

# BUILDING BETTER TOMORROWS

**HomeSpace Society** is a charitable real estate developer, rental housing owner and property manager. We exist to increase access to safe, appropriate and affordable housing for vulnerable Calgarians. We do this by building affordable and specialized permanent supportive housing in order to continually add to the housing stock in our city.

In our first six months of operation we completed a new 25-unit affordable apartment building in Hillhurst/Sunnyside with the **Calgary Homeless Foundation** through the **RESOLVE** Campaign, broke ground on a 23-unit development in South Calgary and created opportunities for potential new development sites. All of this was accomplished while continually providing professional property management services for over 20 properties and hundreds of residents who call our buildings home.

At **HomeSpace** our vision is **A Home for Everyone in Our Community**. We are guided by five strategic priorities which focus on development, leading asset & property management, organizational capacity, growth, and innovation.

## VISION

A Home for Everyone in Our Community.

## MISSION

We creatively apply our expertise to increase and manage the number of affordable and specialized housing units.

## VALUES



### Dignity

We respect every person's right to be treated with dignity and have access to a safe, appropriate and affordable home, while acting with integrity to maintain trust from our partners and community.



### Innovation

We find new and better ways of providing housing – and thereby, we fearlessly challenge the status quo.



### Growth

We collaborate to grow housing options for the community.

#### Message from our Board Chair – David McIveen

On behalf of the Board of Directors, I want to thank our community of partners for their support of HomeSpace in our inaugural year. Had we accomplished nothing other than created an independent organization dedicated to developing real estate to house Calgary's most vulnerable, we'd have had an outstanding year. However, in addition to that, we have been busy with the opening of a new permanent supportive housing development, breaking ground on another, and building a pipeline of new developments for opportunities in the future. All of this has been accomplished while ensuring the uninterrupted services for over 600 residents during this foundation year. We have much to be proud of. We look forward to the many opportunities in this upcoming year as we work to meet the housing needs of Calgarians in support of Calgary's Updated Plan to End Homelessness.

#### Message from our CEO – Bernadette Majdell

I am truly privileged to lead such a dynamic and dedicated team of individuals who tirelessly endeavor to provide safe and affordable homes for our residents. The HomeSpace team is committed to growing our housing portfolio so that we can serve many more vulnerable Calgarians. Our residents are the focus of the work that we do and their successes are fully aligned with our successes as an organization. I want to thank our HomeSpace team, residents, agency partners, supporters and donors for helping us achieve all that we have in such a short amount of time. Over the next year, we will continue to innovate as we grow and manage our existing portfolio, to treat all of our stakeholders with dignity and respect and collaborate with our community partners as we explore new approaches to increase housing options for all Calgarians.

# THANK YOU

**HomeSpace** would not be able to do the work that we do without the support of our community partners.

## We would like to thank:



\*For a full listing of our donors, please visit our website at: [HomeSpace.org/get-involved/be-a-donor/](http://HomeSpace.org/get-involved/be-a-donor/)

For a full copy of our audited financial statements, please visit our website at: [HomeSpace.org/about/#reports](http://HomeSpace.org/about/#reports)

HomeSpace Society is a registered charity #884987504RR0001

**Privacy Statement** – any questions or concerns regarding this report to community may be directed to HomeSpace Society's Privacy Officer: [PrivacyOfficer@HomeSpace.org](mailto:PrivacyOfficer@HomeSpace.org)

HomeSpace Society requires directors, officers and employees to observe high standards of business and personal ethics in the conduct of their duties and responsibilities. If an individual reasonably believes that a HomeSpace employee or person acting on behalf of HomeSpace has violated these standards by acting with anything but integrity and full compliance with regulations, laws and rules, that individual is encouraged to immediately report his or her concern to our Whistleblower: [Whistleblower@HomeSpace.org](mailto:Whistleblower@HomeSpace.org)

**Note:** this is a confidential email account for whistleblower complaints only.



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HomeSpace

REPORT TO THE COMMUNITY

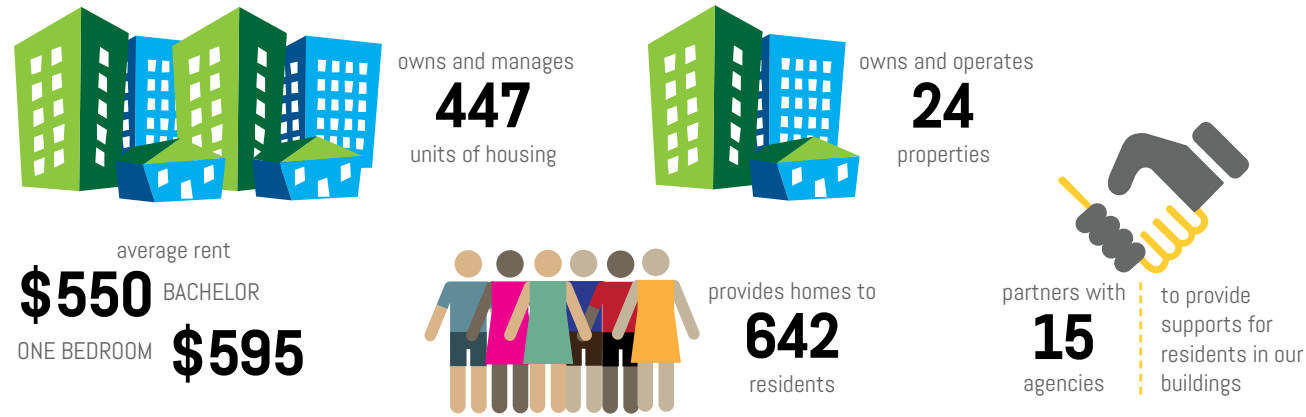
2017



## STRENGTH WITH OUR COMMUNITY

At HomeSpace, we are proud of our community of organizations and agencies working to provide safe, affordable and supported housing to vulnerable Calgarians. Our sector works tirelessly to support our residents and we could not do what we do without the collaborative partnerships with community.

As of March 31, 2017, HomeSpace:



**LEARN MORE** about the agencies we work with on our website: [HomeSpace.org/our-residents/#partner-agencies](http://HomeSpace.org/our-residents/#partner-agencies)  
**LEARN MORE** about the properties we own and manage on our website: [HomeSpace.org/our-portfolio](http://HomeSpace.org/our-portfolio)

"Having a home often means the start of a journey towards healing and wholeness for our residents. We have seen how integral having housing is in offering hope and dignity. For the individuals we work with, it is often a point of pride when they can show off the home they have created and have a place to call their own."

Samantha, Alpha House Staff

"HomeSpace has changed my life. I feel that having a safe home has let me work on problems and addictions and be a better person. I'm so happy I have a home."

Resident, Ophelia

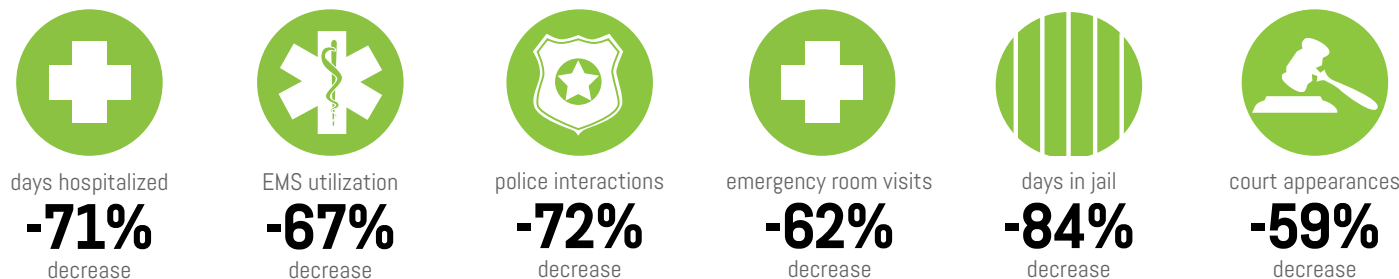
## COMMUNITY BENEFITS OF HOUSING FIRST

HomeSpace works under a Housing First program model with our partner agencies. Housing First is an approach that focuses on moving vulnerable people as quickly as possible from the street or emergency shelters into permanent housing with supports that vary according to client need.

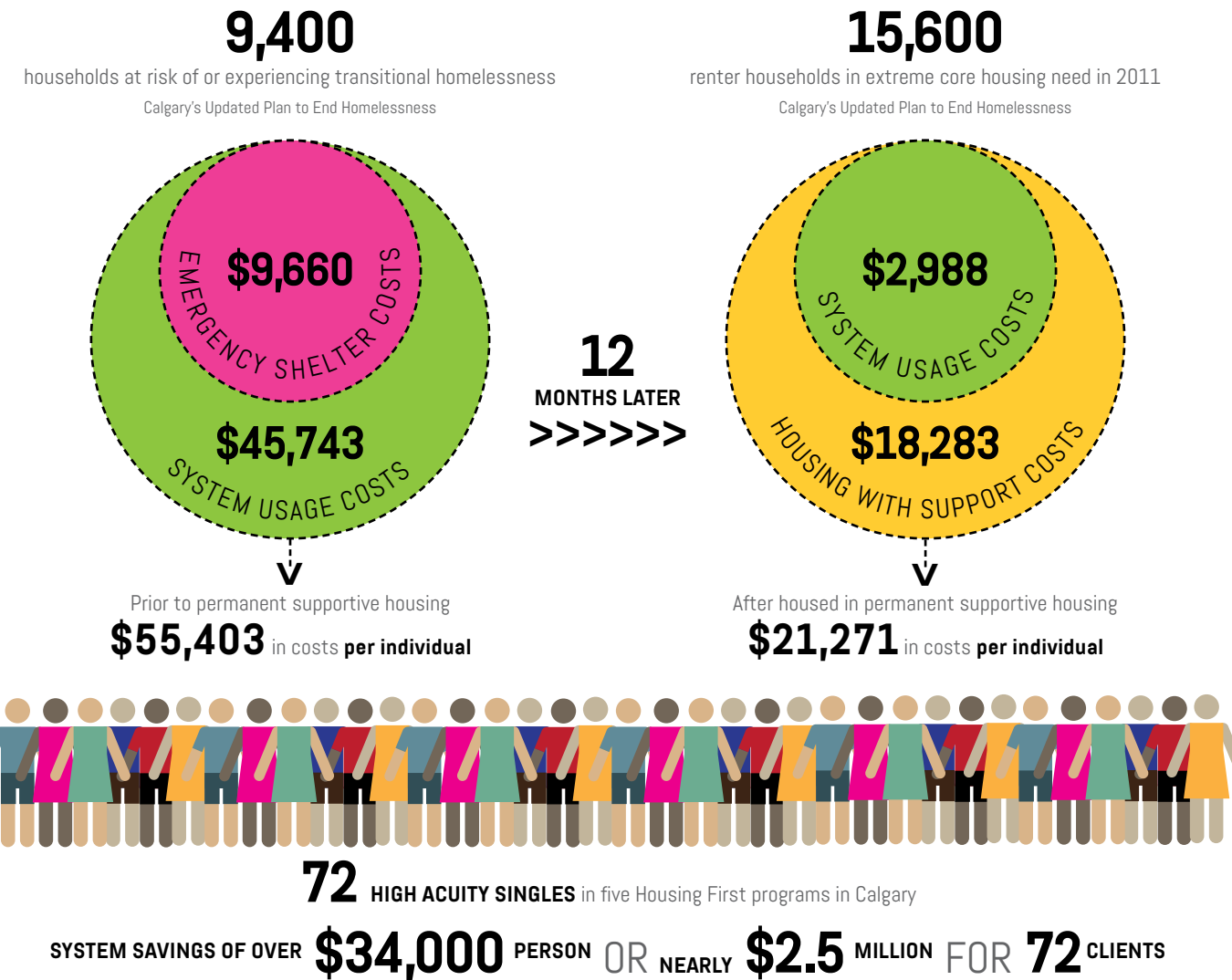
<https://www.canada.ca/en/employment-social-development/programs/communities/homelessness/housing-first/approach.html>

Housing first has been shown to decrease system use by:

Calgary Homeless Foundation 2015/16 data shared with permission



## COMMUNITY BENEFITS OF HOUSING FIRST



## INNOVATION WITHIN OUR COMMUNITY

We are part of an innovative community working towards a collective goal of ending homelessness in our city and providing safe, affordable places for vulnerable individuals to call home. Our sector approaches challenges in original and unique ways and HomeSpace is proud to collaborate with agency partners and other stakeholders in growing the affordable housing stock in Calgary and helping support residents for the benefit of all.

HomeSpace is working to increase our housing portfolio through an aggressive growth strategy, adding affordable units through public and private partnerships with our in-house development team. HomeSpace also provides property management expertise for our close to 450-unit housing portfolio, working with agencies and residents to ensure successful housing outcomes.

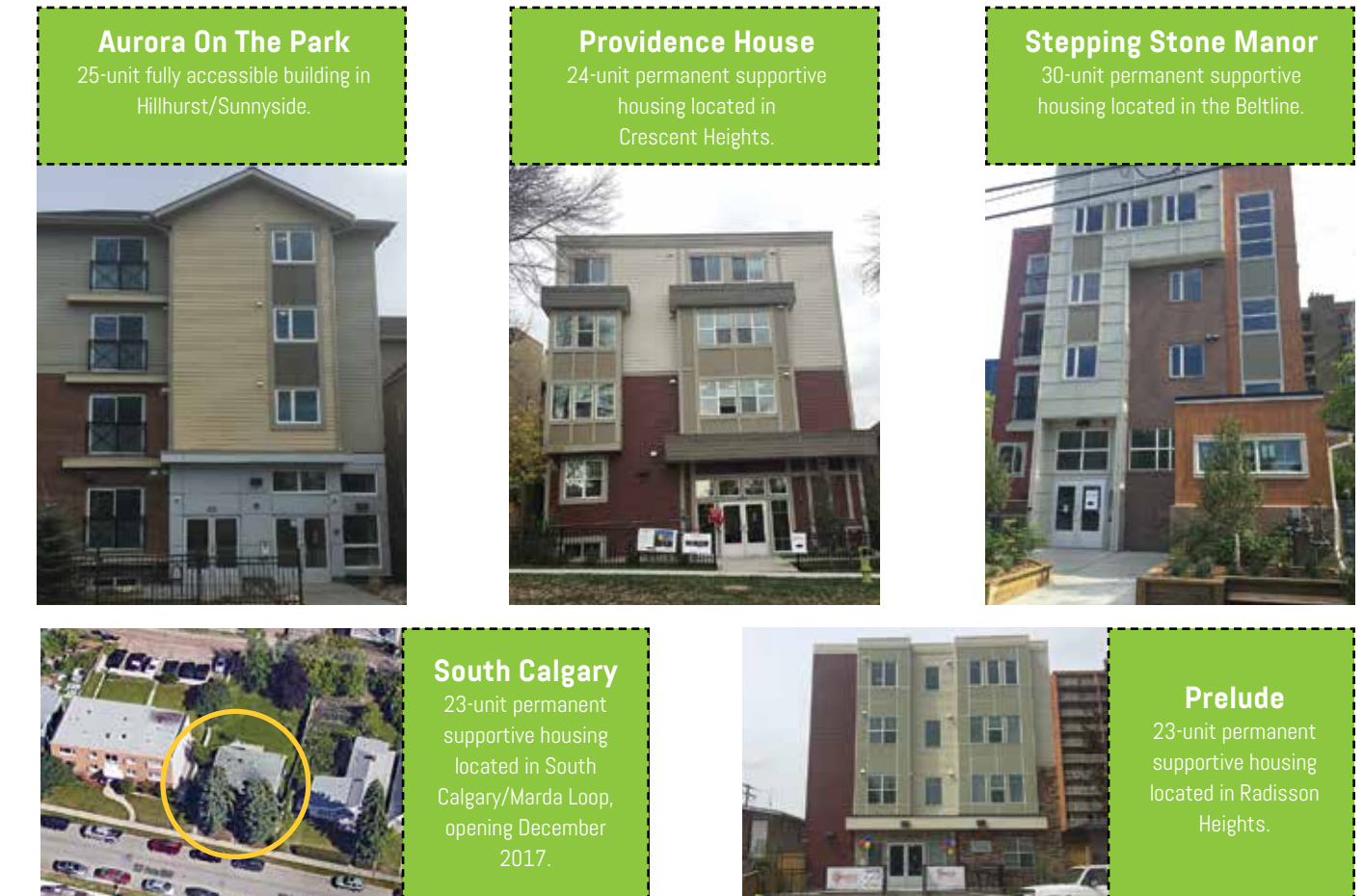
## GROWTH IN OUR COMMUNITY

HomeSpace is continually working to grow the amount of affordable and specialized housing in Calgary. The Updated Plan to End Homelessness identified the immediate need for 563 new place based permanent supportive housing units in the city and 765 units of affordable housing. HomeSpace is working with our partners to add to the permanent supportive housing stock through the development of apartment buildings throughout the city.

HomeSpace, with the Calgary Homeless Foundation and the RESOLVE Campaign, has completed three new buildings in Calgary since June 2016 totaling 79 units and will complete two new buildings with an additional 46 units by the end of 2017. HomeSpace has an ambitious and bold growth strategy to reach 600 units of housing by 2019 and we are committed to continually increasing the supply of affordable housing for our community.

### RESOLVE CAMPAIGN

To meet its goals within Calgary's Updated Plan to End Homelessness, Calgary Homeless Foundation is raising capital through the RESOLVE Campaign to support its housing collaborator, HomeSpace Society, in their development and building of new permanent supportive housing for vulnerable Calgarians. In raising the capital for the construction of these new buildings, we will be changing the landscape of homelessness in Calgary and making a lasting impact on the quality of life for Calgary's most vulnerable citizens.



"As with any builder, we take pride in what we build, it is in our blood. Over the life of my career I have been involved in building very elaborate homes with exotic architectural designs and all the latest high-end specifications. These are the homes that are most often spoken about and draw the most attention. Having the opportunity to be involved with building Providence House was extremely rewarding and at times a very humbling experience for the Morrison Homes team. The building was modest with simple architecture and basic interior specifications. With this said I have to say that Providence House was the most rewarding project I have ever been involved with and the building that I am personally the most proud of."

Rob, Morrison Homes