponsors

|                              |                            |                            |
|------------------------------|----------------------------|----------------------------|
| Artisan Electric Corporation | Freedom 55 Financial       | Temprite Climate Solutions |
| Booth Scott                  | J. Zsiros Contracting Ltd. | Quality deSigns Ltd.       |
| Christoph Real Estate Group  | Progressive Systems Ltd.   | Robbins & Company, CPAs    |
| Floform Countertops          | Sherwin-Williams           | Upland Ready-Mix Ltd.      |

## bronze sponsors

|                        |                                |                        |
|------------------------|--------------------------------|------------------------|
| 97.3 The Eagle         | Ono Work and Safety            | Wes Wilkinson Plumbing |
| Habitat Global Village | Campbell River Daybreak Rotary |                        |
| John Mueller           | Salesforce.org                 |                        |

## food sponsors

|                            |  |  |
|----------------------------|--|--|
| Alderlane Farm Bakery      | Oceancrest Community Church - Salvation Army | Adriana McNabb                         |
| A&W                        | Kathy Birkett                                | Joyce Brown-Turner & Darryl Turner     |
| Banners Restaurant         | St. George's United Church                   | Baha'i Community                       |
| Berwick Campbell River     | St. John the Divine                          | Soroptimist International of Courtenay |
| Dave's Bakery              | Plates Eatery                                | Panago Pizza (Courtenay)               |
| Dominos Pizza              | Thrifty Foods                                | Frankie Jo's Bakery Cafe               |
| Thrifty Foods              | Quality Foods                                | Nancy Willard - Takes the Cake         |
| Quality Foods              | Barbara Lewis                                | Tim Hortons                            |
| Christian Life Fellowship  | True Grains Bakery                           | Union Street Grill                     |
| Lee's Famous Fried Chicken |  |  |

# some of the ways our sponsors support us

## donation of building materials and labour



GAF donates roofing materials to Habitat builds across Canada when their factory-certified contractors agree to donate labour. Nelson Roofing & Sheet Metal Ltd. stepped up in cooperation with the local 276 Sheet Metal Workers Union to supply the labour for all 19 upcoming local Habitat homes. This represents a cost savings close to \$50,000.

## financial support, food donations, & fellowship



St. George's United Church in Courtenay chose us as their community partner for 2018. The church and its congregation then spent the year raising money and awareness for Habitat. Their engagement included both monetary donations and food for our volunteers.

## matching donation campaign



Christoph Real Estate Group and Robbins & Company, CPAs matched individual donations up to \$5,000 in our holiday campaign, helping to rally the community to our cause.

## program sponsorship



The Comox Valley Women's Business Network was our presenting sponsor for Women Build 2018. This was more than a financial commitment; members of the organization used their passion and talents to help plan and carry out the program.

## team build days



Local businesses, organizations, clubs, and faith groups can support Habitat through a Team Build Day. For a minimum \$1,000 commitment, Team Build Days offer organizations a chance to invest in their employees while making a real difference in the lives of local families.



# our donors

Every donation helps a family build a better future. Because our ReStores cover all operating costs, 100% of your monetary donation goes directly to building homes with local families.

## bequests

Don MacPherson      Jim Wilks

## monthly donors

|                        |                 |                  |
|------------------------|-----------------|------------------|
| Cynthia Baird          | Terry Lewis     | James Ronhovde   |
| Thomas Beshr           | Patrick McKenna | Clark Siferd     |
| Debbie Bowman          | Robert McNabb   | Mary Sullivan    |
| Bruce and Joyce Gordon | Hans Meyer      | Ralph Thompson   |
| S Laika Lie Heflin     | Louise Morrison | Debra Wiens      |
| Monica Landry          | John Newman     | Cynthia Zirkwitz |

## major donors

|                |                      |                |
|----------------|----------------------|----------------|
| Ross Moxley    | Ron and Laura Penner | Janet Haggarty |
| Stephen Gorman | Ernest Kimball       | Craig Skene    |

## top Women Build fundraising teams

|   |                         |                    |
|---|-------------------------|--------------------|
| Successfully Seven Plus+                        | Bunco Broads            | She NAILED It!     |
| St George's Dragon Ladies                       | Deficit Demolition Team | The McQuillan Clan |
| The Mortgage Centre - Your Island Mortgage Team | Lake Trail Gals         | Blister Sisters    |
|   | The Home Team           |                    |

# our team

## LEADERSHIP TEAM

**Pat McKenna**  
Executive Director

**Tom Beshr**  
Director of Development

**Karen Bezaire**  
Family Services

**Debbie Bowman**  
Comox Valley ReStore Manager

**Cady Corman**  
Marketing and Communications

**Alli Epp**  
Community Engagement

**Ryan Hawkins**  
Campbell River Site Supervisor

**Donna-Marie Lamb**  
Campbell River ReStore Manager

**Jun Mallare**  
Executive Assistant

**Terri Perrin**  
Former Community Engagement

**Logan Ronhovde**  
Build Project Manager

**Peter Sanderson**  
Affiliate Consultant

**Brian Woods**  
Courtenay Site Supervisor

## BOARD OF DIRECTORS

**John Newman**  
Board Chair

**Hans H. Urdahl**  
Secretary

**Katja Waldman**  
Treasurer

**Heather Clarke**

**Delaura Girard**

**Amy Heath**

**Paul Ives**

**Denise Ropp**

**Mark Ross**

**D'Arcy Segó**

**George Wagner**

**Angela Zumbo**



# financial accountability

# what we do

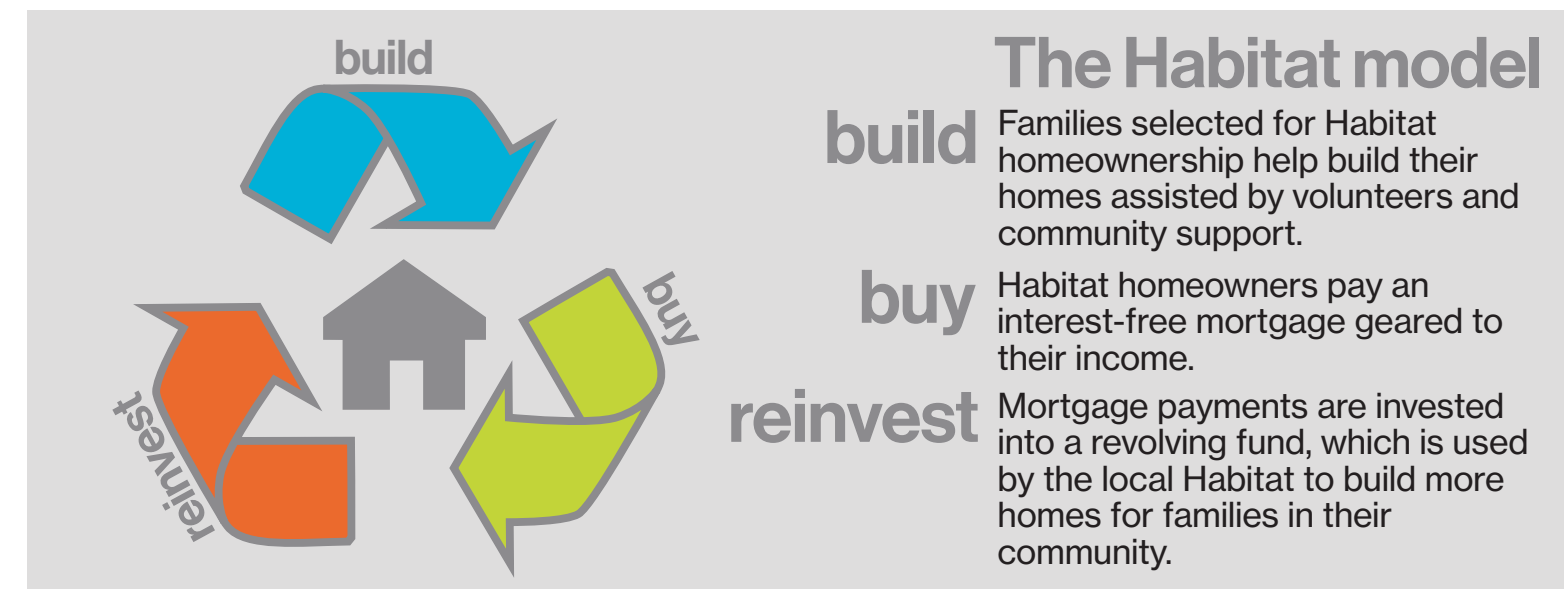
|   | 2018                | 2017                |
|---|---------------------|---------------------|
| <b>ReStore Operations</b>   |                     |                     |
| ReStore Sales   | 1,742,571.00        | 1,649,674.00        |
| ReStore Expenses  | (969,897.00)        | (946,698.00)        |
|   | <b>772,674.00</b>   | <b>702,976.00</b>   |
| <b>Contributions, Grants, &amp; Donations</b>                             |                     |                     |
| Proceeds  | 311,545.00          | 100,924.00          |
| Fundraising & marketing expenses  | (32,458.00)         | (35,109.00)         |
|   | <b>279,087.00</b>   | <b>65,815.00</b>    |
| <b>Housing</b>  |                     |                     |
| Proceeds from sale of housing   | 384,000.00          | 0.00                |
| Cost of housing sold  | (463,562.00)        | 0.00                |
|   | <b>(79,562.00)</b>  | <b>0.00</b>         |
| <b>Interest &amp; Miscellaneous Revenue</b>                               | <b>24,035.00</b>    | <b>9,787.00</b>     |
| <b>General Operating Expenses</b>   | <b>(419,456.00)</b> | <b>(500,385.00)</b> |
| <b>Excess of revenue over expenses before other items</b>                 | <b>576,778.00</b>   | <b>278,193.00</b>   |
| <b>Adjustment &amp; amortization of mortgage receivable to fair value</b> | <b>(2,698.00)</b>   | <b>67,406.00</b>    |
| <b>Excess of revenue over expenses</b>                                    | <b>574,080.00</b>   | <b>345,599.00</b>   |

We bring communities together to help families build strength, stability, and self-reliance through affordable homeownership.

## how it works

With the help of volunteers and generous donors, we build decent and affordable homes that provide a solid foundation for people to build better, healthier lives in Canada and around the world. Habitat homeowners volunteer 500 hours and pay an interest-free, affordable mortgage – geared to their income – to buy their home.

Our model of affordable homeownership bridges a gap for people who face barriers to homeownership and would not qualify for a traditional mortgage. We provide working families on low incomes with the opportunity to purchase their own Habitat home.



## about Habitat for Humanity Vancouver Island North

Founded in 2004, Habitat for Humanity Vancouver Island North is located in the Comox Valley and serves Bowser to Port Hardy. They operate two ReStores, one in Campbell River and one in Courtenay. In total, they have built 24 affordable homes on the North Island. Their current multi-phase, multi-unit projects on 477 Hilchey Road in Campbell River and 1330 Lake Trail Road in Courtenay will house a total of 21 families by the end of 2020. For more information, please visit [www.habitatnorthisland.com](http://www.habitatnorthisland.com).





**Habitat  
for Humanity®**

**Vancouver Island North**

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Email: [info@habitatnorthisland.com](mailto:info@habitatnorthisland.com) • [habitatnorthisland.com](http://habitatnorthisland.com)

**Comox Valley ReStore**

1755 13th Street, Courtenay, BC V9N 7B6 • (250) 334-3784

**Campbell River ReStore**

1725B Willow Street, Campbell River, BC V9W 3M8 • (250) 830-1493

**Charitable Registration Number 86508 8140 RR0001**

**[habitatnorthisland.com](http://habitatnorthisland.com)**