



Habitat Victoria's four-unit project at 4000 Cedar Hill Cross Rd

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- Our Vision:** A world where everyone has a safe and decent place to live.
- Our Mission:** Habitat for Humanity brings communities together to help families build strength, stability and independence through affordable homeownership
- What We Do:** Habitat for Humanity Victoria (HFHV) is a registered charity working in tandem with affiliated Habitat organizations across Canada and throughout the world towards a world where everyone has a safe and decent place to live. We mobilize volunteers and a range of partners to build simple, decent housing in order to provide lower-income, working families with access to affordable homeownership right here in our local region.
- What's Current:** Habitat Victoria has successfully partnered with multiple developers to provide affordable housing in conjunction with market housing. With municipal support, rezoning of land has been contingent with developers donating serviced land to Habitat. HFHV will embark on construction of its next home in partnership with a Central Saanich developer in September 2019, and then begin the largest project in its history near the end of 2019 – a 10-unit multi-family complex in North Saanich.
- Recent Projects:** As the result of a lot donated as part of a rezoning in Central Saanich, HFHV handed the keys to her new home to its latest family, Sarah and her two boys, in May 2019. Prior to this, HFHV completed a four-plex on Cedar Hill X Road at MacKenzie in January 2016.
- Our History:** HFHV was founded by a group of impassioned volunteers in 1990. Our first build began in 1999 on North Park in Victoria. To date, HFHV has completed 23 homes for purchase by low-income families in Greater Victoria. In 2003, we established our ReStore, which sells new and used building supplies and home goods. Today, three stores are in operation and net proceeds from ReStore fully fund the charity's operations as well as support builds.
- How it Works:** Lower income families in Greater Victoria apply to HFHV. Partner families are selected through a staff-lead committee process based on their level of need, their willingness to become partners with Habitat, and their ability to repay the no-interest mortgage.
- Through efficient management, volunteer labour, and donations of money and materials, HFHV builds or rehabilitates simple, decent houses with the help of the community and its partner families. Each family is required to contribute 500 hours of "sweat equity".
- Habitat homes are then sold at their fair market value to partner families through HFHV's affordable mortgage terms: no down payment, zero interest on the loan, and monthly mortgage payments correlated annually to be no more than 30% of a family's gross household income. Mortgage payments go into a revolving fund, which is then used to seed fund future homes for more families in need – a great "pay-it-forward" model.



Newest Habitat home in Central Saanich sold June 2019.

Why We Do It:

Affordable housing and homeownership leads to better outcomes for individuals and families and ultimately leads to healthier communities and a more productive nation. As a family's financial situation improves, their dependence on social services decreases and they are better able to contribute to the community and local economy. Housing that is affordable and adequate leads to better outcomes for families in the areas of health, education and emotional well-being. Good housing in communities attracts economic investment, and contributes to thriving schools and community organizations.

Board of Directors (BOD)

Overview: HFHV's BOD functions under a **governance model**, providing strategic direction and financial oversight of the organization. The BOD is responsible for the hiring and oversight of the CEO, and for approving the charity's annual budget, as well as its capital expenditures (including build projects). Given the diversity of its programs, Directors have a range of experience and backgrounds, including: finance, legal, construction, retail/business management, risk management, governance, development, public relations, planning, and more.

BOD Meetings: Habitat's BOD holds six regularly scheduled meetings per year (January, April, May, July, September & November). Each meeting is approximately 1.5 – 2 hours. The AGM is held in May of each year, in conjunction with the regularly scheduled board meeting date for May. Additional meetings may be called at the discretion of the Chair as required.

BOD Terms: Board terms are two years. Members may serve up to three consecutive two-year terms before they must step down from the BOD (former members may stand for the BOD after a one-year absence). Board members are elected at the AGM in May of each year. Members may be appointed by the BOD between AGMs and then stand for election the next AGM.

BOD Committees: All Directors of the BOD are required to participate in a minimum of one BOD committee, which are as follows:

Executive/Governance: Habitat's BOD has the following executive positions: Chair/President, Vice-Chair/President, Treasurer and Secretary. The Executive meets as required at the discretion of the Chair. Executive Committee members have signing authority for the organization.

Finance/Audit: Lead by the Treasurer, the Finance/Audit committee meets quarterly to review the financial statements in preparation for presentation to the BOD. Financial statements are presented quarterly.

Nominations: This committee meets as required with the task of identifying, recruiting and screening BOD members. As per its by-laws, HFHV has between 7 – 15 members.

Operational Committees: Directors are also required to participate on a minimum of one Operational Committee: These include the standing Family Selection, Land Acquisition and Build Committees, as well as ad hoc committees that may be formed from time to time to address certain projects or challenges. Typically BOD members join Operational Committees where their background and skills directly link to the objectives of the Committee.