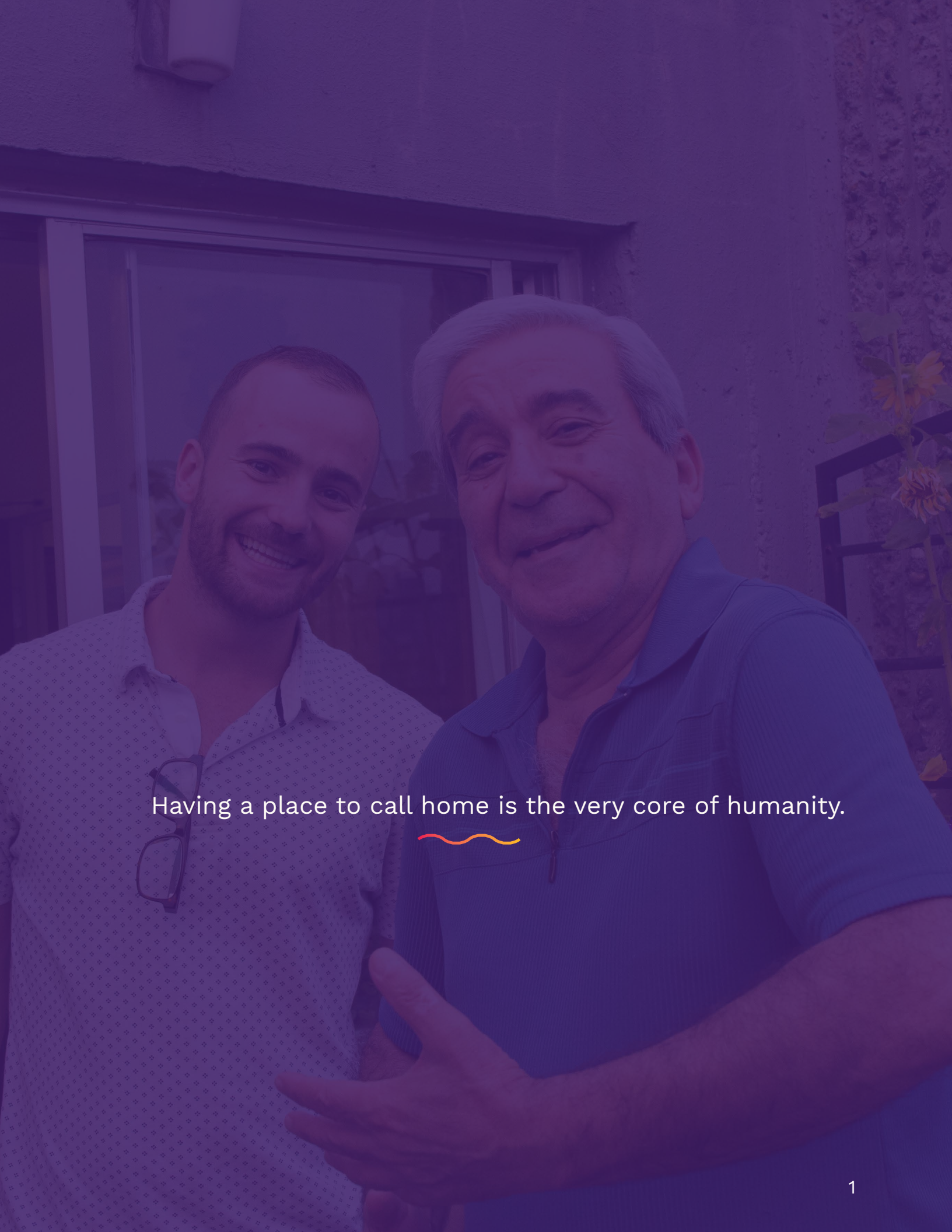


2018 Impact Report

Everyone deserves a safe, secure and affordable home



Having a place to call home is the very core of humanity.



Executive Summary

2018 was an impactful year for Brightside. As we celebrate 66 years in operation, we’re proud of the impact we’ve had year-on-year, and the thousands of individuals and families we’ve provided with homes.

Brightside’s mission is to provide affordable homes to those who need it most. While our origins began with homes for seniors, we now also provide homes for people with disabilities and families, two groups that can be unfairly impacted by the housing affordability crisis that our city is facing.

In the last year, we’ve amplified our impact not just by providing homes, and connecting residents with the support networks they need, but also by raising awareness of potential solutions to Vancouver’s escalating housing crisis. For example, we hosted a flagship “YIMBYism” event (meaning “Yes In My Back Yard”) that brought together people from the city, government, non-profits, developers and the general public, to discuss the impact that attitudes have on housing solutions.

Securing a \$18.1 million commitment from the Provincial Government’s Community Housing Fund was another milestone for Brightside this year. This funding will be used to create 181 homes, and we look forward to making these homes a reality.

We couldn’t have achieved what we did in 2018 without the unwavering support of our partners, staff, supporters and volunteers, and we want to give a heartfelt thanks to everyone who has and continues to support our mission.

While the reach of our work has grown, the fundamental premise remains the same. We believe Brightside can address some of the critical issues facing Vancouver’s most vulnerable residents, through our safe and secure affordable homes.

As we look to 2019, there is still much work to be done to address the city’s housing crisis. Brightside will continue to fight for a future where people of all income levels have a home within a vibrant and healthy community.

Jan Robinson, Executive Director & Greg Tooke, Chair Board of Directors
Brightside Community Homes Foundation



Jan Robinson
Executive Director



Greg Tooke
Chair Board of Directors

Vancouver’s housing affordability crisis continues to escalate.

The 2018 RBC report on housing affordability showed that housing costs had reached ‘crisis level,’ with the share of household income required to pay mortgage payments, property taxes and utilities in Greater Vancouver, reaching an all time high of 87.8 per cent, up nearly 10 per cent from 2017.

Rent increases also continue to outpace inflation. The average monthly rent for a one bed in Vancouver reached \$2,080 as of February 2019 according to PadMapper, making Vancouver the second most expensive city to live in Canada, after Toronto.

There has never been a more pressing time to find solutions to the affordability crisis. As an organization that provides affordable homes for those struggling to meet the demands of market housing, Brightside has a pivotal role to play in raising awareness of this issue and advocating for solutions.





Who We Are

Brightside is a non-profit organization that provides safe and secure affordable homes for those struggling to meet the demands of market housing - specifically seniors, families and people with disabilities.

Brightside builds resilient communities, throughout Vancouver, and is one of the city's largest and longest-standing housing societies. Brightside owns and manages 26 buildings comprising over 900 homes.

Our Vision

A future where people of all income levels have a home within a vibrant and healthy community.

Our Mission

To build resilient communities throughout Vancouver, with safe and secure homes for those struggling to meet the demands of market housing.

Our Values

Clarity: we must be fair, open and consistent.

Resourceful: we must be rigorous, diligent and great problem solvers.

Inclusive: we must be respectful, approachable and empathetic.

Progressive: we must be adaptive, flexible and pro-active.

“My Brightside apartment is a gift and enables me to live. Trust me, I know how lucky I am that I’m now in a place I can afford because I don’t know what I would have done. I was born in North Vancouver, but I’ve lived in Vancouver for the last 40 years. This is my home, but I wouldn’t have been able to stay here without the support of Brightside”

Kathryn Wilder, Brightside resident



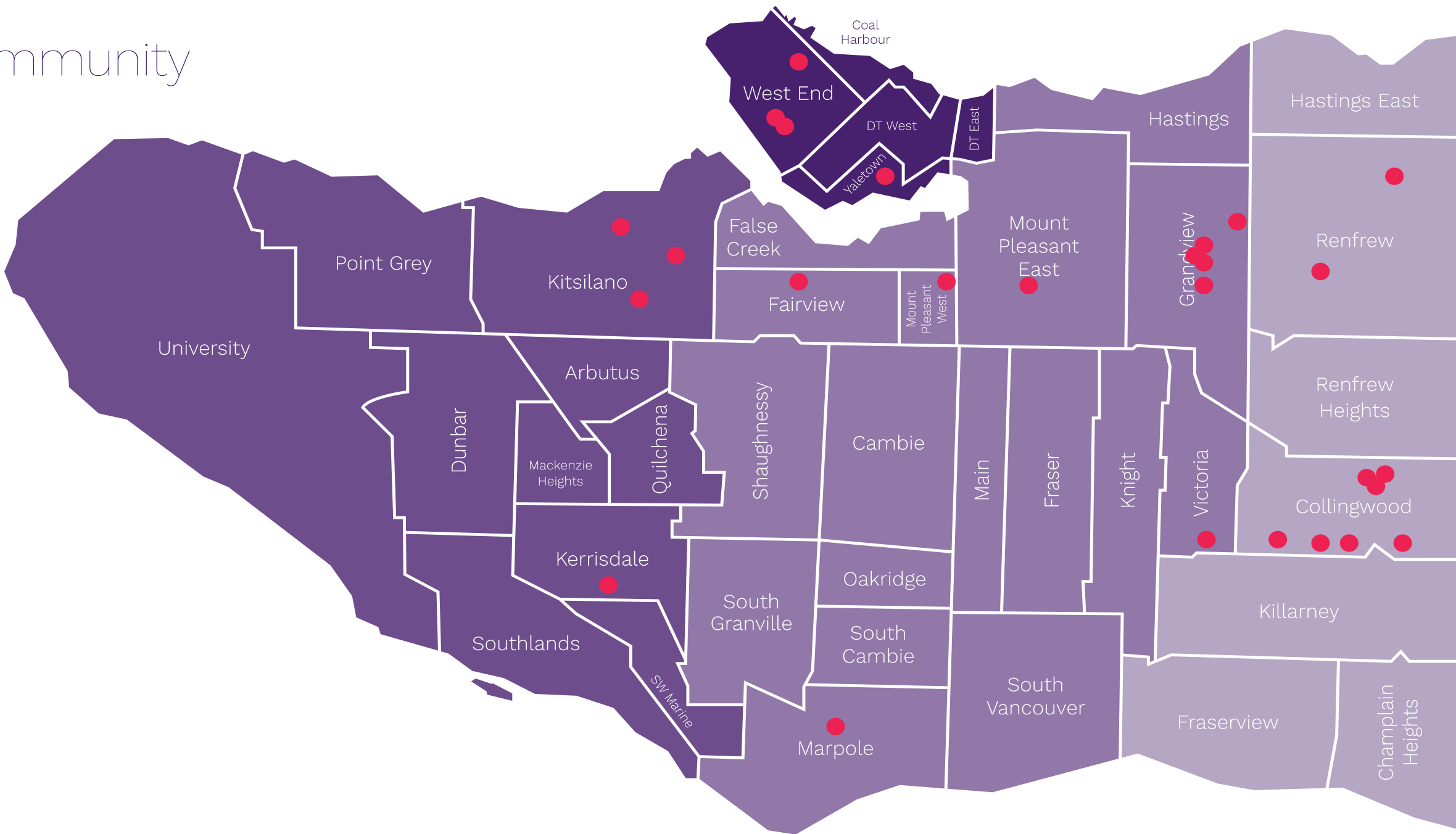
A Snapshot of Our Community

1,151 residents

940 homes

26 buildings

9 neighborhoods



Average Rents

Studio:
\$765.00 to \$1,184.00

One Bedroom:
\$825.00 to \$1,520.00

Two Bedroom:
\$1,060.00 to \$2,194.00



Our Residents

70% seniors

20% live with a disability

10% families



Resident Impact

“After years of struggle and multiple injuries that made it impossible for me to work, I was finally connected with a caseworker who told me about Brightside. If it weren’t for her and the folks at Brightside I wouldn’t have a home. I wake up every day feeling grateful for this place. I try to give back by planting things and giving a helping hand to my neighbours. Thanks to all of you at Brightside. You’ve got a great crew of people working for your organization.”

Joseph Hunter, Brightside resident



Residents: Happy & healthy

Part of Brightside’s strategic plan aims to provide opportunities that contribute to residents’ happiness and wellbeing. Residents’ input is obtained through our annual community engagement survey. Please find below some community development highlights from 2018:



Community Garden

Residents enjoyed the development of community gardens. With help from students from the Canada Summer Jobs program and YMCA Youth Peace Network volunteers, garden beds were constructed and equipped with soil generously donated by the City of Vancouver. Residents came together to celebrate by hosting planting parties and potlucks.



Social Events

Our most popular events were the Community BBQ and the Holiday Party, where over 100 residents were able to share a meal and the seasonal festivities with neighbours and Brightside staff.



Neighbourhood Gathering and Information Workshops

On March 20th, Brightside in collaboration with other community-based organizations, facilitated a Fair to promote wellbeing and social connectedness. More than 60 residents enjoyed chair yoga hosted by Collingwood Neighbourhood House, a Chinese Line Dance performance, and learned about resources in their area.



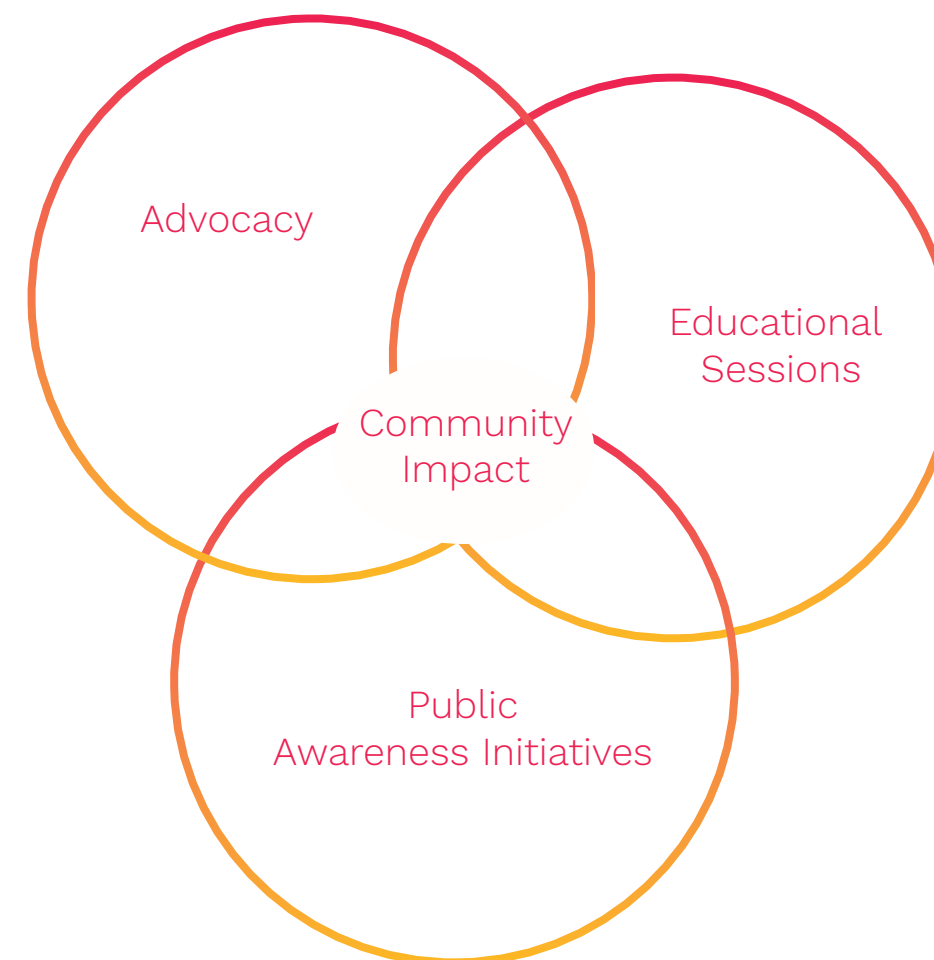
Community Impact

“Vancouver is facing an acute housing crisis, with British Columbia having the highest rate of people paying more than half their income on rent. This situation is adding to the challenges of our city’s most vulnerable residents, and leading to a consistent increase in the number of homeless people.”

Greg Tooke, Chair Board of Directors

Community Engagement and Partnerships

Brightside participated in the community this year by raising awareness and educating the public on topics such as affordable housing, poverty, and seniors aging in place.



Advocacy

- “It’s not just the very poor struggling to find affordable housing in Vancouver”, The Province
- “YIMBYism key to easing Metro’s housing woes”, Vancouver Sun
- “YIMBY’ event to explore solutions to Vancouver’s affordable housing crisis”, Vancouver Courier

Educational Sessions

Brightside has been invited to a series of educational sessions to present our experience and plans related to seniors aging in place, challenges and solutions. Brightside has presented findings from our community engagement survey to academics at the SFU department of Gerontology, other community based organizations at the Community Response Network Regional Gathering, housing sector professionals at Housing Central, as well as participated in the funding for redevelopment panel at Housing Central.

Public Awareness Initiatives

Brightside hosted and participated in many events that highlighted different perspectives on issues such as Vancouver’s affordable housing crisis, housing security, community development, funding for redevelopment and aging in place.

Community Engagement and Partnerships



'YIMBYism' event

In October, Brightside hosted the city’s first ‘YIMBYism’ event, exploring how a ‘Yes In My Back Yard’ attitude could be a solution to Vancouver’s affordable housing crisis. With the city elections approaching, the event was attended by 200+ people, and brought together representatives from the city, developers, non-profits, and the general public, for a lively discussion on the options for solving Vancouver’s housing crisis. Jen St. Denis of the Star Metro newspaper led an engaging discussion with Brightside’s panelists; Jill Atkey, Spencer Chandra Herbert, David Hutniak, Kira Gerwing, and Robert Brown.



BC Poverty Reduction Strategy Small Group Discussion

In March, Brightside hosted a province-sponsored BC Poverty Reduction Strategy Small Group Discussion. Senior residents and other community-based organizations who represent marginalized individuals participated in this discussion. A report was generated from the session to provide the BC Government with a better understanding of issues facing people in poverty and possible solutions that can make a difference.



Car Free Day

Brightside participated in the Car Free Day on Main Street, and collaborated with the BC Association of Community Response Networks (BCCRN) to participate in the Car Free Day on Commercial Drive. Brightside had a tent with a ‘spin the wheel’ game to increase awareness of the need for affordable housing. The booths attracted over 200 people.



WEAD

Brightside co-hosted and organized an event for World Elder Abuse Awareness Day as a BCCRN member for the Grandview Woodland neighborhood. This event raised awareness of affordable housing needs, and educated the community on the issue of housing security.



SFU Guest Lecture

In March, Brightside guest lectured alongside Kara-Leigh Block of Senior Services Society and SFU’s Dr. Sarah Canham, at SFU. This presentation was for the Department of Gerontology Gero 401 course on “Housing Insecurity, and Aging in the Built Environment”.



Community Response Network Regional Gathering

In March, Brightside presented the results of Brightside’s first Community Enhancement Survey at the Community Response Network Regional Gathering.



Housing Central Panel Sessions

In November, Brightside participated in two panel sessions, discussing funding for redevelopment and housing security for seniors, respectively.



Canadian Association of Gerontology Conference

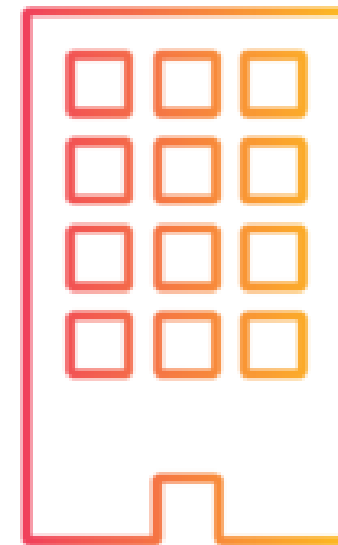
In October, Brightside presented on “Exploring Social Engagement Strategies that Support Senior Renters’ Ability to Successfully Age-in-Place” at the Canadian Association of Gerontology Annual Conference.

Resident Impact

"The home Brightside provided has been invaluable to me and my parents. We live in a lovely apartment close to the Seawall, which is convenient for my parents to get to downtown, and for me to travel to and from university. Our location means I can spend more time with my parents and studying, rather than commuting."

Omar Thamer Ai-Jameel, Brightside resident

Improving & growing homes



New Surroundings

Brightside moved its head office to accommodate a growing team, and is proud to now call West Pender Street Brightside's home.

Property Upgrades

Maintenance team pursued the refurbishment of several amenity rooms and completed a variety of energy efficiency upgrades to mechanical systems and lighting.

Redevelopment

Brightside evaluated and designed a 10 year strategy for growing homes. Plans include continuing with large-scale capital improvement projects as well as short-term redevelopment.

Organizational resilience

Great effort was put towards making our organization and portfolio resilient. Our team applied for funding/grants and participated in research to further improve our services and infrastructure.

Research

Brightside conducted its second resident survey to serve as a guide for community development initiatives as well as further resident and organizational resilience. Survey results are now guiding the development of an affordable food program as well as the development of an app to facilitate resident access to resources. In addition, Brightside has partnered with a number of community-based organizations and other stakeholders to pursue funding for further research into seniors housing security and non-profit frontline worker support.

Support

Brightside received \$126,000 from grants and in-kind services for a number of initiatives. Brightside is thankful for the support received from The Social Planning and Research Council of British Columbia (SPARC BC), Vancity, Catalyst Community Developments, the Government of Canada, the BC Association of Community Response Networks (BCCRN), the City of Vancouver and the Canada Mortgage and Housing Corporation (CMHC), and others.

Major Funding

Brightside secured \$18.1 million commitment from the Provincial Government's Community Housing Fund. Thanks to BC Housing, this funding will support the creation of homes for individuals, families and seniors.

Our Board of Directors



Greg Tooke
Board of Directors - Chair



Vija Poruks
Board of Directors - Vice Chair



Genine McCurdy
Board of Directors - Past Chair



Steve Doherty
Board of Directors - Treasurer/Secretary



Willa Choy
Board of Directors



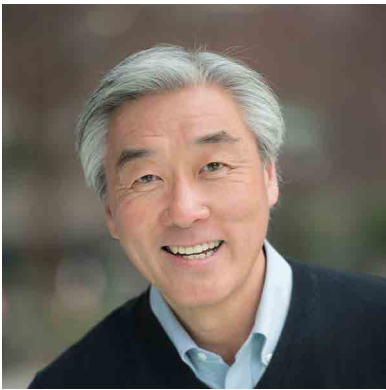
Joanne Stevens
Board of Directors



Frode Skulbru
Board of Directors



Darryl S. Matkaluk
Board of Directors



Jack Wong
Board of Directors



Sue Deans
Board of Directors

Non-profit organizations across Vancouver work every day to improve their communities in inspiring ways, but large-scale progress does not happen in isolation. It requires communication and collaboration among networks of partners, pooling resources and innovating together. This is why Brightside has a focus on building and growing active partnerships with values-aligned organizations to address housing and other social needs within our community.

Through the tireless work of our staff and volunteers, our own Brightside community has become an integral part of Vancouver’s social fabric. We continue to build and encourage a strong support network by collaborating with our residents and listening to their current and future needs. This will better position us to help them go from strength to strength; building resilience and remaining actively engaged with their own friends, families and local communities.

As society continues to change, there will be an ongoing need to support an increasing number of vulnerable people. To help address this, Brightside is moving into an exciting phase of growth, both for the homes we provide, but also how we work to support our residents to live their lives. We reject the premise that your income or wealth defines who you are, and want to ensure people retain their dignity by providing safe and secure places to call home.

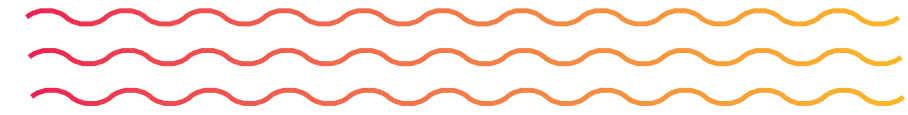


Acknowledgements

Thank you to all the partners and individuals who collaborated with Brightside in 2018:

Vancity
BCCRN
Landlord BC
UBC Arts Internship Program
BCNPHA
Catalyst Community Developments
BC Conference of the United Church of Canada
Spencer Chandra Herbert, MLA Vancouver-West End
Vancouver-South Constituency and MP Harjiit Sajjan
Vancouver-Kingsway Constituency and MP Don Davies
SFU Department of Gerontology
Langara College
Adler University
YMCA
BC Housing
CMHC
Senior Services Society
United Way of the Lower Mainland
Photographer - Mauricio Ruiz
Photographer - Jose Campos

Brightside also acknowledges all the community-based organizations that work with Brightside to provide housing to those in need, and who provide support services that improve housing security.



Collaborate with us

If you would like to partner with us or donate to support Brightside's vision for providing affordable homes to people struggling to meet the demands of the housing market, please get in touch.

Brightside Community Homes Foundation
#300 – 905 West Pender Street.
Vancouver, BC, V6C 1L6
Phone: (604) 684 3515
Fax: (604) 684 3677
brightsidehomes.ca

Charitable registration number: 118818657RR0001



Social media:

 @Brightsidehomes

 Brightside Community Homes



