



PROGRESSIVE HOUSING SOCIETY



2018-2019
Annual Report





OUR MISSION STATEMENT

To empower individuals to be engaged with the community and achieve personal independence by providing access to resources and life skills

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OUR PROGRAMS

The **Supported Independent Living (SIL)** program provides one-on-one support and rent subsidies to individuals with severe and persistent mental illnesses. This program is designed to provide the skills training and support necessary to successfully maintain an independent lifestyle, with clients scheduling regular meeting with support workers to stay on track with their goals.

Burnaby Outreach and Housing Hub (BHOH) provides direct, on-site support for individuals facing homelessness in the Burnaby area and New Westminister. Individuals have access to basic necessities as well as life skills coaching, referrals to community services, and support in finding and securing housing. The BHOH also incorporates an on-site medical clinic.

The **Shared and Transitional Housing** program is designed to provide personal support to individuals with severe and persistent mental illnesses and assist them in developing the skills needed to live independently. Clients in this program live collaboratively in one of our three houses across Burnaby, creating a nurturing, and positive living environment with support from CLS staff.

The upcoming **Emergency Shelter** program is a housing-focused shelter that offers temporary accommodations for up to 40 clients. The program provides daily meals as well as connections to counselling, health, and permanent housing services. Staff take a person-centred approach in helping people meet their needs and find long-term housing.

Our upcoming **Norland Place** is a 52-unit supportive housing facility. It provides people with a place to live independently in their own suite but also as part of a program and a community. Staff are on-hand 24/7 to provide support and guidance. Staff work with each individual in a person-centred approach to support them in the goals which matter to them most.

YEAR IN REVIEW

Held at Deer Lake Park during Mental Health Awareness Week, this 7th annual walk was a collaborative effort with other local mental health services



WALK FOR MENTAL HEALTH

PHS had our annual summer BBQ which had a fantastic gameboard theme and fun photo booth!



Summer BBQ

APR 2018

Minister Duclos Announcement

PHS had the pleasure of hosting an announcement with the Honourable Jean-Yves Duclos, Minister of Families, Children & Social Development. He toured our housing sites



AGM 2018

Celebrating last year's successes and appreciating the transformative work done by staff and volunteers



We hosted a roundtable with NDP Leader Jagmeet Singh to discuss relevant issues

Roundtable with NDP Party Leader Jagmeet Singh



Our Board of Directors met for an important strategic planning session

Strategic Planning Session



MAR 2019

CLIENT CHRISTMAS PARTY

We celebrated the holidays with our clients with a full turkey dinner and a special visit from Santa



COLDEST NIGHT OF THE YEAR

PHS assisted The Society to End Homelessness and Burnaby Community Services in raising \$65,979



BOARD OF DIRECTORS

ALICE SUNDBERG, President



Alice is a housing and community development consultant and has been involved in social housing advocacy, education, and development since 1991. She hopes to help the PHS board with governance issues and developing more affordable housing for low income folks in Burnaby.

MARSHA GOLDFORD, VICE PRESIDENT



Marsha is a Chartered Professional in Human Resources with 15+ years in management of non-profit housing & residential tenancy program offices & over 17 years as a senior level HR practitioner. She has a Master's in Public Administration from Queen's University, a B.A. in Political Science & French from the University of Western Ontario.

ADITI RUDRA, Secretary



Currently majoring in Business Management & Marketing Management, minoring in Public Relations, Aditi plans to make humanitarian work an integral part of her career. She is currently working with the UNAC & is the Regional Coordinator for the Canada Green Corps in BC. She participates & contributes her time to various non-profit needs in our society.

AMADOR ASTUDILLO, Treasurer



Amador has professional designations in accounting and project management, and an MBA from the US, and has worked for small companies and non-profits as well as for large corporations. Amador is also a member of the Client Advisory Committee for an immigrant services organization.

GARTH EVANS, Director



Garth practices law with Vancouver firm Barbeau, Evans & Goldstein. He acts for a number of non-profit housing societies and has experience respecting legal matters involving housing and homelessness issues. He was formerly a Burnaby City Councillor.

KATHLEEN PERREIRA, Director - PPAC Rep



Kathleen has been volunteering through the Revival Centre in the Downtown Eastside since 1996. Kathleen actively volunteers weekly through clothing and food drive for over 15 years. She has been with Progressive Housing Society and Burnaby Homeless Task Force for about 7 years now. She helps sort clothes at the office and Southside Church for the Burnaby Homeless Task Force.

ARTHUR LEONG, Director



Arthur comes from a background in Commercial and Residential Property Management with one of Canada's largest premier Real Estate Developers. Completing his studies in Business Management, Arthur hopes to be a part of growing Progressive Housing Society through an increase in support and awareness for those in need of shelter.

ESPRIT CHOUNARD, Director



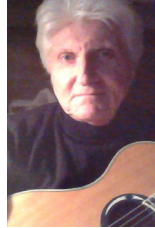
Esprit is a commercial and residential development consultant in Vancouver, BC. Since 2014 Esprit has focused on providing a range of development services including asset and feasibility analysis, as well as housing needs studies for various retail and affordable housing projects around the lower mainland & interior of BC.

JAMES CAPERSEN, Director



James began his work in the homelessness & housing sector in BC as an extension of his education & early career in public health. While working as part of the BC Ministry of Health's Patient-Reported Experiences Measurement Steering Committee in 2014, James was tasked with designing & implementing a survey of hospital inpatients across the province.

CLAYTON RANGER, Director - PPAC Rep



Clayton attended Emily Carr School of Design Arts & graduated with honours in Painting. He later recorded an album of his original material. The discipline involved in taking on that kind of project was very challenging but worth the effort. He worked in community & professional theater & earned money as an actor in doing commercials, background television and professional stage work.

IRFAN ALI, Past President

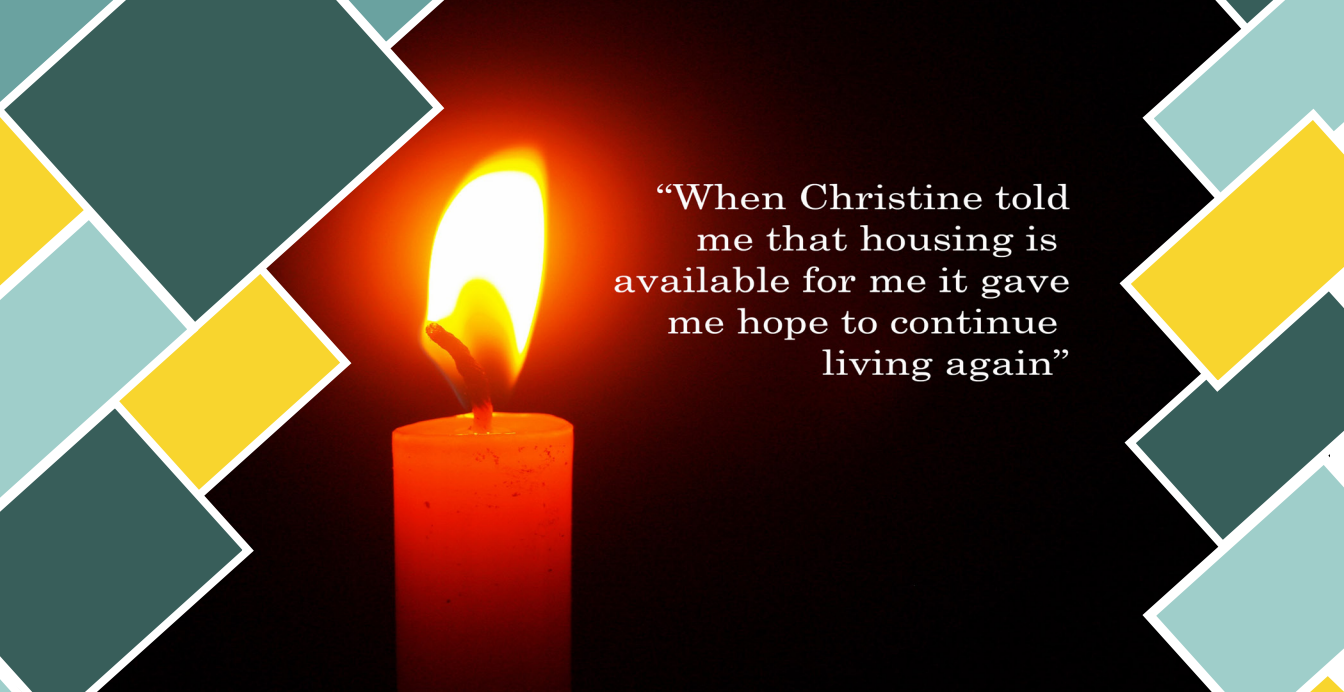


Irfan is passionate about housing and firmly believes in giving back to the community. Ultimately, Irfan hopes to increase the accessibility of safe and affordable homes for every individual struggling with mental illness and homelessness in Burnaby.

JAYE TREIT, Executive Director



Jaye comes to PHS with 25 years of experience in the health, education, and social service sectors and has significant experience in community-based programming.



“When Christine told me that housing is available for me it gave me hope to continue living again”

A client who wishes to remain anonymous became homeless in 2017. He is divorced and was struggling to find housing and fighting with family maintenance to lower the child support payments.

“I was trying to keep up with family maintenance payments. My minimum payments exceeded my means. I used to earn about 42000\$ a year and I was making my family payments although it kept me little to live on, I still fulfilled my duties as I couldn't afford a lawyer to help me with the case. I wrote to family maintenance for a period of eight months begging them to lower my payment and there was no single response to my plea. After I was laid off, I found a job that paid 7000\$ less than my previous job, but my family maintenance payments were calculated at my last higher earnings. I gave up and found myself in a hopeless situation, as family maintenance started to garnish my bank account to the point where I could not afford to pay my rent any more. During that time my mom became terminally ill. I became depressed, lost my job and moved in with my mom and looked after her during her final moments. When she passed away in 2018, I was not allowed to continue living at her residency. From September to December I peddled between the emergency hospital, warming center and friends place. While I stayed at the warming center I was referred to PHS in January. At the end of January, I applied to income assistance. When Christine told me that housing is available for me it gave me hope to continue living again. “Progressive Housing Society has helped me with resources, furniture, staples. PHS has been a God send, has provided me with security. It is the continued association with Progressive Housing that provides moments of joy.”

It's been said that "If you always do what you've always done, you'll always get what you've always got." Progressive Housing Society has taken that message to heart, and this past year we have responded to new opportunities that has brought about a great deal of growth, and much needed change. With the support of many stakeholders, funders and community members, the Society has made some historical strides in a community that has been so limited in resources for far too long. Since 1981 Progressive Housing has been delivering services to disenfranchised and vulnerable individuals.

We have experienced political, philosophical and environmental changes from time to time over the past 38 years, however none as transformational as this one. Most importantly, we have been able to initiate and respond to our community needs while continuing to maintain our program delivery and strengthen our partnerships to best support the people we serve.

In August of this year, we opened the doors to the first ever homeless shelter in Burnaby. Within 3 weeks of opening, we were able to welcome 40 guests inside, offer them a safe and supportive environment with nutrition, showers and a bed. We are especially grateful to the City of Burnaby for securing a suitable location and dedicating some amazing staff to get the building renovated and ready to open incredibly quickly. With new commitments from the City, operational funding from BC Housing and the history and experience of Progressive Housing Society, a new working relationship has been solidified. We are also looking forward to the opening of Norland Place, our new Supportive Housing project, which will offer permanent homes and access to support services to 52 individuals. We anticipate occupancy in early fall 2019.

With these new 24/7 shelter and housing programs, we have increased staffing and by the end of this year, will have almost doubled in size. We have thus needed to restructure the organization to adapt to the new responsibilities. This has required a transition period for all staff, and we want to acknowledge and recognize their patience throughout the process. This past year has certainly brought about challenges in areas we have never experienced before, and it would not have been possible without a great team of managers, staff and volunteers. As a result, we have been able to provide dedicated service delivery in our Mental Health Programs, our shared housing programs and homeless outreach teams with funding from federal and provincial programs.

Throughout these extensive changes and program enhancements, staff and volunteers have supported more people this year than ever before. Change is a challenge for any organization, but there would be no success if the people within could not see the benefits of the changes. We have worked closely as a team to design, execute, and sustain the adjustments needed to continually improve the health and effectiveness of our organization.

This past year has been one of transformation for the Progressive Housing Society and the benefits to our community will be far-reaching. While the organization has seen much change and growth this past year, our commitment to our community and clients has only strengthened. We know we have a lot to learn over the coming months and years and we will need to adjust, correct and manage these changes as we look to improve and sustain our programs and services for as long as they are needed.

SUPPORTED INDEPENDENT LIVING REPORT

Jesse Donaldson

Another successful fiscal year has passed with its share of challenges and successes.

The Community Living Support, (CLS), Program consists of 3 programs:

- The Shared Housing Program, 2 5-bedroom houses and 3 beds at the Irmin Townhomes.
- The Georgia House Transitional Program, a 5 bed house.
- And the Community Living Program: support services only clients who do not require housing- there are 22 of these clients in this program.

The Supported Independent Living Program consists of a housing subsidy to assist our clients in paying rent, and support services. We have up to approximately 100 clients in this program at any given time.

Together, they are the Mental Health Housing programs at Progressive Housing Society.

This past fiscal year has had its challenges with times of being short staffed, but with new staff that were hired in the summer and fall of 2018 we were able to maintain a high level of service.

Successes included scanning hundreds of hard files that had been stored after every client had been discharged dating back to 1981. This was a huge project but the staff worked away at this whenever they had a chance between appointments and meetings and were able to complete it sooner than was expected. As a result, we no longer have to store these files in filing cabinets or storage lockers.

The Supported Independent Living, (SIL), Program inherited a house from the Housing First Program and welcomed the graduates from that program into SIL. This is the SIL Program's first shared house and it has been working very well. This out of the box thinking will likely become more of a necessity as we continue to search for affordable housing in this housing crisis.

Despite challenges such as the housing crisis with an ever shrinking housing stock and rising rental prices, the SIL-CLS staff remain as committed as ever in supporting our clients in leading meaningful and independent lives.

I would like to thank the Board of Directors, Jaye our Executive Director, and the SIL-and CLS staff in working so hard to provide housing programs that we can be proud of.

BURNABY HOUSING & OUTREACH HUB REPORT

Amanda Tesan

Progressive Housing Society provides services based on a 'Housing First model' or known now as Reaching Home, in both Burnaby and New Westminster. The philosophy of Housing First is to assist individuals who are chronically or episodically homeless. We endeavor to meet individuals where they are at and support them in finding and securing a home, a place to lay their head down at night without worry of the elements and safety. Once housed, our teams work with the individuals to identify goals and access resources to address barriers in maintaining long term stable housing. The outreach and support team addresses concerns such as budgeting, mental health, substance use, vocational aspirations, educational goals, and social relationships.

Progressive Housing Society's Outreach team have supported almost 400 unique individuals throughout this past year and will be colocating to our shelter site.

We were fortunate to have an opportunity spearheaded with the Burnaby North Rd Business Improvement Association and Translink to host our mobile outreach van at Lougheed Hwy and North Rd. every Tuesday from 10:00 – 2:00. Our mobile Outreach Van travels to the Burnaby Library, South Burnaby United Church, Central Park, St. Stephen's Church, and the Outreach Resource Centre, on a weekly basis, to provide outreach expertise, as well as goods and services.

We respond to public, parks and police referrals of homeless camps, and people sleeping 'rough' in doorways, outside of churches and other public spaces.

Outreach also assists people who are facing eviction or are being discharged from hospital with no place to go. The dedicated program staff of 15 continue to provide more services to a greater number of people with shrinking resources.

Their dedication, diversity of skills, life experience, and expertise help disenfranchised people move forward, and is what makes the program successful.



WE ARE

Compassionate and Consistent
Professional and Non-Judgmental
Reducing Harm and Increasing Agency
Trauma Informed and Resilience Focused
Respectful and Collaborative
Person Centred and Progressive



396 Unique Outreach
Clients Served





Over 228 Referrals
Made



101 Clients Housed



212 Active Subsidies



UPCOMING PROGRAMS

EMERGENCY SHELTER

Progressive Housing Society has entered into an agreement with BC Housing, the City of Burnaby, and other government agencies, to open a 24/7, year-round homeless shelter at a small industrial property at 2294 Douglas Road, near SkyTrain's Holdom Station.

The 6,300-sq-ft, single-storey property will offer temporary shelter with up to 40 shelter beds, providing emergency accommodation and daily meals, and serving as a point of connection to counselling, health, and permanent social housing services. We are open to any Ethnicity, Gender, Diverse Disability, and are pet friendly.



NORLAND PLACE



After many months of building, planning, and preparation, Norland Place is opening its doors this fall. Ground was broken on the site in March, and the building pieces were laid in place in June.

The selection process for Norland Place was a collaboration between Progressive, BC Housing, Fraser Health, and the Ministry of Social Development and Innovation. People were selected as residents based on their level of need, with a focus on those who are experiencing homelessness in Burnaby.

We would like to extend a huge thanks to the Burnaby Task Force on Homelensess. Their dedication and support was a key ingredient in the development of these new programs. We look forward to working with them in the years to come!



THANK YOU

To all of our donors, funders, sponsors and supporters over the past year – We can't do what we do without you!

VOLUNTEERS

Arlene Morris, Brian Kingsley, Chereen Bibera, Donald Gutstein, Dorothy Prentice, Fida Novreusi, Gabriella Luongo, Jim McQueen, Kat Perriera, Linda Creighton, Marion Warkentin, Mary Furey, Parviz Padiyar, Paul Bresso, Rahel Getaneh, Razan Alanbari, Wanda Mulhholland





**PROGRESSIVE
HOUSING SOCIETY**

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