

# annual report

## message from the president & executive director

**2020** will forever be remembered as the year of the COVID-19 pandemic. Sanford Housing Society extends its sympathy to those around the world who have lost loved ones to COVID-19 and expresses profound gratitude to all of the people who have worked to keep things running while we come to terms with our new reality.

The Society has continued to provide safe, affordable housing, although we have had to figure out new ways to do what we do. Our staff, and especially our maintenance and janitorial workers, have stepped up to ensure that areas are sanitized regularly to keep staff and tenants safe.

We have a new-found appreciation for plexiglass. Office staff have discovered the joys and tribulations of a rotating work-from-home schedule, teleconferences and online meetings. And everyone has learned that a certain amount of hoarding (masks, gloves, sanitizer, web cams, toilet paper!) isn't a bad thing!

We are especially appreciative of the phenomenal work done by our funders, BC Housing and Vancouver Coastal Health, to keep us informed, engaged and supported throughout the pandemic. It was truly impressive, and very reassuring, to see the way both funders – together and

separately – responded during the crisis to ensure that housing providers had what they needed in order to continue to provide essential services in the community.

As well, we are very thankful for the generous grant from the Greater Vancouver Reaching Home Community Advisory Board which quickly recognized that agencies like Sanford Housing Society would require funds to combat COVID-19.

With all the focus on the pandemic in recent months, it would be easy to overlook the work we have done throughout the past year. Although placed on hold in the spring, major kitchen renovations are proceeding in six of our group homes.

We have successfully expanded our online work order request process, reviewed and restructured our electronic file system (a work in progress) and have undertaken a review and update of our internal policies.

Our Sanford Affordable Housing Society District of North Vancouver project hit a milestone in the spring when we submitted our detailed rezoning and development permit application. We are about to enter a virtual public hearing process and expect to go (also virtually) before council in the early fall.

Sanford Property Management welcomed a new client, Tikva Housing Society, and will be assisting Tikva to open and operate the new Ben and Esther Dayson Residences, which are part of the Land Trust portfolio partnership.

This spring the Board welcomed new Director, Colette Rustad. Matt Brown resigned from the Board last fall. We wish him all the best with his new work commitments and Island living! Staff member Mike Arcangel, Senior Maintenance Technician, is celebrating his five-year work anniversary this month.

While it has certainly been a challenging year, it has been a source of pride to see how the SHS team has risen to the challenge with flexibility, determination and dedication. We look forward to an exciting year ahead, with new opportunities for the Society, its staff and tenants.



*Executive Director, Allyson Muir (Left) with President, Dane Jansen*

**our mission:** To enable individuals with mental illness, addictions or disabilities to live with dignity and independence by providing them with quality affordable housing.

## treasurer's report



March 31, 2020 - Year End Report

SHS continues our mission of providing affordable housing to those at risk of homelessness by working with new partners to increase the number of units under our management.

The 2020 fiscal year was a record breaking year operationally. However, the Covid-19 pandemic impacted our investment accounts and this impacted our reported surplus.

We look forward to many more years to house those who are vulnerable to homelessness.

On behalf of the Board, I express our sincere gratitude for the hard work and the resilience shown by management and staff during the past year and in particular the past few months rising to the challenges from a pandemic outbreak.

Respectfully submitted,

Lilly Woo  
Treasurer

## board of directors 2019/2020

Dane Jansen, President

Dale McClanaghan, Vice President

Judy Lindsay, Secretary

Lilly Woo, Treasurer

Judy Newman, Director

Anthony Robinson, Director

Amanda Morgan, Director

Dharam Dhillon, Director

Colette Rustad, Director

## honorary board members

Arleen Pare  
Bonnie Rice  
Darlene Marzari  
Dennis Dineen  
Gordon Gram  
John Curry  
Katherine Sanford  
Kathleen Higgins

Linda Thomas  
Louise Lee  
Marguerite Ford  
Marilyn Kerfoot  
Marleen Morris  
Peter Withers  
Ron Yuen  
Sheila Smigarowski

## financials

	Totals	
	2020	2019
<b><u>Consolidated Statement of Financial Position</u></b>		
<b>Assets</b>		
Current Assets	3,028,296	3,086,637
Restricted Cash and Investments	4,542,709	4,795,544
Property, Plant & Equipment	62,907,482	64,312,110
	70,478,487	72,194,291
<b>Liabilities and Fund Balances</b>		
Current Liabilities	1,297,007	1,323,155
Mortgage Payable, current portion	2,322,637	1,399,515
Total Current Liabilities	3,619,644	2,722,670
Mortgage Payable	46,623,578	48,946,215
	50,243,222	51,668,885
<b>Fund Balances</b>	20,235,265	20,525,406
	70,478,487	72,194,291
<b><u>Revenue and Expenses</u></b>		
<b>Revenue</b>		
BCH Funding	3,414,589	3,502,501
VCH Funding	1,105,696	1,084,589
Rental Income	1,869,380	1,876,644
Donations & Grants	20,513	11,248
Other Income	(375,561)	358,552
<b>Total Revenue</b>	6,034,617	6,833,534
<b>Expenditures</b>		
Project Operations		
Operating Costs	3,507,573	3,723,099
Amortization	1,587,364	1,568,954
Wages & Benefits	360,345	354,356
	5,455,282	5,646,409
Administration		
Operating Costs	143,782	150,795
Wages & Benefits	697,996	640,364
	841,778	791,159
<b>Total Expenditures</b>	6,297,060	6,437,569
<b>Excess (Deficiency) of Revenue over Expenditures</b>	(262,443)	395,965
<b>Subsidy Adjustments</b>	(27,698)	3,406
	(290,141)	399,372

thank you for your support



# property managers' corner

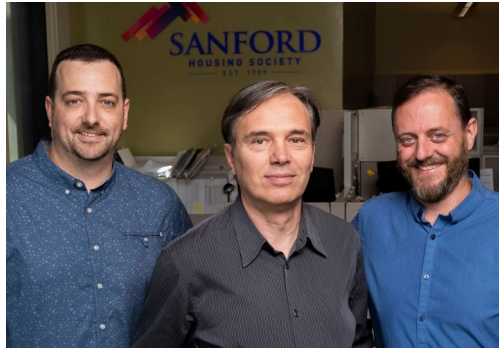
**2019/20** proved to be a very busy year for the Property Management team. There were several large projects completed along with the addition of one new client.

Six of the group homes were refreshed with new kitchen cabinets and counter tops. Emerald House received a full fence replacement.

Triumph Apartments had a new commercial grade dishwasher installed.

The back stairs at Tilikum House were replaced.

One fireplace was replaced at Chester House and another will be replaced in the upcoming year. The BRice had a new A/C unit installed in the building caretaker's office.



Property Managers (L to R): Mark Baillie, Stevo Vranjes and David Kaplan

Smith Yuen Apartments received both key scan and security camera system upgrades.

Sanford Property Management (SPM) had another great year with the addition of new client Tikva Housing Society. The portfolio consists of a 32-townhouse complex called Ben & Esther Dayson Residences.

This project is part of the Community Land Trust portfolio. The expected occupancy for these townhomes is early fall 2020.

shs at a glance  
properties

**23**

subsidized housing

**427 units**

affordable housing

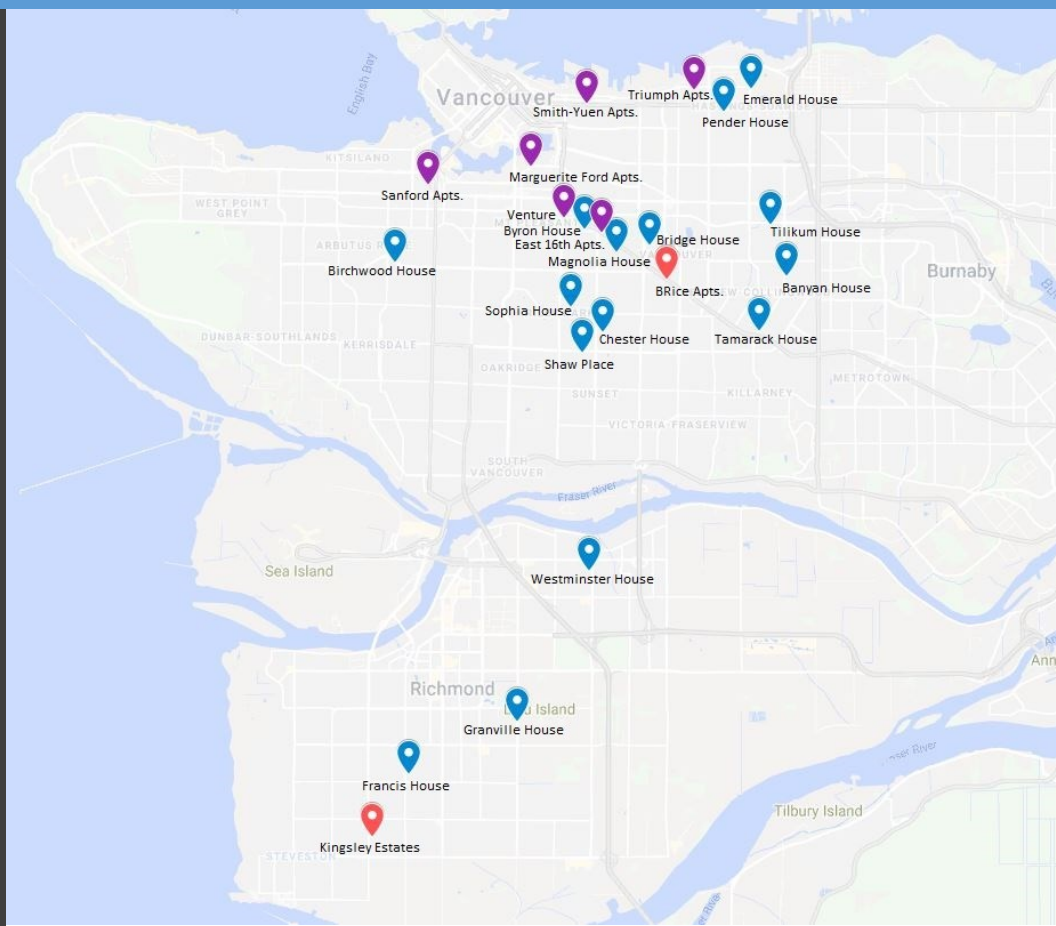
**60 units**

municipalities

**2**

projects in development

**1**





## our team



### Top row (L to R):

**Rebecca Lall** Accounts Administrator |  
**Inesa Yali** Director of Finance | **Mark Baillie** Property Manager | **Rani Singh** Property Administrative Assistant

### Middle row (L to R):

**DJ Graham** Building Manager, Marguerite Ford Apartments | **Allyson Muir** Executive Director | **Rahman Ghahramani** Janitor | **Mike Arcangel** Sr. Maintenance Tech | **Allen Alvear** Janitor | **David Kaplan** Property Manager | **Joel Rafols** Janitor | **Jeff Kilpatrick** Building Technician

### Bottom row (L to R):

**Murray Newman** Caretaker, BRice Apartments | **Melissa Fong** Sr. Office Administrator | **Herminio (Jun) Manuel, Jr.** Janitor | **Stevo Vranjes** Property Manager



### social enterprise

All profits from Sanford Property Management are directed to Sanford Housing Society to further its mission of developing safe, secure and affordable housing for people in need.

### mandate

Established in 1998 as a division of Sanford Housing Society, Sanford Property Management is dedicated to providing high quality property management services to help protect your valuable asset.

Our experienced team strives to decrease your costs, reduce your risks, increase your tenant satisfaction and free up your time.

Let us put our expertise to work for you. [www.sanfordpm.ca](http://www.sanfordpm.ca)

**Your property. Our focus.**



*Architectural Rendering of Orwell Non Market Housing Project*

**Sanford Affordable Housing Society's** next proposed project will develop 90 units of non market housing, in partnership with Hollyburn Family Services Society.

The project will provide homes for a diverse mix of singles and families living or working on the North Shore. The District of North Vancouver will contribute the land at the intersection of Orwell and Oxford streets while BC Housing will provide construction and operating funding.

This development will provide long-term housing for people who might otherwise not be able to afford to remain in the community where they live, work and socialize.