

2008 - 2009 Annual Report



a home for every person

A letter from the Chairperson and Executive Director

Another year has passed for RainCity Housing and we have seen ups and downs, successes and loss. And while the economic landscape has shifted a great deal, our growth continues to address the homelessness crisis afflicting the lower mainland.

In September we began operating the Shaldon Hotel, with support staff working towards building a community within its walls and in the surrounding neighbourhood. 55 people live in this 80 year-old building and they make the Vancouver's Downtown Eastside a vibrant community, dispelling the myth that it's just a dead end.

When the cold weather and snow enveloped our city, we worked closely with the City of Vancouver and BC Housing to provide 80 places for people to sleep at night, along with two hot meals a day and space for shopping carts, other belongings, and pets.

But more importantly, we were able to provide shelter to a group of younger people that hadn't been inside for a very long time, in some cases years. The staff at this project asked the folk staying there "What do you need?" and "How do you want to move forward?" By listening and acknowledging that the people living on the street were the experts, not us, a tight knit community was born, and many people went on to secure housing - some for the first time in their adult lives.

Our newest purpose-built building opened its door this past April to 92 people. The Lux, named after the historical theatre that once stood at the same site, is now our largest building. All 92 units are studio suites with their own bathroom and kitchen, and there are two separate programs run by one manager.

Our staff rose to the challenge, overseeing both the Lux Transitional Housing Program - providing intense support to the hardest to house, and the Lux Apartments - a long term housing program for more independent individuals. After only a few months we've already seen drastic improvements in tenants' physical and mental health.

We now have a national profile. The Mental Health Commission of Canada selected RainCity Housing to participate in a 4-year study to determine best practices in addressing homelessness when coupled with mental health and addictions. The study takes place in five cities across Canada.

Our role in this study is to manage a Housing First Assertive Community Treatment Team, a team that will provide a variety of supports, including nurses, addiction counsellors, aboriginal outreach and psychiatrists. In addition to these the supports, the 100 individuals working with the team will receive a rent subsidy, making it possible to live almost anywhere in Vancouver, not only in low income neighbourhoods. The results of the study could alter the way our country addresses homeless, forcing all levels of government to start thinking differently about how to ultimately end homelessness.

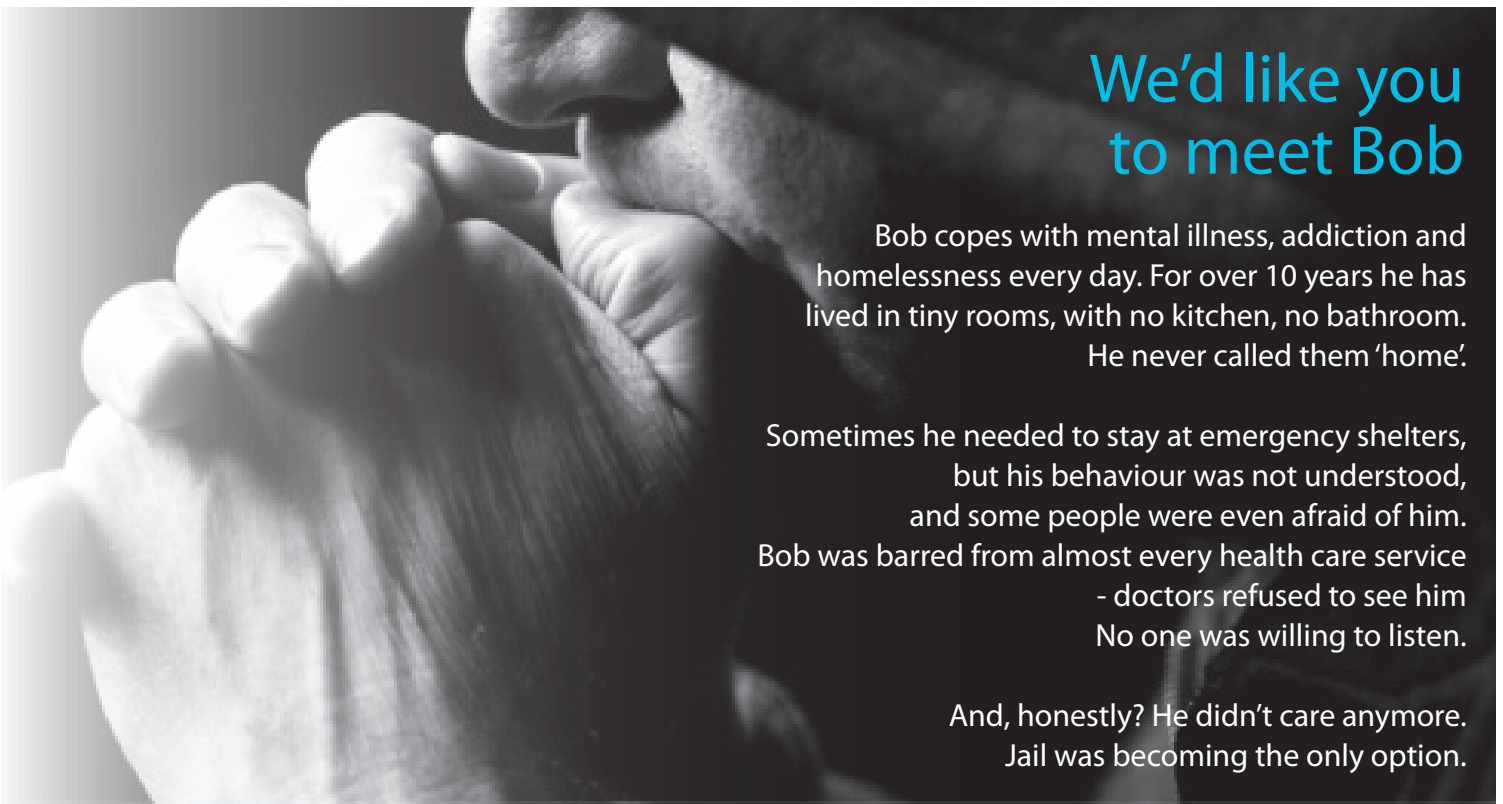
We believe the only way to end homelessness is with the ongoing help and support of our volunteers, donors, partners, our Board and our amazing staff. But the most important people are the ones that access our services. They are the ones who have experienced homelessness firsthand. By listening to them and learning from their experience, we will continue to refine our services and support delivery and work towards providing a home for every person.



Marie Robinson
Chairperson, Board of Directors
RainCity Housing and Support Society



Mark Smith
Executive Director
RainCity Housing and Support Society



We'd like you to meet Bob

Bob copes with mental illness, addiction and homelessness every day. For over 10 years he has lived in tiny rooms, with no kitchen, no bathroom. He never called them 'home'.

Sometimes he needed to stay at emergency shelters, but his behaviour was not understood, and some people were even afraid of him. Bob was barred from almost every health care service - doctors refused to see him. No one was willing to listen.

And, honestly? He didn't care anymore. Jail was becoming the only option.

Then, when it was time, the right person was there. And that person listened. It took time and lots of coffee, listening to Bob, trusting him to know his own needs. Bob was offered a place to stay for a while, where he was safe, had food and could sleep, and where he was given support and encouragement.

Slowly, Bob's world started to change, but this time, it was his choice. Doors began to open, services could be accessed again, and his health began to improve. He began to see his own success - he rediscovered his art, and regained confidence in his choices.

Bob has achieved more than he once believed possible - more than he once believed he could.

"Life accepts only partners, not bosses..."
- Margaret J Wheatley

At RainCity Housing, we celebrate success. In whatever form it takes:

- Sleeping inside is a success
- Eating breakfast is a success
- Using less Crack cocaine is a success
- Interacting with others is a success
- Trusting just one person is a success
- Rediscovering strengths and passions is a success

Our most important roles are:

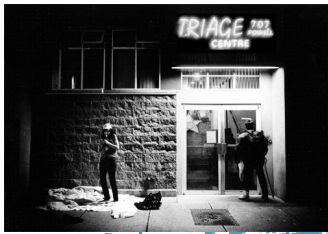
- To meet people exactly where they are
- To support them as individuals
- To help identify options
- To encourage and defend choices
- To help build and rebuild community

At RainCity Housing, each individual leads the way on their own journey and people choose to use our services on their terms. We exist because people are unique and have unique needs. We go the extra step from providing a bed - to supporting a life.

what we do *and*

Triage Shelter 707 Powell Street

RainCity Housing's first line of support for homeless women and men provides emergency housing and care for people living with mental illness, addictions and other challenges.



Princess Rooms 215 Princess Avenue

Princess Rooms specializes in providing safe, supported transitional housing to high-risk, high-needs men and women who have a history of homelessness.



The Lux Transitional Housing Program 65 East Hastings

This is a low barrier Transitional Housing Program with 24 hour support staff, providing for people with unresolved health needs and complex housing behaviours.



Killarney 6660 Elphinstone

This is RainCity's first facility of the Downtown Eastside, specializing in housing for people living with



CD Outreach

The Concurrent Disorders Outreach Team works with chronically homeless people in the Downtown Eastside who are living with mental illness and addiction, helping break the cycle of homelessness, instability and poor health.



Homeless Outreach

The Homeless Outreach Program works directly with people that are sleeping in public spaces assists them in linking to appropriate services and housing, advocating and accompanying them to appointments.



The Vivian Jackson and Cordova

The "Viv" is the first program of its kind in Vancouver, providing supported housing for homeless and at-risk of becoming homeless women living with mental illness, addictions and other challenges.



Fraser Street 5616 Fraser Street

This alcohol and drug-free facility is located outside of the Downtown Eastside, specializing in providing supported housing for women and men who live with a mental illness and addiction but have chosen to live a substance-free life.

and where we do it

City Apartments 1100 West 1st Street

City Housing's
located outside
Downtown Eastside,
g in providing
for men and women
mental illness.



Dunsmuir Community Program 500 Dunsmuir Street

A joint partnership with Atira
and BC Housing, the purpose of
this program is to house youth
and find innovative ways of
encouraging involvement in the
surrounding community

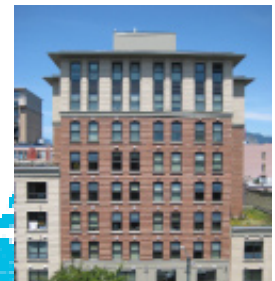


Harm Reduction Support Services Mobile

This Vancouver Coastal Health
funded program provides
needle exchange and recovery
services throughout the
community, specifically late at
night and outside Vancouver's
Downtown Eastside.

The Lux Apartments 65 East Hastings

The Lux Apartments provides
long-term subsidized
housing for 67 women and
men who have a history of
homelessness and want to
become more involved in their
community.



Shaldon Hotel 52 East Hastings

This hotel, located in
Vancouver's DTES, provides
support and opportunities
for tenants to become more
involved in their community
and work towards accessing
long-term housing.



Windchimes 144 Heatley Avenue

Since 1993 the Windchimes
apartments have provided
long-term housing for women
and men living with mental
illness and addictions.



Bridget Moran Place 668 Powell Street

This housing program
operates in partnership with
the Neighbourhood Housing
Society to provide homes
to women and men who
live with mental illness and
addictions.

Summarized Statement of Financial Position

	2008-2009 \$	2007-2008 \$
Current Assets	4,641,933	2,734,501
Capital Assets	32,789,982	22,802,628
Restricted Cash	153,460	136,460
Total Assets	37,585,375	25,673,589
Current Liabilities	13,464,484	6,435,505
Long Term Debt	17,649,250	12,454,590
Deferred Contributions	5,780,358	6,125,009
Total Liabilities	36,894,092	25,015,104
Fund Balances	691,283	658,485

Summarized Statement of Operations

	2008-2009 \$	2007-2008 \$
Revenue	8,560,215	6,478,429
Expenditures		
Direct Program	6,404,468	4,707,469
Society Fund	1,518,791	1,311,406
Amortization of Capital Assets	604,158	585,850
Total Expenditures	8,527,417	6,604,725
Excess of Revenue over Expenditures (Expenditures over Revenue)	32,798	(126,296)

You can obtain a complete copy of our annual audited financial statements
by contacting us at 604.215.3047 or info@raincityhousing.org

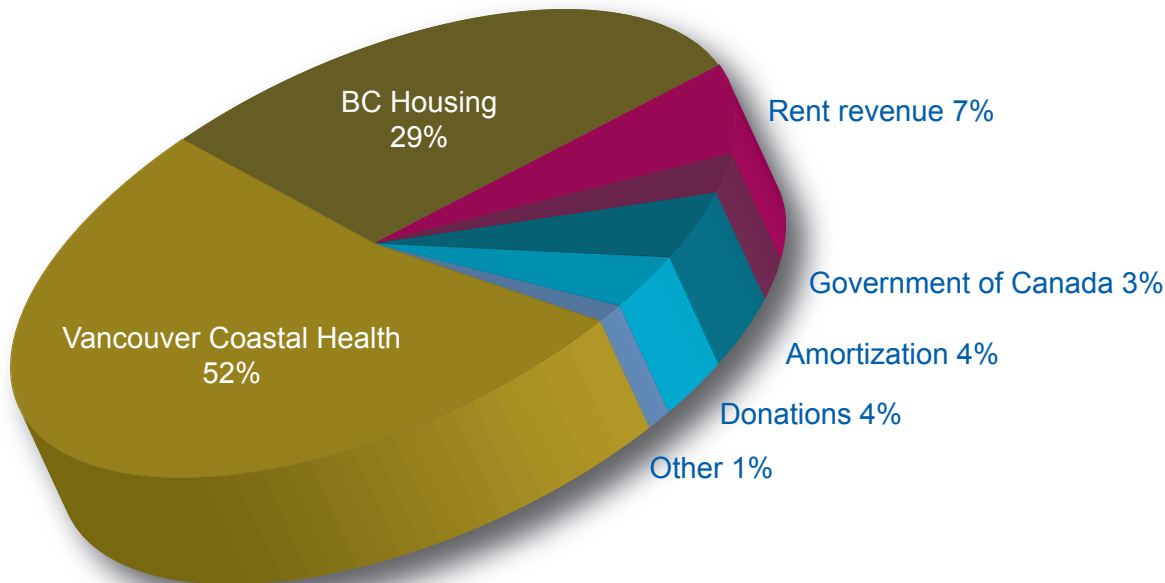
Myth

Homelessness is a choice

Fact

When given the opportunity of shelter or a home, people want to come inside. When someone is presented with a place that makes them feel welcome, respected, and safe, that's the kind of place where they will want to stay. A place where relationships can be made, and communities created.

Where the Dollars Come From



Where the Dollars Go

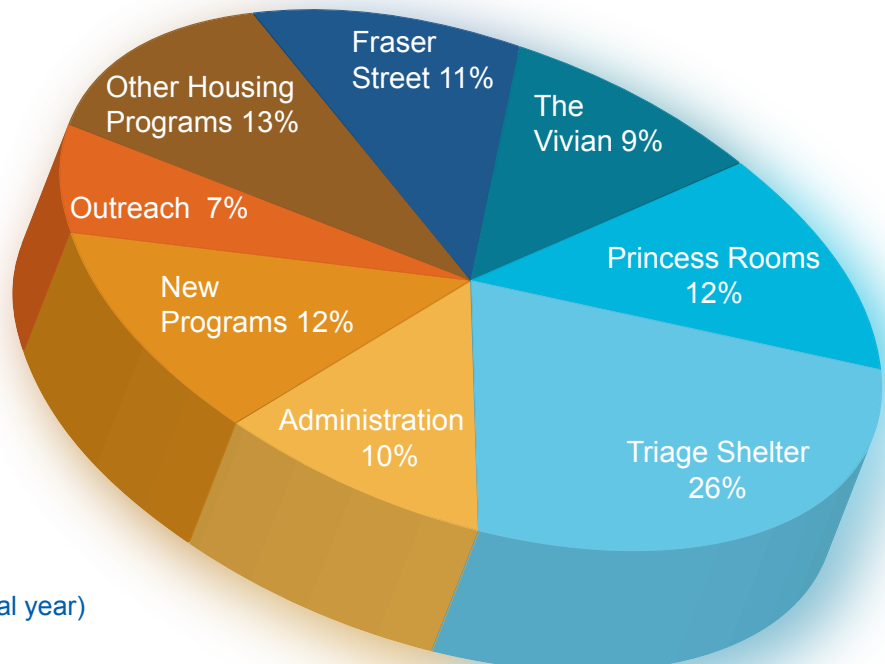
Other Housing Programs:

- Windchimes Apartments
- Bridget Moran Partnership
- Killarney Apartments
- Maclean Park

New Programs:

- Shaldon Hotel \$487,897
- HEAT Shelters \$282,696
- The Lux \$242,321

(These programs started during the fiscal year)



Thank You

Many individuals and organizations have Supported RainCity Housing during the past year. Our sincere thanks to the following Foundations, Service Organizations and Companies who have provided generous donations or sponsorships of \$1,000 or more:

- Berbon Management
- City In Focus
- Baron Mastery Institute Inc.
- Vancouver Coastal Health
- Fairbrain Foundation
- Lohn Foundation
- The Ladybug Foundation
- Mills Basics
- The Centre for Sustainability
- Hockey For The Homeless
- Vancouver Community College Faculty Association
- Zacks Family Charitable Foundation
- Milan & Maureen Ilich Foundation
- Rotary Women's Association
- Ivanhoe Cambridge Inc. (Metropolis at Metrotown)
- B.C. Housing Management Commission
- Progressive Builders
- Face The World Foundation
- Anonymous Supporters

Board of Directors

Marie Louise Robinson, Chair

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Michael Bingham, Treasurer

Lea Johnson, Secretary

Joan Williams, Director

Andrew Rigg, Director

Joan Russell, Director

Sarah Slack, Director

Jane Larlee-Addison, Director

“I’m 47 years old – I have lived in 22 foster homes, spent time in jail, and lived on the street. This is the first real home I have ever had.”

- RainCity Housing Tenant