2008 - 2009 Annual Report

rain city HOUSING

a home for every person
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.
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.

“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.

“We accept only partners, not bosses…”
- Margaret J Wheatley
what we do

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.

CD Outreach
The Concurrent Disorders Outreach Team works with chronically homeless people in the Downtown Eastside who are living with mental illness, 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.

Killarney Apartments
6660 E 1st Avenue
This is RainCity Housing’s first facility located outside of the Downtown Eastside, specializing in providing housing for men and women living with mental illness.

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.
Where we do it

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.

Dunsmuir Community Program
500 Dusnmuir 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.

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

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<tr>
<td><strong>Current Assets</strong></td>
<td>4,641,933</td>
<td>2,734,501</td>
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<td><strong>Capital Assets</strong></td>
<td>32,789,982</td>
<td>22,802,628</td>
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<td><strong>Restricted Cash</strong></td>
<td>153,460</td>
<td>136,460</td>
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<td><strong>Total Assets</strong></td>
<td>37,585,375</td>
<td>25,673,589</td>
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<td><strong>Current Liabilities</strong></td>
<td>13,464,484</td>
<td>6,435,505</td>
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<td><strong>Long Term Debt</strong></td>
<td>17,649,250</td>
<td>12,454,590</td>
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<td><strong>Deferred Contributions</strong></td>
<td>5,780,358</td>
<td>6,125,009</td>
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<td><strong>Total Liabilities</strong></td>
<td>36,894,092</td>
<td>25,015,104</td>
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<td><strong>Fund Balances</strong></td>
<td>691,283</td>
<td>658,485</td>
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### Summarized Statement of Operations

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<tr>
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<tr>
<td><strong>Revenue</strong></td>
<td>8,560,215</td>
<td>6,478,429</td>
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<td><strong>Expenditures</strong></td>
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<td>Direct Program</td>
<td>6,404,468</td>
<td>4,707,469</td>
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<td>Society Fund</td>
<td>1,518,791</td>
<td>1,311,406</td>
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<td>Amortization of Capital Assets</td>
<td>604,158</td>
<td>585,850</td>
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<td><strong>Total Expenditures</strong></td>
<td>8,527,417</td>
<td>6,604,725</td>
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<td><strong>Excess of Revenue over Expenditures</strong></td>
<td>32,798</td>
<td>(126,296)</td>
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(Expenditures over Revenue)

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**

- Vancouver Coastal Health 52%
- BC Housing 29%
- Rent revenue 7%
- Government of Canada 3%
- Amortization 4%
- Donations 4%
- Other 1%

**Other Housing Programs:**
- Windchimes Apartments
- Bridget Moran Partnership
- Killarney Apartments
- Maclean Park

**Where the Dollars Go**

- Other Housing Programs 13%
- Outreach 7%
- New Programs 12%
- Administration 10%
- Fraser Street 11%
- The Vivian 9%
- Princess Rooms 12%
- Triage Shelter 26%

**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

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