

ANNUAL REPORT

2022

OUR MESSAGE

This past year has been one of transformation and growth for **Sanford Housing Society** as we continue to monitor the ongoing effects of the COVID-19 pandemic. Our staff is energized and committed, and we are back to full operations at all our sites, working with our partners to ensure the health, safety and success of our tenants and surrounding communities.

The biggest transformation for SHS occurred in early 2022, as we said a fond farewell to Allyson Muir and welcomed Feezah Jaffer as the new Executive Director. Feezah brings to SHS over 12 years of not-for-profit experience working with those most vulnerable in our communities. We are very excited to have her at the helm as the Society continues to progress and plan for the future.

Our District of North Vancouver (DNV) project has had some significant development over the last few months. The DNV approved our selection of a name - The Salal Apartments, and we are now officially in the construction phase!

Work is progressing well with completion scheduled for late 2023, and tenant occupancy projected for early 2024. We look forward to being a part of the DNV landscape and a welcoming space for individuals and families to thrive.

The heat dome of 2021 brought about a substantial re-piping and cooling project at Marguerite Ford Apartments, and renovations at several groups homes to accommodate COVID-19 protocols and ensure the health and safety of our tenants. Our thanks to BC Housing and Vancouver Coastal Health for their steadfast support and partnership.

More changes came as we said a warm goodbye to long time board members Judy Newman and Lily Woo. Their contribution to SHS over these years has been outstanding. We welcomed two new members, Anya Paskovic and Deena Boeck, who bring diverse expertise from the property development and human resources fields to our board and who are eager to contribute to the Society as we grow.

The board continues to meet monthly via zoom and is excited to meet face to face at our upcoming fall AGM and strategic planning sessions as we look to engage our tenants, staff, and wider community to continue to build partnerships in the changing terrain of the housing sector.



Dane Jansen
President



Feezah Jaffer
Executive Director

WHO WE ARE

Sanford Housing Society specializes in housing development and property management, partnering with others who provide care. Since 1989, we have developed 23 supportive housing projects, providing more than 500 units of housing with varied levels of support in the Lower Mainland.



BOARD OF DIRECTORS 2021/2022

Dane Jansen	<i>President</i>
Dale McClanaghan	<i>Vice President</i>
Judy Lindsay	<i>Secretary (to June 2021)</i>
Anthony Robinson	<i>Secretary</i>
Colette Rustad	<i>Treasurer</i>
Lilly Woo	<i>Director (to June 2021)</i>
Judy Newman	<i>Director (to Dec 2021)</i>
Amanda Morgan	<i>Director</i>
Dharam Dhillon	<i>Director</i>
Anya Paskovic	<i>Director</i>
Deena Boeck	<i>Director</i>

OUR MISSION

To enable persons with mental illness, addictions or disabilities to live with dignity and independence by providing safe, appropriate, and quality affordable housing.



GREATER VANCOUVER
BOARD OF TRADE

Member 2022-23

OUR FINANCIALS

TREASURER'S REPORT

At SHS, the 2022 year was both rewarding and challenging. Despite the COVID-19 situation persisting, the SHS team continued to operate safely. We received certain COVID-19 funding to assist in continuing to serve our stakeholders.



Colette Rustad
Treasurer

A number of important maintenance projects were successfully completed, and the investments performed positively in the year.

The District of North Vancouver (DNV) project and associated funding was approved and the site project work commenced. The program is tracking to its budget and schedule. An exciting time for SHS and stakeholders as we look forward to completing this affordable housing project.

Thank you to all our employees and stakeholders for the support during this time.

	Totals	
	2022	2021
Consolidated Statement of Financial Position		
Assets		
Current Assets	2,873,213	2,699,192
Restricted Cash and Investments	6,608,143	6,158,314
Property, Plant & Equipment	63,316,642	63,480,660
	72,797,998	72,338,166
Liabilities and Fund Balances		
Current Liabilities	1,538,125	1,358,720
Preliminary development funding loan	2,285,084	1,128,311
Mortgage Payable, current portion	1,320,603	1,502,153
Total Current Liabilities	5,143,812	3,989,184
Loan & Mortgage Payable	44,732,670	46,053,277
	49,876,482	50,042,461
Fund Balances	22,921,516	22,295,705
	72,797,998	72,338,166
Revenue and Expenses		
Revenue		
BCH Funding	4,110,577	3,691,939
VCH Funding	1,132,019	1,110,977
Rental Income	1,899,045	1,883,092
Donations & Grants	41,274	58,310
Other Income	750,687	1,822,365
Total Revenue	7,933,602	8,566,683
Expenditures		
Project Operations		
Operating Costs	4,409,448	3,664,352
Amortization	1,536,672	1,550,273
Wages & Benefits	372,822	371,886
	6,318,942	5,586,511
Administration		
Operating Costs	211,425	191,906
Wages & Benefits	785,556	686,902
	996,981	878,808
Total Expenditures	7,315,922	6,465,318
Excess of Revenue over Expenditures	617,680	2,101,365
Subsidy Adjustments	8,132	(40,925)
	625,812	2,060,440
Fund Balance, Beginning	22,295,705	20,235,266
Fund Balance, Ending	22,921,514	22,295,706

Honorary Board Members

Arleen Pare

Darlene Marzari

Dennis Dineen

Gordon Gram

Katherine Sanford

Kathleen Higgins

Louise Lee

Marguerite Ford

Marilyn Kerfoot

Marleen Morris

Peter Withers

Ron Yuen

Sheila Smigarowski

Bonnie Rice

Linda Thomas

Judy Lindsay

Lilly Woo

Sanford Housing Society gratefully acknowledges ongoing support from:



PROPERTY MANAGEMENT HIGHLIGHTS

It was another busy year for the Property Management Team, and several large projects were completed at SHS properties.

SHS LICENSED CARE

Shaw Place, Chester House & Sophia House all received solar window tint to help reduce the heat during the summer months. Westminster House had 3 double rooms converted into 6 single rooms. The RFQ process to replace the entire building envelope including the roof and garage at Banyan House began, and Birchwood House & Shaw Place received outdoor Smoking Gazebos

SHS APARTMENTS

Marguerite Ford Apartments (MFA) kept our team extremely busy this year. MFA embarked on a comprehensive pest control project

with 1st Pest Control that proved to be very successful, and two of the three elevators had a major overhaul completed. Also, all common areas of the building were patched and re-painted. In partnership with BC Housing, we began a major re-piping of the mechanical room and a cooling project that included the installation of window tinting on all exterior windows, the relocation of heat pumps from the parking garage to the rooftop, and the addition of a cooling system to provide cold air throughout the common areas of the building.

Esix Apartments received several replacement fridges & several units received new interior paint.

SANFORD PROPERTY MANAGEMENT

SPM continues to provide our clients with exceptional services. With



Stevo Vranjes



Saurabh Aggarwal



John Omuederiaye

ongoing preventative maintenance and quick response times to emergencies, SPM was able to continue to reduce building operating costs where possible.

Coming in 2024 Salal Apartments

This site is the future home for residents of an affordable rental apartment building.



[DNV.org/Orwell](https://www.dnv.org/Orwell)

In partnership with:



OUR TEAM

Feezah Jaffer
Executive Director

Inesa Yali
Director of Finance

Mark Baillie
Director of Operations

Stevo Vranjes
Property Manager

John Omuederiaye
Property Manager

Saurabh Aggarwal
Property Manager

Rebecca Lall
Accounts Administrator

Melissa Fong
Sr. Office Administrator

Rani Singh
Property Admin Assistant

DJ Graham
Building Manager

Jermaine Catua
Assistant Building Mgr.

Mike Arcangel
Sr. Maintenance Technician

Herminio (Jun) Manuel, Jr.
Building Technician

Joel Rafols
Janitor

Murray Newman
Caretaker



Back Row (L to R): Jermaine Catua, Joel Rafols, Saurabh Aggarwal, Stevo Vranjes, DJ Graham, John Omuederiaye, Mark Baillie, Melissa Fong

Front Row (L to R): Inesa Yali, Rebecca Lall, Jun Manuel, Rani Singh, Feezah Jaffer, Mike Arcangel



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