



Habitat for Humanity Mid-Vancouver Island Annual Report 2022

OUR MISSION

The mission of Habitat for Humanity Mid-Vancouver Island is to build decent and affordable housing for low to middle income families. By mobilizing volunteers and community partners in the building of affordable housing, we promote a path to homeownership as a means of breaking the cycle of poverty and enriching the lives of those that live in our community.

We build strength, stability, and independence through a path to affordable homeownership.

ABOUT HABITAT FOR HUMANITY MID-VANCOUVER ISLAND

At Habitat for Humanity Mid-Vancouver Island, we strive to bring communities together to help families build strength, stability, and independence through affordable homeownership. Founded in Nanaimo in 1994, we serve the Mid-Island area from Mill Bay to Ucluelet. To date, we have built 32 homes, and served 35 families in Parksville, Ladysmith, Duncan, and Nanaimo.

In recent years, Vancouver Island has experienced increasing land prices that have inflated homeownership beyond reach for many families. Decent housing is becoming increasingly difficult for lower income families, and they simply cannot afford the rents that are being charged or often are forced to live in deplorable conditions.

We believe in a hand up, not a hand out. At Habitat Mid-Vancouver Island, we provide access to the housing market and a path to homeownership for low to middle income families. In addition, our ReStore, launched in 2001, was the first in British Columbia, and the 19th in North America. Today, revenue from the ReStore covers all the operating costs, allowing 100% of donations and excess revenues to go towards building new homes. We are proud to say that the Restore also has a significant impact in reducing waste in our landfills.

All families must go through a rigorous application process, training, and contribute 500 "service hours" on a home build, in the Restore, or with an approved outside entity. Once moved in, all Habitat Partner Families continue to partner with their affiliate and create a long-lasting relationship that will result in strength, independence, self reliance, and generational wealth.

Our ability to supply decent, affordable housing for these families depends on the support of the community and donors. Donations of time, land, money, and building supplies build homes, and build hope.

We thank you for your consideration and support in providing a path to affordable homeownership.

AT HABITAT FOR HUMANITY MID-VANCOUVER ISLAND, WE BELIEVE IN:

Respect – We believe in the worth and dignity in every human being – respecting the people we serve and those that help us in this effort and recognize them as our greatest resource.

Community Building – Our mission is best achieved through meaningful and mutually beneficial partnerships within the communities we serve.

Faith in Humanity – We serve and work with people of all ethnicities, orientations, identities, and faiths in a spirit of justice and compassion.

Inclusiveness – There is a role for everyone committed to our vision, mission, and values and we seek to enrich our organization through diversity and community involvement.

Accountability – Through our actions both internally and externally, we practice transparency and integrity in all we do.



Breingan family

Executive Director Letter

Habitat for Humanity Mid-Vancouver Island continues to focus on providing a path to homeownership and supplying safe, decent, affordable housing for those that need it most. Our recycling and upcycling programs also continue to gain momentum and have a strong community impact.

2022 was an organization and preparation year for HFHMVI, with a lot of time spent on planning out our next steps and potential build projects for the next several years. With no active builds in 2022, this afforded the organization an opportunity to reflect on past successes, and to anticipate and plan for some of the recognized challenges we face moving forward.

Nationally, Habitat for Humanity completed 194 new homes in 2022, with an additional 191 already under construction and slated for completion in 2023. Restores were able to achieve \$87.6 million in sales across the country in 2022.

It is no secret that the cost of land, materials, and labor continues to rise. This puts pressure on our community impact and slows our ability to build affordable housing. In doing so, this has necessitated our organization to look for collaborations and partnerships that can help address our challenges. New partnerships with developers, sponsors, corporate donors, and municipalities are being forged to create new opportunities. 2022 also saw some significant steps forward in federal and provincial government policy to help address the housing affordability crisis. Habitat for Humanity is cautiously optimistic that there will be increased opportunities for affordable housing the coming years. Reports released by CMHC in 2022 suggest that there will be 5.8 million homes needed by 2030 to significantly reduce the housing shortage country wide. Because of the staggering need across the country, HFHMVI is looking at larger-scale opportunities to help make an impact to those locally who need housing.

2023 will see our organization continue to develop our opportunities, relationships, and our footprint in the community and Habitat for Humanity Mid-Vancouver Island will continue to provide a path to affordable housing for those that need it most.

Sincerely,



Jeff Krafted
Executive Director
Habitat for Humanity Mid-Vancouver Island

Restore Operations

Our Nanaimo and Duncan Restores and our Refresh store continue to perform well, remaining the backbone of our day-to-day operations and the primary source of revenues to build housing. With the onset of inflationary pressures in 2022, our Restores often see an increase in traffic and sales as people continue to look for value in their purchases.

In 2022 our Nanaimo and Duncan Restores and our Refresh store were able to divert over 1 million lbs of waste that could have gone to our landfills. Products like furniture, appliances, electronics and building materials all get a “second chance” in our Restores and allow people in our community to purchase items at reduced prices.

Additionally, our affiliate benefited significantly in 2022 from product recovery in the movie and TV industry on Vancouver Island and in Vancouver. Our strong relationships with the industry allow for our store to regularly obtain product from movie and TV sets. If you are on our Facebook list at <https://www.facebook.com/NanaimoReStore/>, you will have seen the many weird and wonderful items that our stores get. By the dynamic and time-sensitive nature of this industry, much of the product we receive would end up in a landfill if not for our efforts to recover it. HFHMVI is proud to have this relationship to help to divert this product from our landfills.

Our Refresh store was able to create and sell 85 separate upcycled pieces in 2022, including dressers, end tables, dining room tables, and many other pieces. The response from the public has been very positive and we expect this store to account for much of our retail growth over the next few years. The Refresh was also able to host 10 workshops open to the public. These workshops focused on furniture repair, macrame, painting, and general upcycling. Visit <https://www.facebook.com/NanaimoReFreshReStore/> to find out when the next workshop is held.





Donors

The success of our Restores and for the affiliate is due in large part to the generous donations of our corporate partners. In 2022, organizations like Home Depot, Renraw Production Services, Windsor Plywood, and Noort Brothers Construction Ltd make a significant impact in our ability to raise funds to continue to build housing.

Additionally, we saw some significant donations from personal donors in 2022. Special thanks to Lori Brothers, Arlene Clark and Mr. and Mrs. Erdmann Knaack for their donations and continued support!

Donors \$10,000+

Home Depot Nanaimo
Home Depot Duncan
Costco
Scott, Samuel

Perkovic, Linda
Renraw Production Services
Article
City Tile

Rona
Brothers, Lori
Coast Distributors
Lowes

Donors \$1,000-\$10,000

Noort Bros Construction Ltd
Beach Corner Concepts
Central Builders
Devon Properties Ltd
Windsor Plywood Foundation
Valley Carpet One
Windsor Plywood
Clark, Arlene
Home Hardware Nanaimo
Convoy Supply
Anon
Midland Tools
Home Hardware Gabriola
Current Millworks

Moore, Jeff
Cullen, Ryan
Knaack, Mr. & Mrs. Erdmann
Newman, Brynn
United Flooring
Winners
Milne Roofing Ltd
Vargo, Frances
Weiser
Coastal Community Credit Union
Milner Group
Pearce, Allan
Dulux Paint
Janice Fraser-Spencer, Estate of

Mid-Island Cabinets
End of the Roll
Lusk, Colleen
Chemainus Gardens RV
Lewis, Brian
Finishing Store
1167749 BC Ltd
Ledger, Sheila
Grice, Mary Della
Simard, Pierre
Clarke, Sue
McIntosh, Vern
Le Sargent, Estate of

Donors \$501-\$1,000

Owen Gardiner Construction
Churchill, Chris and Denise
Dans, Nancy
Goshorn, Pamela
Cowichan Woodwork LTD
Darby, Donald
Industrial Plastics and Paints

Teyema, Stuart
Golden Rule Roofing
Murray, Joanne
Krafta, Jeff
Francis, Dale
Richardson, Elsie

Paterson, Cheryl
Wright, Janet
Smith, Francis
Timeless Stone & Granite
Wescor Contracting
Rickard, Ted

Donors \$1-\$500

Bright, Nancy
Rumming, Tanja
Sund, Arvind
Jecklin Drive
Montgomery, Sheena
PECSF
Nanaimo Flooring Depot
Bowles, Tara
Brooks, Andrea
Munro, Deanna
Wood, Brad and Julie
O'Keeffe, David
Ladysmith & District Cr Union
Gisborne, Ray
Hall, Sheri
Muise, Phillip
Venema, John
Harbour City Donuts Ltd
Paridaen, Margaret
Scott, Gary
Cleansse
Bates, Jeffery

Jepson, Kathryn
Anderson, David & Susan
Redfern, Michelle
Tony Harris Enterprises
Gustafson, Karin
Hansen, Eva
Trepanier, Paul
Dumouchelle, Al
Chadwick, Bonnie
Baker, Stan
Glover, Nicole
Hunter, Robb
Tschofen, Wilfried
Garnons-Williams, Bobbie
Anderson, Douglas
Billingsley, Earl
Rosie, Helen
Burri, Claire
Jerome, Carolyn
Anderson, William
Rudy, Jeanne
Webster, Chris

Milner, Kathleen
Boliek, Carol
Gouge, Charles
McNeil, Catherine
Baxter, Hugh
Bendall, Margaret
Connolly, Carol
Gibbons, Jon
Schultz, Randy
Gouge, Patricia
Radford, Michael
Reid, Sandra
Loyer, Danyelle
Day, Marilyn
Skipper, Colleen
Fretheim, Kathleen
Simpson, Blake
van der Vliet, Mieke
Williams, Pamela
CAF: Charities Aid Foundation
Ferguson, Patrick
Downey, Heather



Schilling family

Volunteers

Not for profit organizations such as HFHMMVI could not operate if it were not for the tireless efforts of our volunteers. From sorting through our product donations, to helping celebrate the day on our Customer Appreciation Days, to being part of the strategic planning as a volunteer Board member, our Partner Families and our organization cannot thank our volunteers enough. 2022 saw some re-vamping of some of our volunteer programs, and the creation of new ones. If you are interested in volunteering, visit www.habitatmvi.org to see some of the new and upcoming exciting volunteer opportunities. Special thanks to all our volunteers in 2022:

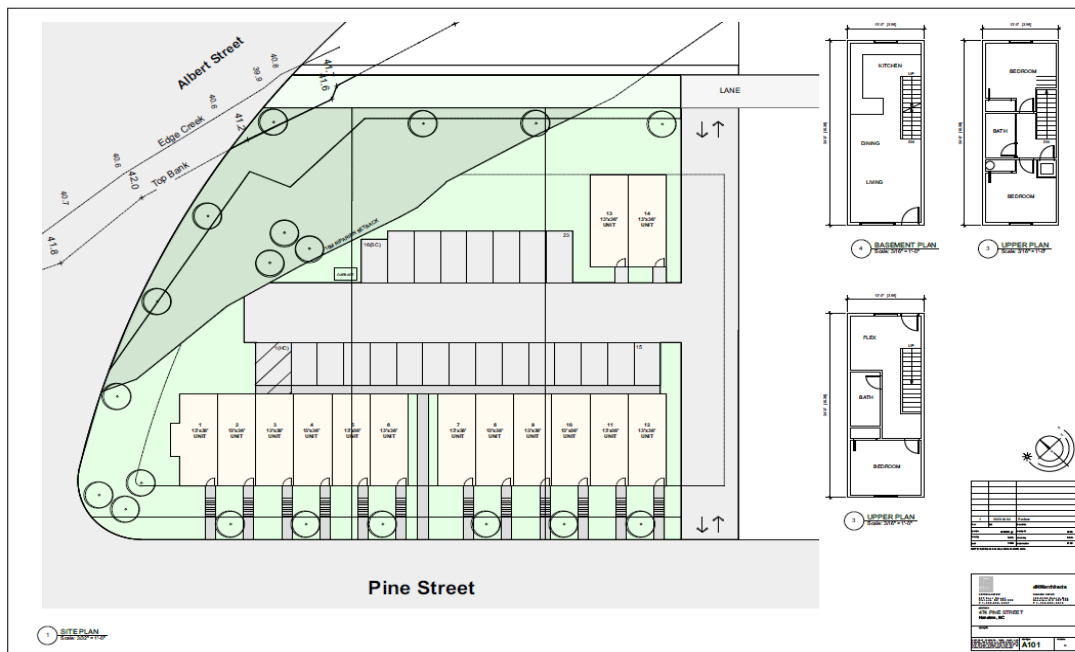
Pereira, Joe	Suna, Yana	Blanco, Graham
McCluskie, Jo-Anne	Colthurst, Julia	Hitchcock, David
Schertzer, David	Henning, Betty	Lamb, Katherine
Harney, Bill	Dineen, Dennis	Pitt, Teresa
Beck, Eileen	Barber, Len	Aboagye DaCosta, Patrick
Anderson, Bill	Magee-Chalmers, Jessie	Moonsamy, Krescyn
Yarmack, Guy	Lines, Daniel	Coyle, Trevor
Webb, Syd	Drage, Marion Cook, Kim	Woods, Angela
Hart, Bob	Wiebe, Sam	Ailon, Shimon
Brudy, Saul	Tutton, Val	Pyle, Belinda
Rehill, Bryan	Walmsley, Rowan	Klaassen, Evan
Martin, Connie	Bradshaw, Belinda	Dale, Jorda
George, Kayne	Patterson, Leslie	Dodd, Saya
Henshaw, Lynne	Kneisz, Myles	Hosler, Dylan
McKay, Matt	Anning, Sarah	Parker, Tim
Walmsley, Shae	Relick, Suzanne	

Community Projects

Our affiliate continues to work on a proposed development at 474 Pine St. in Nanaimo. Due to the continually increasing need for housing in the Nanaimo area, we took a step back from our plans and decided to re-think the development to add additional density. Our original plans were for a complex of 10 units, but with our new outlook we are looking to double the units on the property. Our plan is now one of mixed-use, with a mix of 1,2- and 3-bedroom units on the property. Once the design concept is completed, this will be by far the single largest build project for HFHMVI. Our plan is to break ground in late 2023. Once completed, this proposed project will increase our overall number of families served by almost 40%.



Conceptual Design

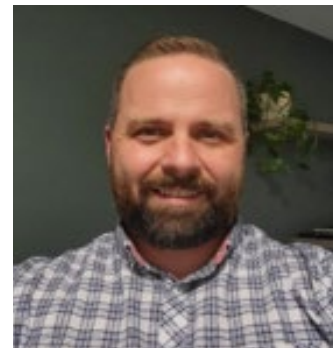


Board of Directors

In March of 2022 we bid farewell to one of our longest standing Board members in Dave Hitchcock. Dave held various Board roles over the years including Treasurer, and Board Chair. Dave's calm demeanor and sound leadership helped navigate the affiliate through some challenging decisions. He will be sorely missed, and we wish him well!



In June of 2022 we welcomed a new Board member in Trevor Coyle. Trevor brings with him a myriad of experience in the construction and development industries, and long-tenured experience dealing with permitting and challenges arising with municipalities. We welcome Trevor and his expertise and feel that he adds tremendous credibility and diversity of knowledge to our Board.



In January of 2023 our organization further added to the strength and diversity of our Board by welcoming Louise Otto to the team. With a professional background in Political Science, retail experience, and with vast experience in political forums, Louise also brings extensive non-profit experience to our Board. Louise will add her knowledge and experience to the team and bring a separate lens to our fundraising challenges.



Partner Families

Several of our Partner Families graduated from our housing program in 2022, with some moving out of the city, some moving into conventional market housing, and others paying off their Habitat mortgage through natural payments. We are extremely proud of all the families we can assist, and those that move on and allow others to benefit from the housing program are paying it forward and ensuring long-term community sustainability. This is precisely what our organization hopes to accomplish.

One of the graduating Partner Families has left a vacancy in an existing Habitat home. We are proud to say that in 2023 we will be able to put a second family in this home, creating a new relationship and helping another family achieve safe, stable, and affordable housing.



Maguire Family



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