



Building
Opportunity
Together

Message from our Board Chair & Executive Director

Message from our Board Chair

2025 saw Habitat Vancouver Island North continue its service of families, offering affordable homeownership to two families through our buyback program. And while there is much delight in being able to offer a safe and decent place to live to families, it is equally rewarding to witness the transition of a family to market housing.

Following completion of our development at Wilks Place, Courtenay in early 2024 and the purchase of our ReStore property in Campbell River in 2025, plans for a near term development of a one acre property in Campbell River has proven cost prohibitive in light of the challenges facing all real estate developers in BC and Vancouver Island.

In an effort to remain a consistent and reliable source of affordable homeownership to the communities we serve, a decision was taken late 2025 to actively pursue a more modest multi-family development in Campbell River allowing for a more immediate impact on the families we serve.

Habitat ReStores in Campbell River and Courtenay recorded very solid year over year growth in both revenues and profit, amidst ongoing and persistent challenges in the Canadian retail industry. Vancouver Island North's ReStore/retail contribution to the mission of providing affordable homeownership, is found to be the result of the collective influences of dedicated, creative Staff and Volunteers, focused and imaginative local Leadership, and the continued loyal and generous support of the two communities we serve through their customer visits, and donations of product.

I would be remiss in not acknowledging the importance of local fundraising in our efforts to prepare for our next builds. Our communities in 2025 have demonstrated their continued

generous support of Habitat and its build program within a very competitive and challenging fundraising environment where we all share in the economic realities of rising costs and uncertainty. I extend my appreciation to our Staff and Volunteers for their creativity and initiative in introducing several new and inspiring events over the past year, such as Campbell River-Opoly Remax, Escape Room, Poker Tournament, Family Feud, and the Split the Pot Raffle, all of which enjoyed generous community support.

Habitat's impact in the communities we serve is recognized to be a function of the support and generosity of many near and far, for which we are extremely grateful - national sponsors who provide quality product for sale in our ReStores, the businesses and residents of the two communities who directly support our ReStores relative to donations and purchases, the important and ongoing support of all levels of government: CMHC, BC Housing, the municipalities we serve: Campbell River, Comox, Courtenay, Cumberland and the CVRD, local businesses, every corporate and personal sponsor, private donors, Habitat Staff, and our critically important Volunteers.

I also extend my thanks and appreciation to each of the Directors forming the Habitat Vancouver Island North Board for their conscientious service and stewardship of our Mission. In expressing my gratitude for the contributions of our Directors, I also acknowledge the gifts of time and skill of Terry Farrell, a colleague, a thoughtful and involved community participant, and a strong supporter of Habitat for Humanity who passed away in October 2025.



Bill Wright

Board Chair for Habitat
for Humanity Vancouver Island North

Message from our Executive Director

As Bill Wright notes in his Board Chair's message, 2025 was another exciting and challenging year – one we look back on with real pride. Serving families remains our core mission and we are pleased to report continued success in creating new pathways to homeownership. We are deeply grateful to the many organizations and individuals whose generosity and partnership make this work possible.

Looking ahead, our focus turns to the opportunities in 2026 and beyond as we work to position our organization for another home build. In a challenging economic environment where government budgets are under pressure, we continue to advocate actively at all levels of government for support for affordable homeownership.

We are very fortunate that, following the close of 2025, both the Town of Comox and the City of Courtenay have committed to donating building lots to our program. These extraordinary contributions will be instrumental in advancing our construction strategy and bringing us closer to handing another family the keys to their home. Land contributions, coupled with secure government funding and the continued generosity of business and individual donors are what is required to move ahead.

Finally, none of what we accomplish at Habitat would be possible without the volunteers and staff who bring it all to life. Their contributions of time, talent, and dedication to our housing program are nothing short of remarkable, and we are profoundly grateful for each and every one of them.



Jeff West

Executive Director for
Habitat for Humanity Vancouver Island North



2025 Year at a Glance

Volunteers:

Over **140 volunteer** placements at community events and outreach activities

208

volunteers

28,053

volunteer hours

130

volunteers contributed 40+ hours

Homeownership:

2 families welcomed into affordable homeownership through the Buyback Program

Restores:

291,552 items sold and **303** metric tonnes recycled. Which means **668,330 lbs** of waste was diverted from landfills

\$46,782

raised through recycling

487

ReMarkables items sold

\$25,524

raised through ReMarkables

\$31,919

raised through ReStore 50/50

Community Impact:

Nearly **4500+ people** reached through in-person outreach, education, celebrations, and fundraising initiatives

Campbell River ReStore property **purchased**

House **gifted** and **relocated** to Homalco First Nation

40

events & community engagements

\$55,631

Annual Fundraising Matching Campaign Total

\$827,717

in fundraising including \$510,000 for the purchase of the Campbell River ReStore



| Home Changes Everything

When Jocelyn first applied to Habitat for Humanity Vancouver Island North, she knew the journey to affordable homeownership would not be easy. What she didn't know was how many challenges she would face along the way, or how deeply the experience would shape her family's future.

A single mother of two daughters, Stella and Riley, Jocelyn had spent years working toward a stable and secure future for her family. Like many families, she faced significant challenges during the COVID-19 pandemic and the period of rising inflation that followed. Even as costs increased and timelines shifted, she remained committed to her goal of becoming a homeowner.

"It hasn't been an easy journey," Jocelyn shared during her key ceremony. "There were delays and sacrifices, and there were days when I thought this day would never come. I worked full time, volunteered at Habitat, and tried to be the best mom I could be. I was exhausted, but I never gave up."

In April 2025, that perseverance paid off. Jocelyn and her daughters received the keys to their Campbell River home through Habitat VIN's Buyback Program. The program allows Habitat to repurchase homes from previous Habitat homeowners and offer them to new partner families, helping to preserve affordable homeownership opportunities in our communities.

For Jocelyn, homeownership means far more than owning a house. It means stability, security, and the opportunity to build a stronger future for her children.

Throughout her partnership with Habitat, Jocelyn completed volunteer hours, participated in financial literacy training, and partnered with Habitat to prepare for the responsibilities of homeownership. She was supported by family, friends, volunteers, donors, and community members who believed in the power of affordable homeownership to create lasting change.



At her key ceremony, Elder June Johnson of the We Wai Kai First Nation offered a blessing for the family, while community leaders, Habitat supporters, and loved ones gathered to celebrate this important milestone. The event was a reminder that affordable homeownership is made possible when a community comes together with a shared purpose.

I worked full time, volunteered at Habitat, and tried to be the best mom I could be. I was exhausted, but I never gave up.

Jocelyn's story is one of determination, resilience, and partnership. It also reflects the broader impact of Habitat's work. Every family that achieves affordable homeownership gains a stronger foundation from which to pursue their goals, support their children, and contribute to their community.

In 2025, Jocelyn became one of two families welcomed into affordable homeownership through Habitat VIN's Buyback Program. Together with volunteers, donors, sponsors, and community partners, we are creating opportunities for more families to build strength, stability, and self-reliance through affordable homeownership.

A Place To Put Down Roots

For Jessica and her son Kieren, homeownership represents something they have never truly experienced before: the chance to put down roots.

Before partnering with Habitat for Humanity Vancouver Island North, the family lived in a small apartment where rising costs and frequent moves made it difficult to feel settled. In just seven years, Kieren had moved four times, never having the opportunity to fully make a place his own.

That changed in April 2025 when Jessica and Kieren received the keys to their new home in Courtenay through Habitat VIN's Buyback Program. Surrounded by family, community leaders, volunteers, donors and supporters, they celebrated the beginning of a new chapter built on stability, opportunity and hope.

For Jessica, affordable homeownership is about more than having a place to live. It is about creating a sense of belonging and giving her son something she never had growing up in a military family: a hometown.

Our home will provide us the stability to start living, not just surviving.

Home is found in everyday moments. A neighbourhood where Kieren can play outside with friends. Green space close to home. A bedroom that feels like his own. The freedom to plan for the future instead of simply getting through the next month.

In 2025, Jessica became one of two families welcomed into affordable homeownership through Habitat VIN's Buyback Program. Together with volunteers, donors, sponsors and community partners, we are creating the stability families need to thrive.

Affordable homeownership is about more than a house. It creates stability, opportunity, and a foundation for the future.

In 2025, Habitat VIN welcomed two families into affordable homeownership through the Buyback Program while celebrating Habitat homeowners who successfully transitioned into market housing.

- 2 families welcomed home through the Buyback Program in 2025
- Habitat VIN has now served 58 families through affordable homeownership opportunities in the region



| A Home's Second Life

In February 2025, Habitat for Humanity Vancouver Island North and Homalco First Nation came together to give a home a second life.

Located on a future Habitat build site in Campbell River, the house could have been demolished to make way for future development. Instead, Habitat VIN worked with Homalco First Nation to relocate the home to Homalco lands, where it could continue serving families and supporting local housing needs.

The project reflected a shared commitment to making the most of existing resources while helping address the growing need for safe and affordable housing in our region. By relocating and repurposing the home, approximately 15 tonnes of material were diverted from landfill, extending the life of the structure and reducing unnecessary waste.

For Habitat VIN, the initiative demonstrated that strengthening communities can take many forms. While affordable homeownership remains at the heart of our mission, we also recognize the value of partnerships that strengthen communities, support housing solutions, and maximize the impact of existing assets.

The collaboration with Homalco First Nation highlighted what is possible when organizations work together toward a common goal. Rather than seeing the home as a structure that had reached the end of its usefulness, partners saw an opportunity to create lasting value for another community.

15 tonnes of material diverted from landfill while creating new housing opportunities through partnership.

The relocation also marked an important milestone in Habitat VIN's future development plans in Campbell River. By moving the house rather than demolishing it, Habitat was able to prepare the site for future affordable homeownership opportunities while ensuring the existing home continued to serve a meaningful purpose.

The result was more than the successful relocation of a house. It was a demonstration of stewardship, collaboration, and the belief that strong communities are built when we work together to create opportunities for others.



Investing in Strong Foundations

In 2025, Habitat for Humanity Vancouver Island North completed important site improvements at 477 Hilchey Road, ensuring the neighbourhood remains safe, accessible and resilient for years to come.

The work included upgrades to drainage infrastructure, flood mitigation measures, laneway improvements and the construction of a retaining wall to enhance site stability and support long-term maintenance. These improvements also strengthened emergency access, supported critical easements, and created a clearer separation between the Habitat homes and neighbouring development.

While much of this work happened behind the scenes, it reflects Habitat VIN's commitment to building communities that are designed to last. By investing in essential infrastructure and thoughtfully completing the site, we have helped create a safer, more durable environment for homeowners while protecting the long-term value and functionality of the development.

Strong communities begin with strong foundations, and these final improvements ensure 477 Hilchey Road will continue to serve homeowners well into the future.



| A Foundation for the Future

In January 2025, Habitat for Humanity Vancouver Island North reached an important milestone with the purchase of the Campbell River ReStore building, securing the long-term home of one of the most important resources that helps fund affordable homeownership across Vancouver Island.

The opportunity began in 2023, when the building owners approached Habitat VIN as they prepared for retirement. What started as a conversation evolved into a strategic investment that will strengthen the organization's financial sustainability and ability to serve the North Island for years to come.

The purchase was guided by careful planning and extensive due diligence. Environmental assessments, building inspections, professional appraisals and comprehensive financial analysis ensured the acquisition was both responsible and aligned with Habitat VIN's long-term goals. The project was further supported by a \$210,000 capital improvement grant, along with the expertise and collaboration of staff, the Board of

Directors, Coastal Community Credit Union, and a network of trusted community partners.

With the purchase complete, existing tenants Campbell River Auto and U-Brew continue to operate within the building, maintaining valued relationships that contribute to the property's ongoing success.

Owning the Campbell River ReStore building provides Habitat VIN with greater long-term stability, protects a vital source of funding for affordable homeownership, and positions the organization to continue growing its impact throughout Vancouver Island North.

This milestone reflects more than the purchase of a building. It represents a shared investment in Habitat VIN's future and the communities we serve. We extend our sincere thanks to everyone whose vision, expertise and support helped make this achievement possible.

Project Contributors

Michelle Marlatt
Derek Bruce
Jeff West
Bill Wright
Brett Walker
Larry Poirier
Terrawest
Jackson & Associates
Coastal Community Credit Union

Environmental Impact

303 metric tonnes recycled
668,330 lbs diverted from landfill

Community Impact

291,552 items sold

Fundraising Impact

\$46,782 raised through recycling



I Growing Community, One Bag at a Time

In 2025, Habitat for Humanity Vancouver Island North's annual SkyRocket Compost fundraiser continued to grow through the support of generous community partners and volunteers. Thanks to donations from Strathcona Sunrise Rotary and Edgett Excavating, along with the enthusiastic help of students from Queenesh School, 584 bags of nutrient-rich SkyRocket compost were prepared and sold throughout the season.

Together, the fundraiser generated **\$2,920** in support of Habitat VIN's mission while encouraging local residents to invest in healthier gardens and stronger communities. More than just a spring fundraiser, the SkyRocket Compost initiative demonstrates the power of collaboration, with businesses, volunteers, students and community members working together to create opportunities for affordable homeownership across Vancouver Island North.

ReMarkables

487 items sold
\$25,524 raised

Jukebox Raffle

270+ entries
\$2,700 raised

In-Store 50/50

\$31,919 raised
Supports volunteer program



A Community That Shows Up

Affordable homeownership is built one family at a time, but it is made possible by an entire community.

Throughout 2025, people across Vancouver Island North found countless ways to support Habitat for Humanity Vancouver Island North's mission. They sponsored events, volunteered their time, donated, attended fundraisers, wrote essays, solved puzzles, played golf, purchased compost, and introduced new people to Habitat's mission. Every contribution, whether large or small, helped move more families closer to a safe, decent and affordable place to call home.

The year was marked by both new ideas and the continued success of community favourites. Signature events like the Homes in One Golf Tournament and the Annual Giving Campaign were joined by innovative fundraisers such as the Escape Room series, Family Feud and Campbell River-Opoly, creating new opportunities for people to engage with Habitat's mission in fun and meaningful ways. Community-building

events like Unity in Community and EmpowerHER celebrated inclusion, connection and leadership, while initiatives such as the Meaning of Home writing contest inspired hundreds of local students to reflect on the importance of having a place to call home.

These initiatives did more than raise funds. They strengthened partnerships, welcomed new supporters, deepened relationships with volunteers and sponsors, and demonstrated the remarkable generosity of the communities we serve. Every event reflected a shared belief that everyone deserves the opportunity to build a better future through affordable homeownership.

We are deeply grateful to every donor, volunteer, sponsor, participant, partner and community member who stood alongside Habitat VIN in 2025. Together, you helped build not only homes, but stronger communities where more families can thrive.

Whether they solved puzzles, teed off with friends, played Family Feud, bought compost, or gave during our Matching Campaign, thousands of people chose to build opportunity alongside Habitat VIN in 2025.

Annual Giving Campaign

Raised \$55,631

Thanks to the generosity of donors and matching partners, Habitat VIN's year-end campaign raised more than \$55,000 to support future affordable homeownership opportunities.

Family Feud

Raised \$3,390

Teams in Campbell River and Courtenay battled it out for bragging rights while supporting affordable homeownership.

Escape Room Series

Raised \$20,615

Three immersive Escape Room events in Campbell River and Courtenay challenged participants to solve puzzles while building brighter futures for local families.

Homes in One Golf Tournament

Raised \$22,000

Hosted in partnership with Habitat Mid-Vancouver Island, golfers, sponsors and volunteers came together for one of Habitat VIN's signature fundraising events.

Community Partners Making a Difference

Poker Tournament

Partnered with Campbell River Kinsmen & Kinettes, raised \$1,744.55 for HFHVIN.

Split the Pot BC

Provincial 50-50 fundraiser benefiting over 20 charities. Raised over \$8,500 towards all 3 Habitat affiliates across Vancouver Island.

Campbell River-o-poly

Hosted by RE/MAX Check Realty, in collaboration with Riptide Marine Pub. 125 people attended, raised \$11,380 to be split between HFHVIN & Children's Miracle Network.

Meaning of Home

National writing contest hosted by Habitat for Humanity Canada. 315 entries for HFHVIN, with \$3,150 raised.

Unity in Community & EmpowerHER

These events celebrated belonging, connection and leadership while strengthening relationships across the communities Habitat VIN serves.





| Creativity Builds Community

For Carol, volunteering with Habitat for Humanity Vancouver Island North has become an opportunity to combine creativity with community impact.

What began with volunteering at the ReStore soon expanded into something entirely different: designing and building immersive Haunted Escape Rooms that would become one of Habitat VIN's most innovative fundraising initiatives. Using her artistic talents, Carol created detailed props, eerie sets and interactive puzzles that transformed an ordinary space into a memorable experience for hundreds of participants. She was joined by a dedicated team of volunteers who built puzzles, constructed interactive elements and brought each room to life through countless hours of collaboration. Supplies donated by longtime partner Home Depot helped turn their vision into reality.

For Carol, the connection between creativity and affordable homeownership is simple. Every puzzle solved and every ticket purchased helps create opportunities for local families.

Habitat for Humanity is about working together to build vibrant communities and helping people secure a decent, affordable place to call home. Being part of that is incredibly meaningful.

What started as a single creative idea has grown into Habitat VIN's Escape Room series, engaging new supporters while raising more than \$20,600 in 2025 to help build strength, stability and self-reliance through affordable homeownership. Carol's story is a reminder that every volunteer brings unique talents, and that those talents can inspire an entire community to get involved.



| A Legacy of Service

Volunteers are the foundation of Habitat for Humanity Vancouver Island North, sharing their time, talents and compassion to help build stronger communities. In 2025, Habitat VIN proudly celebrated two extraordinary volunteers, Keith Kent and Margaret Sanders, who were awarded the King Charles III Coronation Medal in recognition of their exceptional service and lasting contributions to our communities.

Through years of dedicated volunteer service, Keith and Margaret have become familiar faces at Habitat VIN, supporting ReStore operations, welcoming customers, mentoring fellow volunteers and championing affordable homeownership throughout the region. Their generosity has helped strengthen Habitat's mission while inspiring others to become involved.

The medals recognized not only individual achievement, but the spirit of volunteerism that strengthens our communities.

While the Coronation Medal recognizes individual achievement, it also reflects the collective spirit of volunteerism that makes Habitat VIN possible. Every volunteer, whether contributing a few hours or many years of service, plays an important role in creating opportunities for local families.

We are proud to celebrate Keith and Margaret, and we extend our heartfelt thanks to every volunteer whose dedication continues to build stronger communities across Vancouver Island North.

Long Service Awards

Three 5-year recipients
One 10-year recipient

Volunteer Impact Metrics

208 volunteers
28,053 volunteer hours
130 volunteers contributing 40+ hours



Showing Up for Our Community

Some acts of service happen quietly, without recognition or expectation. That's exactly what happened one summer afternoon in 2025 when Habitat for Humanity Vancouver Island North team members Eric Eide and Chaim Black were out completing a routine ReStore donation pickup.

While driving near Courtenay, the pair noticed smoke rising from a nearby property. Trusting their instincts, they turned around to investigate and discovered a rapidly spreading fire. As propane tanks exploded and flames threatened nearby buildings and forest, Eric and Chaim immediately sprang into action. Chaim called 911 and directed traffic until emergency crews arrived, while Eric helped move vehicles to safety and pulled homeowner Jon Toogood, one of Habitat VIN's founding members, away from the burning structure. Their quick thinking helped prevent further tragedy while allowing firefighters to safely contain the blaze.

When you're in a Habitat truck, you carry responsibility. You're a part of the community. You stop when others drive by. You help when you can.

For Eric and Chaim, the response wasn't about recognition. It was about looking after their neighbours.

As Eric reflected afterward, "When you're in a Habitat truck, you carry responsibility. You're a part of the community. You stop when others drive by. You help when you can."

Their actions are a powerful reflection of Habitat VIN's values. Every day, our staff contribute to building stronger communities, whether serving customers in our ReStores, partnering with families, organizing events, or, when the unexpected happens, stepping forward to help when it matters most.

Building Teams. Building Community.

Urban Systems continued its longstanding support of Habitat for Humanity Vancouver Island North in 2025, participating in two Team Build Days and contributing \$10,000 to support affordable homeownership. Beyond their generous financial support, team members rolled up their sleeves to volunteer on-site, demonstrating the power of corporate partnerships in action.

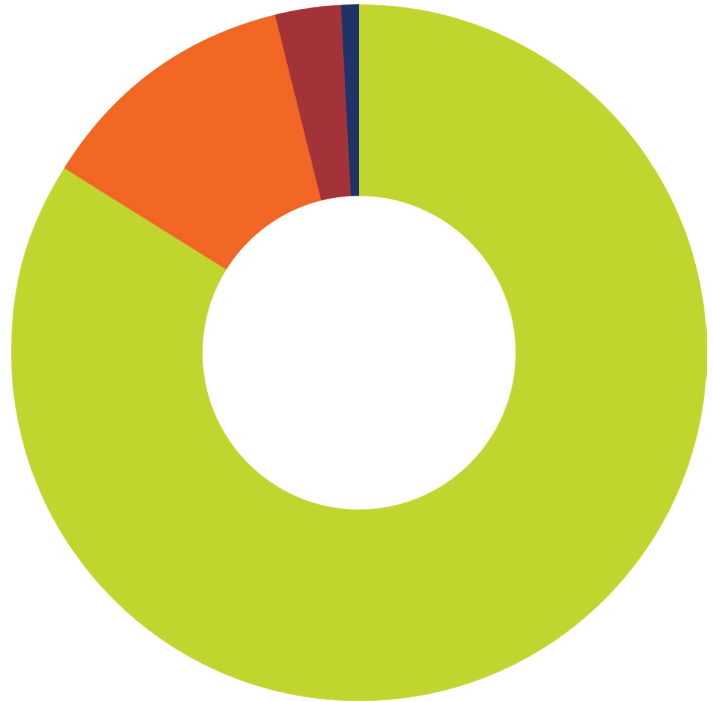
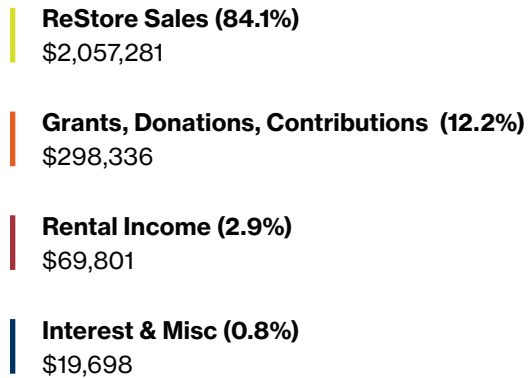
Team Build Days offer businesses a meaningful opportunity to strengthen their teams while making a lasting difference in the community. By combining hands-on volunteering with charitable giving, organizations expand homeownership opportunities for local families, all while fostering teamwork, employee engagement and community connection. We are grateful to Urban Systems and all of our Team Build partners whose ongoing commitment continues to build stronger communities across Vancouver Island North.

2025 Financials

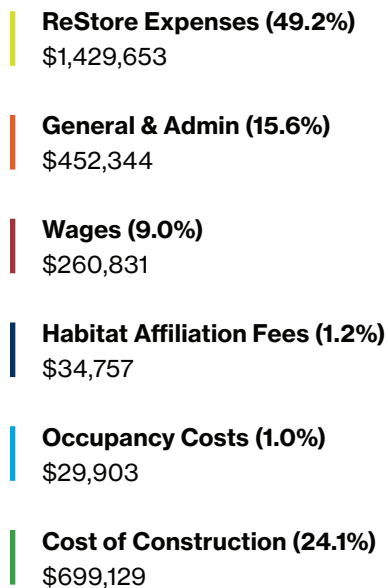
	2025	2024	Change (%)
ReStore Operations			
ReStore Sales	\$2,057,281	\$1,978,939	4%
ReStore Expenses	-\$1,429,653	-\$1,366,952	5%
	\$627,628	\$611,987	3%
Contributions, Grants, & Donations			
Proceeds from contributions, grants, donations	\$298,336	\$441,543	-32%
Housing			
Proceeds from sale of housing	\$840,000	\$1,305,468	-36%
Cost of housing sold (Note 1)	-\$763,741	-\$1,792,557	-57%
	\$76,259	-\$487,089	-116%
Interest & Miscellaneous Revenue	\$19,698	\$30,988	-36%
General Operating Expenses	-\$777,835	-\$532,011	46%
Excess of revenue over expenses before other items	\$244,086	\$65,418	273%
Gain on disposal of property & equipment	\$465	\$20,400	-98%
Fair value adjustment to mortgage receivable on housing sale	-\$396,940	-\$594,671	-33%
Fair value adjustment to mortgage receivable on buyback of house	\$306,207	\$537,627	
Imputed interest income earned on mortgage receivable	\$312,643	\$269,633	16%
Rental revenue	\$69,801	\$978	N/A
	\$292,176	\$233,967	25%
Excess of revenue over expenses	\$536,262	\$299,385	79%
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:	\$699,129	\$965,173	-28%

2025 Revenue and Expenses

Revenue



Expenses



Board of Directors & Leadership Team

Board of Directors

Bill Wright, Chair

Archana Ananthanarayan

Gardiner MacDermot

Lindsay Monk

Heather Buchanan, Treasurer

Jane Murphy

Sue McKittrick

Aundrea Kvisle

Casey Whelan

Trevor Joyce

Paul Ives - retired in May 2025

Eric Macdonald - retired in May 2025

Terry Farrell - retired in May 2025

Leadership Team

Jeff West, Executive Director

Jun Mallare, Executive Assistant

Derek Bruce, Controller

Larry Poirier, Construction Manager

Brett Walker, Director of Operations

Corinne Bjorge, Director of Family Services

Sara Lopez, Director of Communications & Fundraising

Tina Comeau, General Manager Campbell River ReStore

Dwayne Toews, General Manager Comox Valley ReStore

Chrystal Arnet, Community Engagement & Events Manager

Amanda Jensen, Volunteer Manager

We would like to thank Yana Dimitrova (Marketing & Communications Coordinator) and Kayla Tinga (General Manager Campbell River ReStore) who left Habitat VIN in 2025. Their years of service and commitment to affordable homeownership made a lasting impact on our community and on our organization.

Thank You to our Sponsors & Partners

Platinum (\$20,000+)



Gold (\$10,000-\$19,000)



Silver (\$5,000-\$9,000)



Bronze (\$2,500-\$4,999)



Derek Lamb & Danna Chan

Island View Railing Systems



Every opportunity begins with people coming together.

At Habitat for Humanity Vancouver Island North, affordable homeownership is made possible by volunteers, donors, businesses, governments, community partners, and families who choose to build alongside one another.

Together, we create more than homes. We create stability for children, financial opportunity for families, stronger neighbourhoods, and communities where everyone has the chance to thrive.

Habitat homeowners purchase their homes through an affordable mortgage geared to income and contribute 500 volunteer hours alongside staff and volunteers. As mortgages are repaid, those funds are reinvested to help partner with more families, creating a lasting cycle of affordable homeownership.

Every donation. Every volunteer hour. Every purchase at the ReStore. Every act of generosity helps build opportunity for the next family.

Together, we're building homes, communities, and hope across Vancouver Island North.