



RainCity acknowledges that our buildings and programs are located and operate on the Unceded, Ancestral, and Traditional Territories of the Musqueam, Squamish, Tsleil-Waututh, Sechelt, Katzie, Kwikwetlem, Qayqayt, Tsawwassen, Semiahmoo, and Sto:lo Nations, who have been here since time immemorial.



# 2020 Annual Report



# A letter from our Co-Executive Directors

2019-2020 was the first year of implementation for our 5 year Strategic Plan, a year of continued growth for the organization and continued impacts on our staff and resident communities from the ongoing poisoning epidemic.

During the year we were able to move forward in key areas, beginning or continuing important work connected to our Strategic Plan including:

- initial work of anti-Black racism with the engagement of our Black staff in facilitated discussions with an external consultant to identify priority areas for work in this area and 2 full day leadership training sessions for all excluded staff on anti-Black racism;
- enhanced human resources and information systems capacity
- significant work on both the Indigenous and Peer Services Frameworks.

This year RainCity worked with Sechelt, Chilliwack and Richmond to open 4 new modular housing buildings and welcome almost 175 people into new, dignified housing. Tremendous work was done by the management teams and staff to introduce RainCity and these new programs into these communities in a good way.

In light of the ongoing poisoning epidemic and building on our peer witness program, RainCity provided Overdose Prevention Services at St Paul's Hospital and opened a new trailer in February. We also worked with a number of partners to explore ways to expand access to a broader array of safe supply and developed proposals to introduce Dilaudid dispensing machines and in-reach substitution therapy clinics. In light of ongoing stigma and discrimination that our staff and tenants often face, we released a video series to dispel myths related to supportive housing, homelessness, and drug use.

Throughout the year our Indigenous Cultural Services Department continued to expand with Indigenous Cultural Liaison positions being introduced at a number of sites. Our Indigenous Services Department hosted an Indigenous Trade Show to share and build ICL practice and create connections across the organization.

2019/2020 was a full and challenging year at RainCity. We are so very grateful to all of our staff, members of our leadership and senior leadership teams for all of their work on a day to day basis to welcome people inside and provide dignified and respectful housing and supports.



*Catharine Hume*  
Catharine Hume  
Co-Executive Director



*Greg Richmond*  
Greg Richmond  
Co-Executive Director



## A letter from our Board Chair

To our donors, volunteers, partners, and funders, thank you for your tremendous contributions that make everything we do possible at RainCity.

Like most organizations across the globe at the end of last year, we began work to adjust and adapt our operations in response to COVID-19. Adding a global pandemic to a community already challenged by the poisoning epidemic truly highlights the importance of our vision to ensure a home for every person.

As a member of the RainCity Board of Directors, I am privileged to be part of a larger, constantly curious and always innovative, team. Whether it's providing much-needed services to the Sunshine Coast, finding thoughtful ways to address the poisoning epidemic and its ramifications, or ensuring that diversity and inclusion is at the heart of everything we do, this organization continues to be at the forefront of responding to important issues in ways that respect everyone involved.

I am honoured to be part of an organization that is actively creating space for people with lived experiences to participate in and contribute to our community. At RainCity, we are working to recognize and amplify historically-marginalized voices that for many years have been neither recognized nor respected. This has also allowed us to model successes and promote peer work across the non-profit sector.

Similarly, we have made important strides in recognizing the impacts of colonization in our society and within our organization and continue to be committed to this work.

This year, we are saying farewell to Board members Joshua Mann, Scott Morishita, and our past chair, Stacey Morrison. We want to thank all of you for your ongoing commitment to RainCity and the incredible input and direction that you've provided over the years. I would also personally like to recognize Stacey's dedication and impact during her eight years of service on the board.

There is much more work to be done and as we look forward to a brighter future, I am proud to be part of this amazing community.

*Judlipp*



Jennifer Cudlipp  
Board Chair

# Providing Housing Where It's Needed

Homelessness is often associated with Vancouver's Downtown Eastside, but it can happen anywhere. This year, together with BC Housing and the respective municipalities, RainCity was able to open four Modular Housing sites in three different communities.

The support from our new neighbours, the elected officials, and the staff from the municipalities and all service providers has been immense – and without that kind of broad based support these buildings might not have opened.

The official opening events of the first three happened three Fridays in a row in the spring and the fourth was in the fall, and while it was a whirlwind of a time, we are very fortunate to have open them all before being faced with a pandemic.

So not only is there the need to address homelessness in communities throughout our province, there's the support and welcoming atmosphere needed to end homelessness in these communities. And each opening was a celebration.

## Yale Road, Chilliwack, BC - located on the Unceded Sto:lo Nations



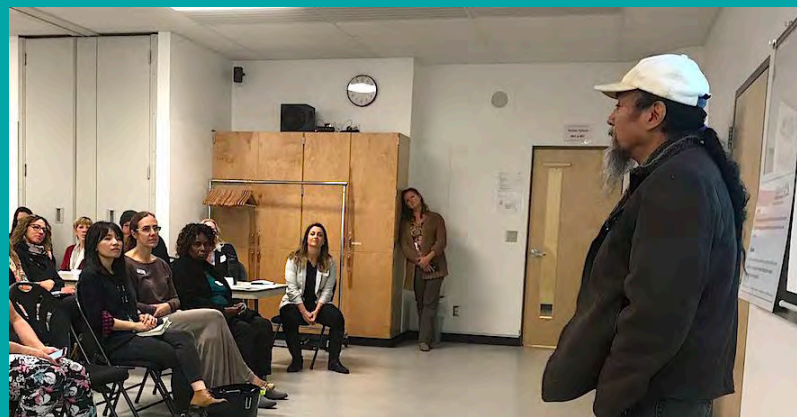
Left to right: Bill Briscall, RainCity Housing; Rod Simpson, RainCity Housing; Laura Caron, RainCity Housing; Chilliwack Cllr Harv Westeringh; MLA Selina Robinson; Catharine Hume, RainCity Housing Co-ED; Chilliwack Cllr Jeff Shields; Chilliwack Mayor Ken Popove; Phil Hall from the Sto:lo Nation; Chilliwack Cllr Sue Attrill; Robert Taylor, RainCity Housing; Paula Potter, RainCity Housing; Allahyar Raza, BC Housing.

The Yale Modular Housing site opened in April 2019 to provide 46 new homes for people who were staying in shelters or currently living on the street. Chilliwack Mayor Ken Popove called it “an exciting day for Chilliwack,” and MLA Selina Robinson said “It also means hope for a better tomorrow.”

As well as 24 hour support staff, all four Modular Housing sites provide ongoing supports via a Peer Support Specialist, an Indigenous Cultural Liaison Worker, one hot meal a day, common spaces including a tv lounge, laundry facilities, some home support, and a medication program. And pets are welcome.

The Yale Modular Site was built by Metric Modular, and is also the home of Chilliwack's Clinical? Intensive Case Management Team, a partnership between RainCity and Fraser Health. The ICM Team will work with some of the tenants, as well as other Chilliwack Residents.

At an event later in the year, Yale resident “Ernie” spoke at a Chilliwack Healthier Community (CHC) breakfast meeting and shared his story of gratitude about having a roof over his head after being homeless for two years. He offered his thanks to all those who helped him, and described his path getting off the streets as “a long, tough journey.” His powerful words were spoken very softly.

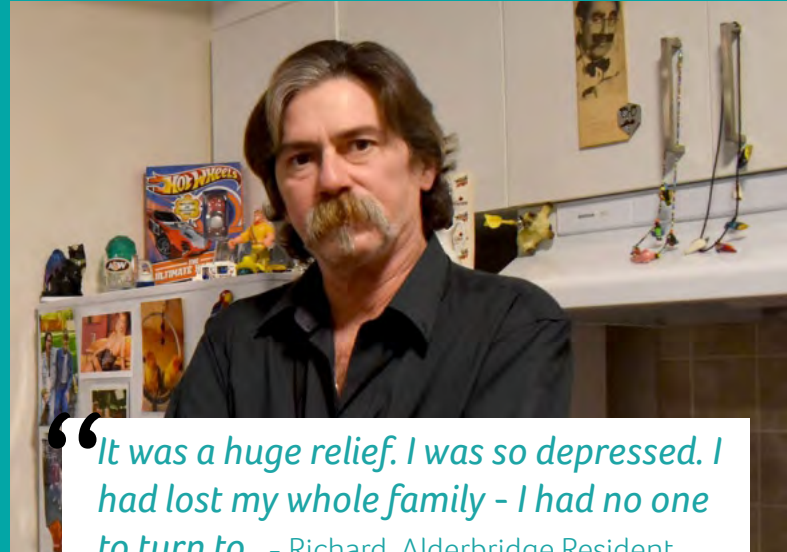


“I was down and out on the streets of Chilliwack. I didn't know where my next meal was coming from. Now I am very thankful every day for the roof over my head. - Ernie, Yale Resident, CHC event

## Alderbridge Way, Richmond, BC : located on the Unceded Musqueam Nation

The Alderbridge site provides homes to 42 people who have been homeless in Richmond. It was built by Horizon North, opened in the Spring, and while there was mixed support from the community, the Richmond Mayor and Council recognized the need for housing and has been a benefit for the community and those who live there.

Richard is one of Alderbridge's first tenants and moved in on the first day, arriving directly from the hospital. During his 20 years as a Richmond resident he first lost his wife, then his mother and brother, and eventually all his possessions when he became homeless a few years ago.



*“It was a huge relief. I was so depressed. I had lost my whole family - I had no one to turn to.” - Richard, Alderbridge Resident*

He knows the site has had its critics, and he hopes he can change those people's minds and show what a success it can be.

## Hightide Avenue, Sechelt, BC - located on the shishálh Nation

Sechelt's Modular site opened in the spring of 2019 as well and provides homes for 40 people – all from the Sunshine Coast. Joel Holloway of Metric Modular, who built the housing, said they were able to work closely with the shishálh Nation, and their archeological work ensured the archeological history of the site could be both respected and preserved while the building was completed, a partnership that was essential to completing the work.

Isaac Malmgren, one of our Associate Directors, has been impressed by the level of support in Sechelt. “There's something really unique about our relationship with the Sunshine Coast and our level of support and welcome that we've received in every community that we've worked in,” he shared.

Nick Gaskin is the Manager of the site and said “One of the highlights of my career was being able to say to people who'd been outside for three, four, five, six years on the Sunshine Coast, ‘You have a home in a few weeks.’”

## Trethewey Avenue, Chilliwack, BC - located on the Unceded Sto:lo Nations

“It's such a wonderful thing to see that our people are going to be taken care of,” said Helen Joe, board member of the First Nations Health Authority. Helen led the prayer at the opening event, and added that day “And I don't mean just our aboriginal people, I mean our people, all our people.”

Trethewey, our second Modular site in Chilliwack, was built by Nomadic Modular Structures, opened in November of 2019, and provides homes to 46 people. As well as the support they receive from the staff, some will also work closely with the ICM Team based at the Yale site.



Andy Johnson from the shishálh Nation (left) with Mary Joseph, RainCity's Indigenous Cultural Liaison Worker

# The Myths of Homelessness Video Series

There are many perspectives about homelessness. If you've never been homeless, it can be difficult to understand what that experience might be like. We're often contacted by people who believe in and support our work, and by others who have questions or concerns. Sometimes, people both support our work and have questions or concerns.

Last year we created the Myths of Homeless series of six videos with people who have worked in this sector in order to spark dialogue and dispel some of the myths that reduce our collective ability to address homelessness. They're viewable and sharable from our website and Youtube. If you think someone might benefit from watching them, please share!



## Addiction **IS NOT A CHOICE**

Dr. Bonnie Henry,  
Provincial Health Officer of  
British Columbia

## Social Housing and **PROPERTY VALUES**

Abi Bond, Former Director,  
Homelessness Services &  
Affordable Housing,  
City of Vancouver



MYTH: "We need to be harder on people who are homeless."

FACT: Homelessness has many systemic obstacles that we can remove in order to improve peoples' circumstances.

MYTH: "My condo is going to become worthless now that supported housing has shown up next door."

FACT: According to a BC Housing study, most Median Assessed Residential Property Values, or MARPVs, either mirrored or rose faster than the city average in the areas studied where supportive housing was built.

MYTH: "Discarded needles are dangerous and transmit diseases."

FACT: In Canada there has never been a documented HIV transmission from a discarded needle.

MYTH: "Everyone who is homeless is living on the street because they want to."

FACT: Poverty, the lack of affordable housing and the lack of a strong support network of family or friends all contribute to homelessness.

MYTH: "People become addicts because they've made poor choices and lack discipline."

FACT: Addiction is a chronic, relapsing health condition.

You can watch and share all or any of these videos by heading over to our website:  
[www.raincityhousing.org/whats-new/myths-about-homelessness/](http://www.raincityhousing.org/whats-new/myths-about-homelessness/)

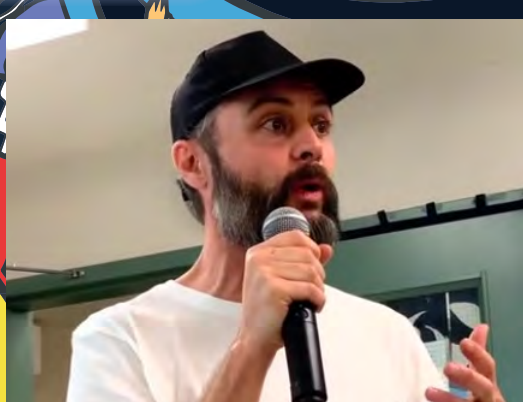
# PEER CON

In October 2019 our Peer Services Department, together with Peer led DTES organizations, put on the first ever Peer Con event. It was a big, bold, bright celebration of Raincity Housing's Peer Workers and the transformative power that takes place when organizations acknowledge and lift up the lived experience of individuals.

The all-day event was a mini-conference with guests from some of the most important and powerful Peer led organizations working in Vancouver's Downtown Eastside and beyond. It was a chance to see the incredible energy and passion of peer led organizations working alongside nonprofit organizations to advance many social justice causes: self-determination for drug users, civil rights, housing justice, safe supply, anti-oppression, decolonization, inclusion and the kind of radical kindness that comes from lived experience of these issues.

We hope it's the first of many!

““The most effective interventions during this poisoning epidemic have been Peer led.” – Jonathon Orr, Manager of RainCity Peer Services



CeeJai Julian, RainCity Peer Specialist

Jonathon Orr, RainCity's Manager of Peer Services

## Summarized Statement of Financial Position

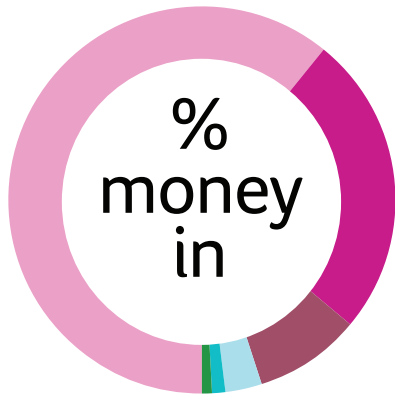
	2020	2019
Current Assets	\$ 7,117,7565	\$ 4,634,061
Restricted Cash	1,564,329	1,757,908
Capital Assets	56,455,362	58,288,236
Total Assets	65,137,456	64,680,205
Current Liabilities	10,473,290	6,235,697
Long-term Debt	30,440,792	33,301,476
Forgivable Loans	15,121,441	15,359,638
Deferred Contributions	9,332,380	9,705,127
Total Liabilities	65,369,903	64,601,938
Unrestricted Funds	(2,401,021)	(2,283,476)
Restricted Funds	2,168,574	2,874,951
Net Assets	\$ (232,447)	\$ 78,267
Total Assets	65,137,455	64,680,205

## Summarized Statement of Operations

	2020	2019
Government Funding	\$ 31,247,293	\$ 25,992,597
Tenant Rental Income	3,299,305	2,615,156
Amortization of Deferred Cap, etc	971,670	975,851
Donations	169,569	263,766
Interest & Other Income	243,183	168,875
Total Revenue	35,931,020	30,016,245
Wages and Benefits	25,423,689	20,319,120
Property Management	4,313,468	4,170,090
Amortization	2,191,853	2,203,836
Food Services	1,196,480	1,138,459
Financial and Administration	1,810,352	1,550,115
Program Support	1,305,892	1,382,026
Total Expenditures	36,241,892	30,763,646
Deficiency of Revenue over Expenses	\$ (310,714)	\$ (747,401)

You can obtain a complete copy of our annual audited financial statements by contacting us: [raincityhousing.org/about/reports-and-financials](http://raincityhousing.org/about/reports-and-financials), or 604.215.3047, or [info@raincityhousing.org](mailto:info@raincityhousing.org)





60 BC Housing

9 Rental Income

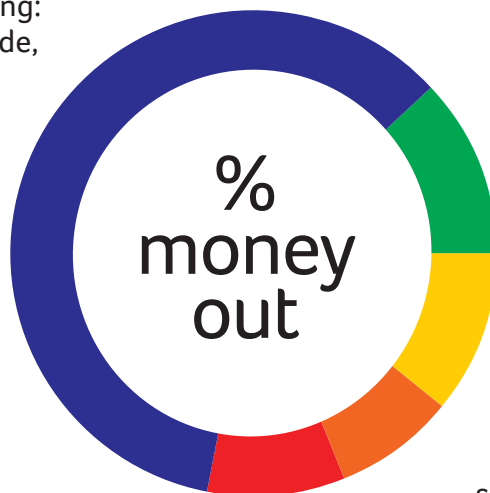
25 Vancouver Coastal Health

3 Fraser Health

1 Donations, Interest, & Other

1 Federal Government

**60** Transitional & Long Term Housing: 1089 people living inside, including children and their mothers in homes with supports, as well as people receiving support 24 hours a day.



Year Round & Seasonal Shelters: **12**  
Over 900 individuals receiving emergency shelter, three meals a day, and referrals housing.

Outreach Teams: **11**  
295 people in BC's lower mainland receiving ongoing support, regular visits, and advocacy to maintain housing.

Indigenous Cultural Services & Peer Services: **8**  
Established in almost all of our programs and sites, these two programs connect with several thousand individuals throughout BC's Lower Mainland and the Sunshine Coast.

**9** Administration

## Where do your donations go?

**40%**  
Solidify: providing activities like cooking, gardening, camping and writing clubs can mean learning invaluable life skills which can lead to pursuing school, a new job, and many other opportunities.

**30%**  
Sustain: we own a number of buildings and need to make sure they're shipshape. Ongoing repairs and renovations means making good buildings great and that everyone inside is safe, warm, and dry.

**20%**  
Sustenance: most of our housing programs do not receive public funding for regular meals or food programs. Breakfast before school or a job interview means making the most of life changing moments.

**10%**  
Skills: addressing the opioid crisis has been a massive shift in our sector's work environment. Providing staff with appropriate skills and training means better equipping staff to provide the best support to our clients.

Want to learn more about RainCity Housing or make a donation?

Visit our website [raincityhousing.org](http://raincityhousing.org) to find out how we provide shelter, support dignity and affect change.

Donations large and small – each and every one has a direct impact on another person's life.

Our thanks to the following individuals, companies, foundations, and those who make a monthly commitment for being a part of the RainCity Housing Community.

#100sweatsweats

Aaron and Alison Summer

Abbey Of The Long Canoe Society

Larry Adams

Melisse Adams

Anthony Akelaitis

Alaia Physiotherapy

Aliki Gladwin & Associates Ing.

Gail Angevine

Anonymous Donors

Suzanne Anton

Arc'teryx Kitsilano

Robert Dean Armstrong

Jean Arthur

Nicky Arthur

Jessica Asch

Gordon Au

William Azaroff

Doug Baker

Scott Baldwin

Todd Barber

Douglas Barton

Connie Baxter

BC Building Science

Erin Beaudoin

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Deborah Bergman Wood

Manmeet Bhatia

Monica Bittel

Robert Bonas

Audrie Boulet

Angela Boulton

Bowers Medical Supply

William Boyko

Brad Beattie

Jill Brandon

Michael Brennan

John Briscall

Charles Brown

Stephen Brown

Ian Bryce

Doug Buchanan

Diane Burroughs

Alana Burt

Jeffrey Buttle

Jewelry Callisto

Calvary Baptist Church Of Gibsons

Elizabeth Campbell

Canstar Restorations LP

Patrick Carbone

Michael Carter

CDM2 Lightworks

Chambar Restaurant

Debbie Chau

The Chaim Zbar Foundation

Francois Chevallier

Civicinfo BC Society

Bernard Clark

Bernie Clark

Dylan Clark

Clarke, Tammy

CMHA

Sherry Cooper

Co-Operative Housing Federation

The Co-operators

Cosulich Group Investments Inc

Mindy Courtney

Ruth Cramer

Ian Cromwell

Vivian Cross

Toni Crow

Courtney Crowell and Justin Smith

Gail Cryer

Jennifer Cudlipp

Angelee Cullen

Anne Dane

Susan David

Lynne Desjardins

Nicole Desloges

Dr. R Darin Nevin

Drs. Liam Brunham & Sanja Karalic

Sarah Durante

DYS Architecture

Sean Eckford

Raquel Edwards

Chuka Ejeckam

Jamie Evrard

Fairbairn Foundation

Jessica Faith

Anita C Fellman

Kerri Fisher

Flipside Creative Inc  
Home Depot Foundation  
VGH & UBC Hospital Foundation  
Philip Freeman  
Beverly Gallagher  
Crissy George  
The George Ling Foundation  
Shannon Gerrie  
Heather Gilmore and Emily Sutherland  
Lionel & Beryl Gingras  
Golden Secondary School Gay Straight  
Alliance  
Garth Graham  
Laura Guerra  
Daphne Hales  
Jason Hall  
Melany Hamill  
Liz Hankinson  
Daphne Harding  
Patti Hayes  
Jean Heineman  
Jane Heyman  
Emma Hitchcock  
Hockey Helps The Homeless  
Peter & Kimberley Holloway  
Shirley Ann Holmes  
Sonja Horte  
Howe Sound Secondary Diversity Club  
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Jennie Shuk-Yin Lam  
Nathanael Lauster  
Judith Lea  
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Wen-Shing Liu  
Liveable City Planning Ltd.  
Loblaws Inc  
Jennifer Lofkrantz  
Jordan Lok  
Brian Lydall  
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Gail Magee

Thomas Marshall  
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Keith Maxwell  
Kathy McColl  
Patricia McDonald  
Ian McKay  
Nicola McManus  
Kimberley McMullen  
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Wendy McRae  
Robert Menzies  
Beth Mercer  
Michael Metcalfe  
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Graham Moore  
Kimberly Morishita  
Mary Morishita  
Scott Morishita  
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Stephan Mueller  
Charles Naylor  
Daniel Newman  
Melissa Nichol  
Sarah Nickel  
Abbe Nielsen  
Chantal Norrgard  
Sydney Norris  
Ann Kathleen Oliphant  
Robin Orr  
Owen Bird Law Corporation  
Parents of Cleveland Elementary School  
John Oystensen  
Christina Parihar  
Project G3  
Paul Pavlik  
Agnes Pereyras  
Perform For Pride  
Probus Club Of Vancouver  
Emma and Jeff Prophet  
Provincial Employees Community  
Services Fund  
Ed Ratnarajah  
Chris Reburn  
Remedy's Corporate Holdings Inc  
Reynolds, Rosemary  
Richmond Secondary School  
Ron Rochon  
M. Havelock Rolfe  
Martin Rose

Harley Rothstein  
Erin Ruggeri  
Susan Rybar  
Virginie Sanglier  
Lorelei Schneider  
Terence Schultes  
Semperviva Yoga  
Nan Seward  
Keith Seye  
Rowan Shafer-Rickles  
Kathryn Shaw  
Lois Shelton  
Shera Kelly Voice  
Raymond Shih  
Nathanael Sieb  
Mary Simmonds  
Joanna Simpson  
Melody Sizer  
Melinda Skeels  
Anya Smith  
Ione Smith  
Julia Smith  
Kathy Snowden  
Fay Spence-Morrow  
St Mary's Hospital Employee Union  
Carrie St. Martin  
Fiona Steele  
Sunshine Coast Community Fdn  
Chris Tait  
James & Irene Taylor  
The Zacks Family Charitable Fdn  
Thor Music  
Camilla Tibbs  
Jomar Tigcal  
Tom Parkinson Fund  
TriCity Cycling Club  
Everard Trip  
Paul Tupper  
Kelly Tweten  
United Way Centraide Ottawa  
Maelor Vallance  
Vancity  
Vancouver Bike Messengers  
Anne and Curtis Vogt  
Tanner Waldo  
Lois Walker  
Keith Walsh  
West-End Slo-Pitch Association  
Westpac Solutions Ltd  
Simone White  
Carole Wilson  
Emily Yakashiro  
Stanley Yasin  
shiva zadeh  
Sonia Ziesche

# Our 2019-2024 Strategic Plan

## our vision: a home for every person

We strive to support the dignity of each human being  
and development of more just and inclusive communities

### strive

for accountability  
and good practice

### partner

with others  
to achieve our vision

### influence

practice and policy  
beyond RainCity

### improve

our knowledge,  
skills, and practice

### our five-year focus:

Workplace psychological  
health and safety.  
Clear accountabilities and ways to  
measure improvement over time.

Demonstrate new ways  
of providing housing  
and supports.

Share our learning  
and experience.

Strong departments  
supporting programs.  
Agency-wide learning  
and development.

### how we do our work:

- Integrity, hope, and reciprocity
- Continuous learning and innovation
- Diversity and inclusion
- Connection and community

### our foundation:

- Fully accessible shelter and housing
- Recovery-orientation
- Indigenous initiatives and embedded roles
- Harm reduction practice
- Peer initiatives and embedded roles
- Housing First

Almost 300 tenants and 200 employees provided input into RainCity Housing's 2019-2024 Strategic Plan. In response to what we heard and in service of our Vision of "A Home for Every Person" our Strategic Plan balances a focus on strengthening the RainCity community and working to inform practice and policy change to create more just and inclusive communities for all. We are pleased to be able to share our Strategic Plan with you!

You can read or download the entire 2019 - 2024 Strategic Plan at [raincityhousing.org/about/vision](http://raincityhousing.org/about/vision) at the bottom of that web page