



Habitat
for Humanity®
Mid-Vancouver Island



Annual Report

2023

250.758.8078

www.habitatmvi.org

1-4128 Mostar Road

Nanaimo, BC V9V 1N6

Table of Contents

<u>04</u>	Welcome Letter
<u>05</u>	About Us
<u>06</u>	Our Vision
<u>07</u>	Our Families
<u>08</u>	Our Team
<u>09</u>	2023 in Reveiw

Habitat for Humanity MVI acknowledges the unceded territory of the Coast Salish and Nuu-chah-nulth peoples on whose traditional land we live, work, learn, dream, and build homes for families in need in the communities we serve.

www.habitatmvi.org



10	Financial Summary
11	A Global Review
12	Stronger Together
15	Summary
16	How You Can Help



Message from the Executive Director

Let me begin by saying thank you to our donors, community partners, volunteers, Board of Directors and staff. It is with your continued support that Habitat for Humanity Mid-Vancouver Island continues to create long-lasting, positive impact in our community.

Habitat for Humanity Mid-Vancouver Island's mission of providing safe and affordable housing to those who need it most continues to be the number one focus for our organization. The national housing crisis deepened in 2023 and the need for affordable housing is now the primary focus for nearly 6 out of 10 of Canadians.

On average, Canadians are spending 50% of their household incomes on housing. This has far reaching consequences and the need for organizations like Habitat for Humanity is greater than it has ever been.

CMHC has increased its projected need for housing to over 6.5 million homes constructed by 2030, with the current national pace of housing starts projected to only meet slightly less than 2 million homes by 2030. The need is increasing.

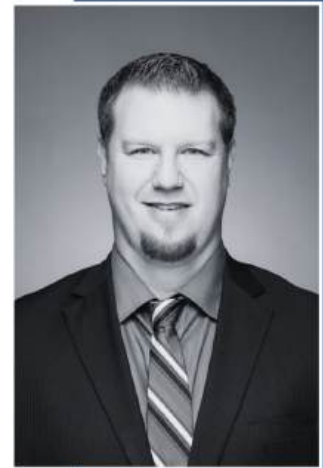
External challenges such as rising construction and labour costs, scarcity of land, and rising interest rates play a large part in our organization's ability to provide affordable housing. As HFHMI looks to continue to have daily impact in our community, we are also looking at long-term sustainability.

With that in mind, 2023 saw our organization make the largest land purchase in our affiliate's history with a property located at 5915 Metral Drive in Nanaimo. Plans are underway to construct a 25-unit multi-family complex on the site. This will be Habitat's largest project on Vancouver Island and will impact the housing challenges in our community.

This project will prove to be a bit of a departure from previous projects our affiliate has completed. Historically, our organization has focused on more of the 'traditional' family—a single or dual-parent family with children. It is becoming glaringly obvious to those living in our community there is a larger facet of the population in need of housing. This complex will be a mix of bachelor, 1-bedroom, 1-bedroom + den, and 2-bedroom + den units, with 20% of these units being fully accessible. Our aim is to be able to serve a larger section of our populace including seniors, veterans, those living with disabilities, and smaller, non-traditional families. It's a truer response to the overall housing needs in our community, and a project we are excited to begin in 2024!

The summer of 2023 saw our organization house a new family in one of our existing homes in Nanaimo. We are proud to have partnered with Chelsie, Jaxson and Sawyer and are excited to welcome them as part of the Habitat family where we can see them grow, flourish, and give back to their community.

As we look forward into 2024, we see a tremendous opportunity to involve our entire community including all levels of government, donors, volunteers, and corporate partners to make our Metral Drive project a reality. Thank you again to everyone who has helped contribute to our mission of providing safe, suitable and affordable housing to those in need.



On average, Canadians are spending 50% of their household incomes on housing.

This has far reaching consequences and the need for organizations like Habitat for Humanity is greater than it has ever been.

A handwritten signature in black ink, appearing to read 'Jeff Krafta'.

Jeff Krafta

Executive Director, Habitat for Humanity Mid-Vancouver Island



About Us

Habitat for Humanity Mid-Vancouver Island brings communities together to help families build strength, stability, and independence through affordable housing.



2023 meant a fresh start for our newest Habitat Partner Family when we welcomed Chelsie, Jaxson and Sawyer home in August. We are very excited to witness the growth of this young family as they thrive by embracing their new opportunities.

(pictured here left to right: Alison Wassermann, Chelsie Trinkwon, MLA Shelia Malcolmson, Sawyer, Jeff Krafta, Jaxon)

Our Vision

We envision a world where everyone has a safe and suitable place to live.

Habitat for Humanity Mid-Vancouver Island brings communities together to help families build strength, stability, and independence through a pathway to affordable homeownership.

We Believe In

1

Respect – We believe in the worth and dignity in every human being, respecting the people we serve and recognizing those that help us in this effort as our greatest resource.

2

Community Building – Our mission is best achieved through meaningful and mutually beneficial partnerships within the communities we serve.

3

Faith in Humanity – We serve and work alongside people of all faiths and beliefs in a spirit of justice and compassion.

4

Inclusiveness – There is a role for everyone committed to our vision, mission, and values and we seek to enrich our organization through diversity.

5

Accountability – Through our actions both internally and externally, we practice transparency and integrity in all we do.



Our Families

The ability to change the trajectory of an individual's life by providing stable housing and access to educational resources is what all of us at Habitat for Humanity Mid-Vancouver Island are most proud of.

Our Partner Families are the driving force behind everything we do.

We work together with our Partner Families to ensure a smooth and cooperative relationship.

It is important to us that we remain connected with our Partner Families and that they remain connected and involved with their communities by giving back and establishing roots where they live.

In 2023 we had 19 families in Habitat homes on the mid-island. This does not include our partner families who have graduated from our program.

We are eager to break ground at our latest build site, the upcoming Metral Drive Project, in Nanaimo.

Upon completion it will allow us to welcome another 25 individuals and small families into our Partner Program.

With our new housing model we anticipate the Metral Drive Project will house over 300 families over the lifetime of the buildings.



Stable housing builds stable communities.

With a little help we all have the potential to stand on our own.

Our Team

Our Board of Directors is a group of volunteers committed to ensuring Habitat for Humanity MVI does the best possible work in pursuit of our goal to end the cycle of poverty through a pathway to affordable homeownership.

The Board is responsible for the overall governance of Habitat Mid-Vancouver Island; actively engaged in determining the future strategies and are advocates in the community for Habitat's work.



Jeff Krafta
Executive Director



Kim Cook
Board Chair



Trevor Coyle
Vice Chair



Bill Anderson
Director



Teresa Pitt
Finance Chair



Katherine Lamb
Director



Jesse Magee-Chalmers
Director



Jaclyn Chapman
Director

2023 in Review

In 2023 we were one of 46 local Habitats across Canada working toward our shared global vision: a world where everyone has a suitable place to live.

737 people from 192 families benefitted by partnering with Habitat in 2023.



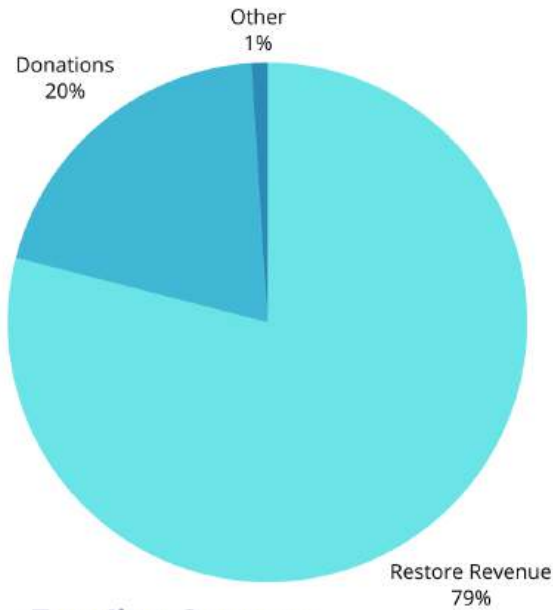
More and more families are finding it difficult to make ends meet and we are seeing an increased demand in the mid-island from all income levels, requesting housing support.

Due to the cost of land and building supplies increasing exponentially, we have shifted our focus away from single family homes toward multi-unit developments for a greater impact within a shorter time frame.

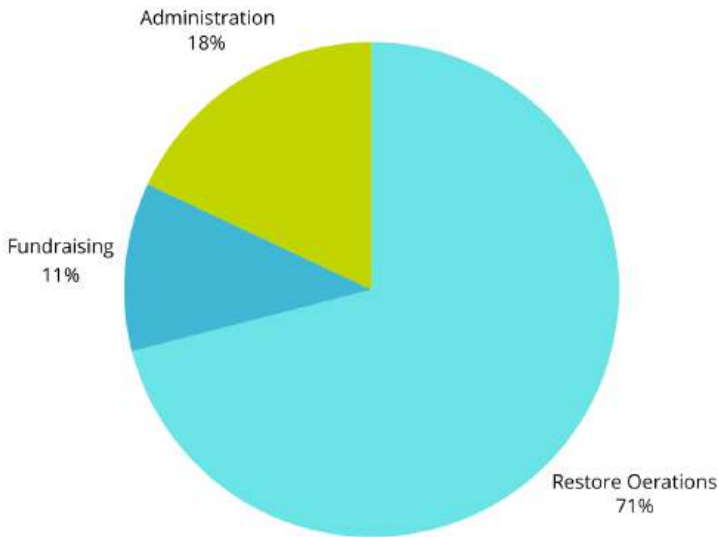
In Nanaimo, median rents for a 2-bedroom have risen from \$600 to \$1600 in the last 10 years.* At the same time the largest number of households in Nanaimo (18%) report income between \$20,000 to \$39,999.

This means many residents are underhoused and spending 50% of their income, or more, on housing.

Source: City of Nanaimo



Funding Sources



Expenses

2023 was a year of growth and development as we assessed our increasing need for a stronger infrastructure after years of multiple build projects in Nanaimo and Duncan.

We invested in our staff: growing our administration team with the addition of a full-time Fundraiser and Operations Coordinator.

We also invested in adding staff in our ReStores and growing our volunteer base to support our warehouse efficiency and retail profitability.

This positions us to dive into 2024 with the manpower and financial strength required to be successful with all of the ambitious projects we have on the horizon.

Mid-Island ReStores Impact

3406 Donations to ReStores

43,736 Customer Purchases

48 Upcycled Furniture Pieces

In 2023 we were one of 46 local Habitats across Canada working toward our shared global vision: a world where everyone has a suitable place to live.

**Habitat
Canada**



A Global Review

Remembering Rosalynn Carter



1927-2023

For more than three decades Rosalynn Carter and her husband former U.S. President Jimmy Carter donated their time and voices to help Habitat build alongside families across the globe. Together, the Carters traveled 167,279 miles worldwide, building with future homeowners and fellow Carter Work Project volunteers and raising awareness for Habitat's mission.

Since 1984, the Carter Work Project has touched lives around the world by:

- Helping build, repair and rehabilitate 4,417 houses.
- Working alongside 106,100 volunteers.
- Building in 14 countries.

Stronger Together

\$100,000+



COASTAL
COMMUNITY

TOGETHER, LET'S DO
GREAT THINGS



1250655 BC LTD

\$10,000+



Windsor Plywood
FOUNDATION



NOORT HOMES

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Maynards



Thank you to our generous partners who share our vision

Stronger Together

\$1000+

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End of the Roll
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ORA Sustainable Homes
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Nanaimo Brain Injury Society
RCAABC Guarantee Corp

Up to \$999

Windley Contracting
Nanaimo Flooring Depot
Rocky Mountain Chocolate
The Buzz Coffee House
Vancouver Water Adventures
Goldstream Distillery
Honeybeezigns
Salvation Army
A2Sea Creations
Breze Salon & Day Spa
Malahat Skywalk
Oh so Lovely
Provincial Employees Comm Srvs Fund

Once Upon a Craft Fair
Cowichan Station Creamery
Blue Grouse Winery
Ladysmith & District Credit Union
BC Ferries
Museum of Vancouver
Fredrich's Honey
Coast Distributors
Country Grocer



Thank you to our generous partners who share our vision

Stronger Together

Linda Perkovic
Estate of Yvonne Sinnott
Kevin and Pat Power
Doug Ross
Arlene Clark
Mr & Mrs Erdmann Knaack
David & Susan Anderson
Randall Brown
Shannon Eytcheson
Frances Vargo
Rodney Hartman
Cheryl Densky
Michael Richards
Cheryl Husband
Beverley Calvert
Yuexian Pan
Gabriele Achilles
Todd Young
Fran Blewett
Robert Atkins
Carolyn Kool
Dorreen Green
Bob Rutledge
Jim Ketelsen
Ken Yeats
Bev Wells
Michael Biagioni
Ray Jasper
Jeff Krafta
June Roach
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Kenneth Tangen
Sylvie Dupuis
Guy Yarmack
Dave Travers
Marilyn Baker
Mary Rimek
Francis Smith
Bryn Wilkinson

Norma Hinds
Ian Backlund
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Stan Baker
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Vicki Salmond
Peter Reynolds
Yvette Bradley
Wayne Louise Manuel
Alexandra Stuart
Sareena Baker
Trepanier Paul
Mabel Chow
Marion Baker
Albert Dizon
Gail Johnson
Judith Shelling
Bill Anderson
Edward Weller
Robert Wilson
Webster Chris
Francis Daw
Janet Jewell
Carol Boliek
Mieke van der Vliet
Vicki Stephens
Dana Acorn
Marilyn Day
Catherine McNeil
Michael Radford
Gail Robb
Jesse Rubboli

Dennis Goddard
Nancy Bright
Nancy Dickinson
Len Gibson
Lori Jones
Tara Bowles
Louise Otto
Gail Steinberg
Anna-Maria Korell
Pamela Williams
Danae Slater
Karen McGrath
Alexy Maddison
Mike Ward
Sallie Dabb
Helmut & Gerti Wassermann
Alison & Michael Wassermann



Thank you to our generous partners who share our vision

Summary

As we move into 2024, our organization has many bright spots to celebrate. We continue to house those in need. We have active, efficient, and impactful Restores that not only provide affordable solutions for building materials and furniture, but also significantly contribute to the reduction of waste in the mid-island area. We have a team of dedicated and focused staff, board and volunteers that work hard every day to ensure that we can continue to provide affordable housing solutions to those in need.

Our organization also faces headwinds. The need for housing is greater than it has ever been. Shortage of available land, funding, and lack of government support forces our organization to turn to the community in a time where most are feeling the pinch of the economy.

Other factors such as building cost and higher financing rates mean that we are challenged like never before to make an impact and help our friends, neighbors, and the people we live together with on Vancouver Island.

This has only served to add to our resolve. Creative new ways of thinking, innovative construction techniques, new and exciting partnerships, and new funding avenues are ways that HFHMI is going to continue to be able to bring affordable housing solutions to our community. 2024 will be an exciting and innovative time for the organization and we look forward to continuing to serve our communities many years into the future.

What Next?

We are ready to embark on the largest Habitat build on Vancouver Island, which will take place in Nanaimo.

The proposed multi-unit plan will house over 300 families in the lifetime of the property.

Interested in learning more? Visit our website for more information and to sign up for updates.



Early-stage rendering of Metral Drive Project

How you can help

Our committed and engaged volunteers and donors are the cornerstone of our strong day-to-day operations.

Volunteers contribute in every area of operations, from warehouse to retail and special event fundraisers.



If you are interested in helping out either in our Administration Office, at the ReStore or on a build site, please reach out. Applications are available on our website.

We'd love to have you!

12,000 In 2023
volunteers gave almost half a million hours of their time to Habitat



Phone Number

250.758.8078



Email Address

info@habitatmvi.org



Website

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