



OUR MISSION

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

OUR VISION

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

OUR VALUES

Housing for all: We believe that 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 that help us in this effort and recognize them as our greatest resource.

Partnership: We believe we can best achieve our mission through meaningful and mutually beneficial partnerships with others.

Diversity & Inclusiveness: We believe that we must be aware of and responsive to the needs of everyone in the community we serve.

Volunteerism: Achieving everything we set out to do is reliant on the positive spirit and contributions of volunteers.

WHAT WE DO

With the help of volunteers and generous donors, we build decent and affordable homes that provide a solid foundation for local families to build better, healthier lives. Habitat homeowners volunteer up to 500 hours and pay an affordable mortgage to buy their home. The affordable mortgage payments go into a revolving fund that allows Habitat for Humanity to build more homes and provide more people with affordable homeownership opportunities.

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Putting up the fence during a Team Build Day with Urban System at 1375 Piercy in Courtenay

"Unity is strength... when there is teamwork and collaboration, wonderful things can be achieved."
– Mattie Stepanek, Poet and Peace Advocate

Collaboration continues to be the hallmark of our work at Habitat for Humanity. Today's housing crisis requires an all-hands-on deck approach.

Every day, on build sites across Canada and around the world, volunteers, skilled tradespeople and students join future Habitat homeowners to build affordable homes. And before the first shovel hits the ground, Habitat partners with other non-profits, housing organizations, builders, corporate donors, individual donors, community organizations and all order of government to make affordable housing and homeownership a reality for more people across the housing continuum.



12
families achieved stability and self-reliance through affordable housing.



Habitat for Humanity
We build strength, stability, self-reliance and shelter



23
children opened the door of possibilities when they moved into Habitat homes.



130
volunteers contributed 25,660 hours supporting Habitat's mission.



278,007+
items donated to Habitat ReStore

LETTER FROM THE EXECUTIVE DIRECTOR



2023 marked an milestone year in our history, with the completion of our largest ever single construction project.

By Christmas of 2023, 12 families were welcomed to their new homes in our 12-unit townhouse development on Piercy Avenue in Courtenay. It was an ambitious project, and our staff and volunteers met the challenge in a time of rising construction costs, high interest rates, and economic uncertainty.

This type of accomplishment epitomizes the impact Habitat for Humanity can have in our community. With generous support from sponsors, individual donors, funding agencies, and North Island municipalities, the dream of homeownership can become a reality for families. Our ReStores continue to serve our communities in Campbell River and the Comox Valley.

Our incredible staff and volunteers work tirelessly to collect donations, prepare merchandise, and support our housing programs. Behind the scenes, our office team ensures construction and ReStore operations run smoothly, handling fundraising, outreach, and administration with dedication.

I'm also deeply grateful to our Board of Directors for guiding our mission and positioning us to tackle the challenge of providing affordable homeownership. Looking ahead, 2024 will focus on fundraising and planning to serve even more families. With your continued support, we'll build brighter futures together.

Jeff West

Executive Director

LETTER FROM THE BOARD CHAIR



One of the more exciting milestones within the business of Habitat is the completion of a housing project, and the subsequent sale of those homes to local Families.

Habitat North Vancouver Island experienced that joy in 2023 with the completion of our project at 1375 Piercy Ave. in Courtenay.

The dedication and effort that went into construction of a 12 unit townhouse complex in 18 months should never go unrecognized. Wilks Place at 1375 Piercy does not come to a successful conclusion without the hard work and commitment from Habitat's staff and volunteers, local businesses and contractors who continue to demonstrate their support to the Habitat mission.

We are grateful for the local support we receive from our Comox Valley and Campbell River residents that directly support our ReStores with donations and purchases. Additionally, we thank our national sponsors who provide quality product for sale in our ReStores, and construction inputs, and support from all levels of government - CMHC, BC Housing, and the municipalities we serve: Campbell River, Courtenay, Comox, Cumberland, and the CVRD.

Given the continued relevance of being a provider of affordable home ownership, we realize there is little time to savour the moment, as attention must quickly turn to the necessary activities in preparation of our next project.

Finally, my thanks to each and every sponsor, private donor, staff, and our critically important volunteers for their support and dedication. I also wish to extend my gratitude to the Habitat (VIN) Board for their service, and in particular for their guidance and stewardship as the organization embraces current and future challenges in its mission to serve families.

Bill Wright
Board Chair



I love working with the wonderful people here and, as a cashier, really enjoy the face-to-face contact with the customers who come to the store. I'm always learning about the different products, tools, building equipment etc. It's a fascinating store to be in. Every day I volunteer, I meet people who are givers and buyers and, as a "people person," this is a wonderful fit for me!"

Sandra, Volunteer at the Campbell River ReStore

HABITAT RESTORES

GOOD FOR THE COMMUNITY, ENVIRONMENT, & YOUR HOME

Habitat for Humanity ReStores are social enterprise retailers that accept and resell donations of new and used furniture, appliances, décor and home improvement building materials. All profits from Habitat ReStores help build homes for people in need of decent and affordable housing.

Shop

Sales from Habitat ReStores go towards a local Habitat's operation and homebuilding efforts. Get a great deal while knowing your purchase means more people have a decent and affordable place to call home in your community.

Donate

Our sustainability efforts are supported by individuals and by generous corporate donors through donations of high-quality new or gently used household goods.

Volunteer

Volunteers help support almost every area of the store, working in cash, merchandising, shipping and receiving, recycling, electronics testing, and more. We are always looking for additional volunteer support! Will you join the team?





Habitat Homeowners Michelle and Janine volunteering at the Comox Valley ReStore

1,100 TONS (EST)
OF PRODUCT

diverted from the local
landfill through donations
to the Campbell River and
Comox Valley ReStores.

600 TONS
OF METAL

stripped from donated
non-working appliances,
lights, and electronics
to be recycled.

120 RESTORE
VOLUNTEERS

completed over 24,054
hours working alongside
staff to operate our two
Habitat ReStores.

Haunting on Hilchey



The Haunting on Hilchey was a spooktacular success, raising \$2,300 for affordable housing and bringing our community together in a celebration of both generosity and spooky thrills. Nearly 460 local residents turned out to support this unique event, making it a memorable night full of laughter, chills, and a sense of shared purpose.

This community-driven event wouldn't have been possible without the dedication and hard work of our volunteers, partners, and supporters. We were thrilled to partner with the Campbell River Museum, who not only helped create a haunted room within the house but also brought back Del's Burgers— a beloved local icon —adding an extra layer of nostalgia and fun to the evening. Each room in the house had its own eerie theme, making the entire experience unforgettable.

The night was made even more special thanks to the incredible support from the Katimavik youth, NIC student volunteers, Habitat family volunteers (old and new), and our dedicated staff—each of whom braved a chilly house for the cause. Their passion and commitment were the heart of the event, and we truly couldn't have pulled it off without them.

The Haunting on Hilchey wasn't just a fundraiser; it was a celebration of community spirit, with every ghoul, volunteer, and partner playing a vital role in making it a success.



ENGAGING COMMUNITIES

MEANING OF HOME

The Meaning of Home Contest is a writing contest for kids in grades 4, 5, and 6 across Canada. We ask students what home means to them and every local entry brings in \$10 to Habitat for Humanity Vancouver Island North.

In 2023 we received a total of 276 entries, which helped us raise \$2,760 towards affordable housing in the community!

IMPACTFUL PARTNERSHIPS

Ryan Wiens of Ryan and Son Catering and Darrell Crawford of Ricky's All Day Grill in Courtenay agreed to sponsor major Habitat events for the full year of 2023! This incredibly generous donation supported our Key Ceremony,

our Donor Appreciation Event, Team Build Days, and Volunteer Appreciation events. Thank you for keeping our Habitat families, friends, supporters, staff, and volunteers well-fed and energized throughout the year!

MARCHING TOGETHER

Volunteers and staff came together to participate in the Downtown Courtenay Comox Valley Christmas parade. Habitat volunteers built a custom cottage-style shed which we

we were able to auction off for \$3,150! Thank you to all participants and to float sponsor Your Island Mortgage Team.

RAISING FUNDS

The community united in show of support for our fundraising efforts!

#BidtoBuild Online Auction

Our 2023 auction raised \$36,600! Over 200 businesses and individuals contributed prizes to be bid on. Thank you to presenting sponsor Simba Investments.

Matching Challenge

We ended the year with a Matching Donation Challenge sponsored by Christoph Real Estate Group. 170+ individuals donated more than \$43,000 and our generous sponsors topped this up with an additional \$5,000 for a total impact of over \$48,000.

CELEBRATING SUCCESS

Comox Valley Chamber Awards

Habitat for Humanity Vancouver Island North was the winner of the 2023 Sustainability Award at the Comox Valley Chamber of Commerce Gala!

We could not have won this award or made Habitat's sustainability efforts a reality without the help of our volunteers.

Their work at our ReStores to recycle, refurbish, and repurpose over 600 tons of products that would have found their way to area landfills is key to this success. It's that dedication, skill, and genuine concern for our community and environment, along with the generous donations we rely on from local businesses and the public, who keep us sustainable.



Ryan Wiens and Darrell Crawford



Christmas Parade float



Homeowner Angela with #BidtoBuild prizes.



Jakob Christoph holding baby Angelie, Habitat Executive Director Jeff West, and Jasmen Christoph presenting a check of \$5,000 to the Matching Campaign

SEVEN FAMILIES MOVE INTO HABITAT HOMES

first out of two key ceremonies



From left to right: Courtenay and her children, Buffy and her daughter, Kevin and Aria and their two children, all accepting a ceremonial key from Habitat staff and volunteers.

On August 17th, 2023, two years after breaking ground on a 12-home affordable project at 1375 Piercy Avenue in Courtenay, Habitat for Humanity, Vancouver Island North welcomed home the first seven of 12 partner families! It was a powerful reminder of the impact that stable, affordable housing can have on families and communities alike.

Beyond a celebratory occasion for these new homeowners, the day also marks the culmination of tireless efforts from volunteers, the generosity of donors, and the dedicated Habitat for Humanity team, all of whom collaborate to make this day possible.

The key ceremony serves as a reminder of the mounting challenge of attainable housing in the Comox Valley region and throughout British Columbia.

Each of the seven families entering their new homes symbolize a step forward in addressing the demand for increased housing options for families. Through the National Housing Strategy's National Housing Co-Investment Fund, the Government of Canada has invested \$473,550 into these homes, bringing Habitat for Humanity one-step closer to creating 1,117 new affordable homes across Canada.

Notable figures participating in this key ceremony celebration include Gord Johns, Member of Parliament for Courtenay-Alberni, Courtenay Mayor Bob Wells, and other local representatives. Their presence underscores the recognition that secure, safe and affordable homeownership profoundly contributes to families establishing a stronger foundation for a lifetime of success.

A special thank you to Ryan and Son Catering and Ricky's All Day Grill in Courtenay for catering this and many other events through our 2023.



David, Angela and their two kids celebrating the completion of their 500 volunteer hours.



Habitat opened the door to a future with safety for our children, stability, and a life with other families that want community.”

David, Habitat Homeowner

PARTNERING WITH HABITAT HOMEOWNERS

STABILITY STARTS WITH HOME

The family recently moved into their new home, and the financial stability, physical space, sense of community and confidence she's already gained has truly been impactful. Life changing.

No longer having to continually worry about her finances and their living situation means Mavis finally has the physical and mental space to focus on other things. With a full-sized kitchen, she's now able to cook and prepare nutritious meals for her family.

With a grant from her alma mater, Mavis intends on taking a wound care course and other hospice courses to further her education and career and looks forward to being able to save for her boys' education.

Volunteering at the ReStore has given Mavis the confidence to be a successful homeowner.

With the encouragement of ReStore staff and other volunteers she's learned valuable skills; she recently refinished a cabinet for the house and has already painted the downstairs floor.

And she's paying it forward: "I love everything Habitat. Even though I finished my 500 hours long ago, I continue to volunteer at the Habitat ReStore because I can pass on some of those community hours to future Habitat homeowners, and that feels good to me. Plus, it's really fun just to get out there and volunteer."

Best of all, her boys are thriving. They have their own rooms, and her eldest son Clyde is proud to have a home and a safe space to host his friends. The family now lives around the corner from their grandmother, who looks after her youngest son before he goes to school, and he has playmates who live next door and in the neighbourhood.

"Homeownership makes me feel proud. I feel part of the community, I don't feel like I'm in the margins. I just have that sense of fulfillment, that sense of accomplishment or achievement. I can't explain it, it's just like I'm able to provide for my family. I'm able to contribute in a way that I couldn't before

“

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FINANCIALS

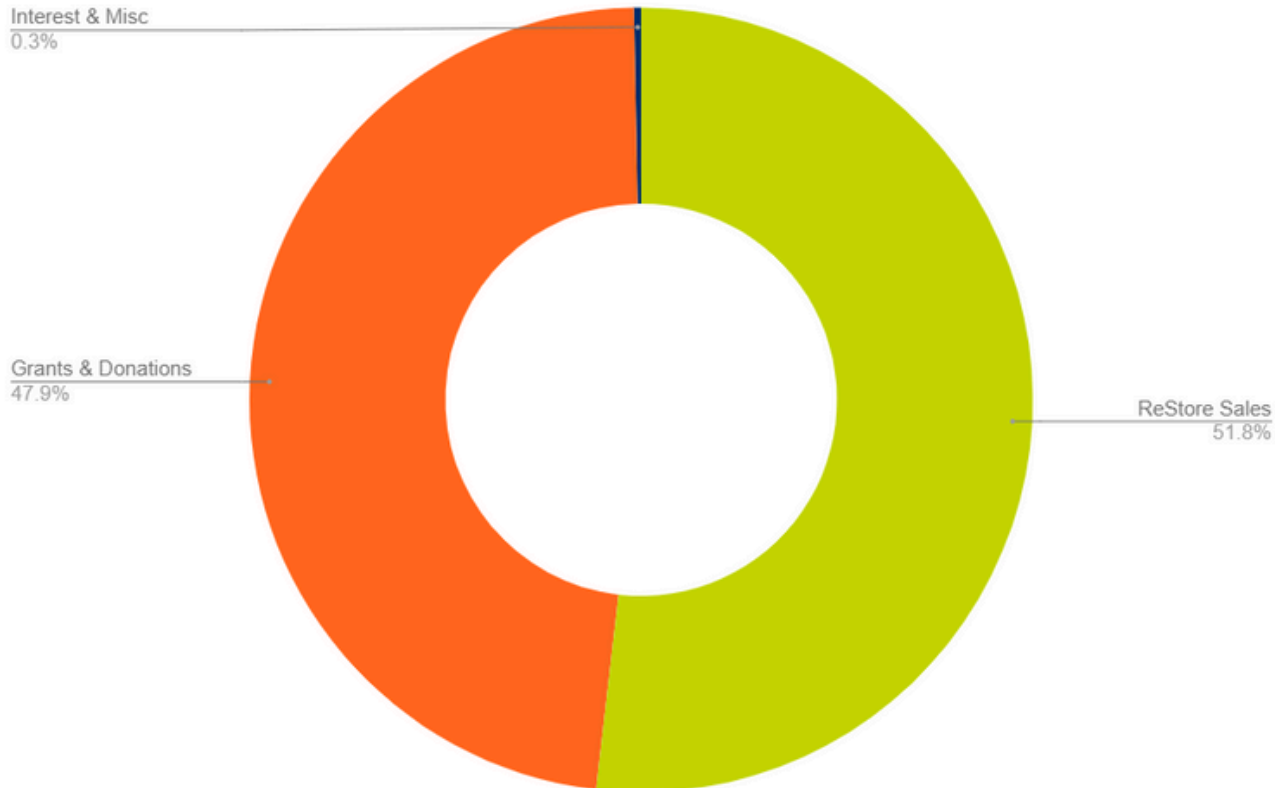
	2023	2022	% Change
ReStore Operations			
ReStore Sales	\$2,061,094	\$1,899,018	9%
ReStore Expenses	-\$1,385,040	-\$1,276,546	8%
	\$676,054	\$622,472	9%
Contributions, Grants, & Donations			
Proceeds from contributions, grants, donations	\$1,902,946	\$800,060	138%
Fundraising & marketing expenses	\$0	-\$2,360	-100%
	\$1,902,946	\$797,700	139%
Housing			
Proceeds from sale of housing	\$5,720,000	\$1,358,000	321%
Cost of housing sold (Note 1)	-\$5,849,685	-\$1,552,035	277%
	-\$129,685	-\$194,035	-33%
Interest & Miscellaneous Revenue	\$11,857	\$19,057	-38%
Wage Subsidies	\$0	\$65,347	-100%
General Operating Expenses	-\$410,026	-\$372,436	10%
Excess of revenue over expenses before other items	\$2,051,146	\$938,105	119%
Gain on disposal of property & equipment	\$18,361	\$0	N/A
Gain on extinguishment on CEBA loan	\$20,000	\$0	N/A
Fair value adjustment to mortgage receivable on housing sale	-\$2,725,522	-\$764,049	257%
Imputed interest income earned on mortgage receivable	\$209,183	\$203,972	3%
Rental revenue	\$0	\$6,600	-100%
	-\$2,477,978	-\$553,477	348%
Excess of revenue over expenses	-\$426,832	\$384,628	-211%
Note 1 - Cost of housing sold is recognized on the sale of units for accounting purposes. Actual cash expenditures on housing and land purchases by year are as follows:	\$3,173,218	\$2,430,535	31%

All data in Canadian dollars.

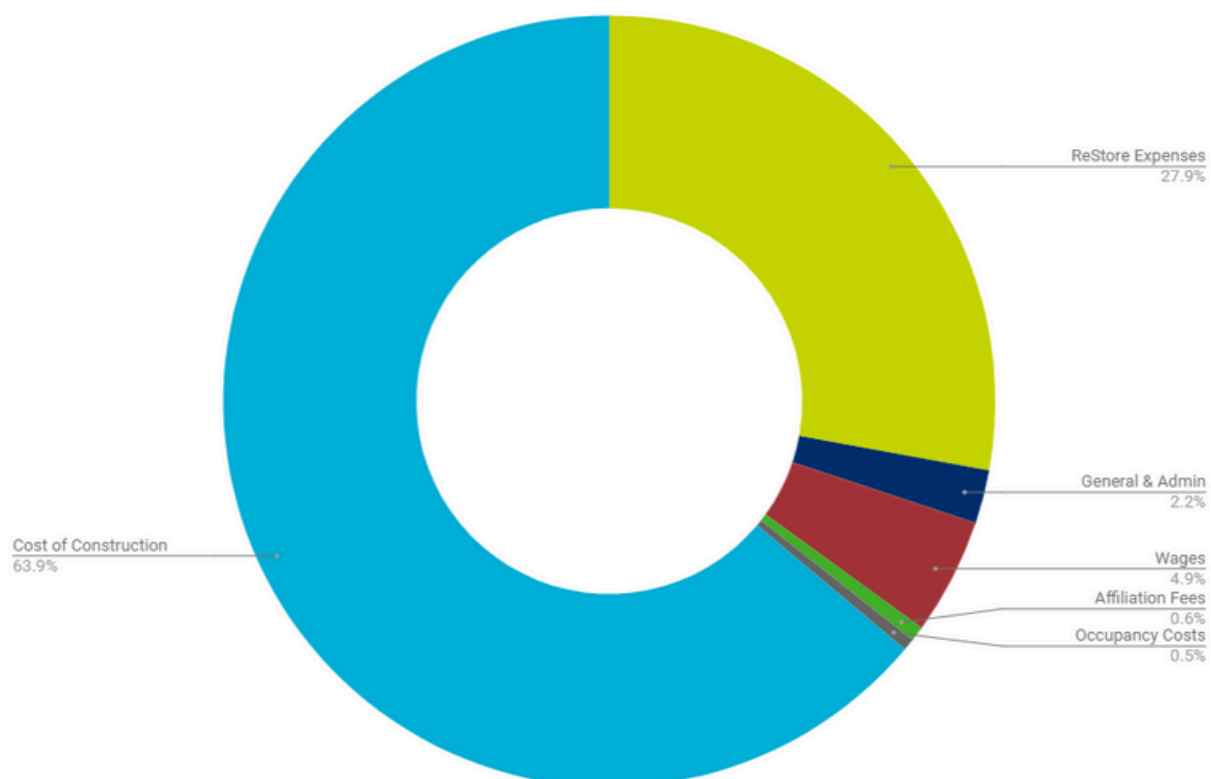
These financial statements represent a subset of our full audited financial statements. Full audited financial statements can be found on habitatnorthisland.com.

FINANCIAL ACCOUNTABILITY

FUNDING SOURCES



BREAKDOWN OF EXPENSES

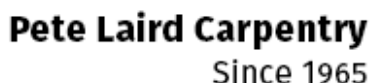


THANK YOU TO OUR PARTNERS

PLATINUM



GOLD



SILVER



BRONZE



2023 BOARD OF DIRECTORS

Thank you to the volunteers who served on our Board. For an updated list, visit habitatnorthisland.com/about/our-team.



William Wright
BOARD CHAIR



John Newman
CORPRATE SECRETARY



Eric Macdonald



Archana Ananthanarayan



Aundrea Kvisle



Paul Ives



Terry Farrell



Heather Buchanan



Lindsay Monk



Gardiner MacDermot



Jane Murphy



Sue McKittrick

LEADERSHIP TEAM



Jeff West
EXECUTIVE DIRECTOR



Jun Mallare
EXECUTIVE ASSISTANT



Brett Walker
DIRECTOR OF OPERATIONS



Brittany Bergin
VOLUNTEER MANAGER



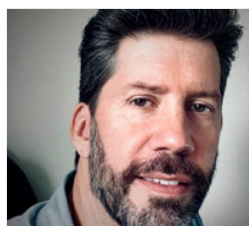
Corinne Bjorge
DIRECTOR OF FAMILY SERVICES



Larry Poirier
CONSTRUCTION MANAGER



Derek Bruce
CONTROLLER



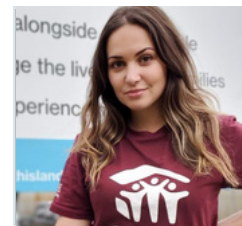
Stefano Tromba
DIRECTOR OF COMMUNICATIONS AND FUNDRAISING



Kayla Tinga
GENERAL MANAGER
COMOX VALLEY RESTORE



Gail Burr
GENERAL MANAGER
CAMPBELL RIVER



Yana Dimitrova
MARKETING & COMMUNICATIONS COORDINATOR



Chrystal Arnet
COMMUNITY ENGAGEMENT & EVENTS MANAGER



With the help of volunteers and Habitat homeowners, Habitat for Humanity builds safe, decent, and affordable homes. Habitat for Humanity Vancouver Island North has brought the community together to build 39 affordable homes on North Vancouver Island since founding in 2004. Habitat does not give away free homes — the families who partner with us pay an affordable mortgage geared to their income and volunteer 500 hours with our organization. Our model of affordable homeownership bridges a gap for low-income working families by providing them with the opportunity to purchase their own Habitat home and build a better future for their family.

Visit habitatnorthisland.com to learn more.

