



Annual Report 2022

FOR THE FISCAL YEAR ENDING OCTOBER 31, 2021



VETERANS' HOUSE CANADA

1st Annual Report

March 2022



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President's Report

2021 was an amazing year for Veterans' House Canada, as our first community, the Andy Carswell Building in Ottawa, opened its doors to its first tenants, and national expansion plans began to take shape. We are so proud that the 40 homes at the Andy Carswell Building are now filled with veterans who were formerly homeless or experiencing housing precarity. Already they have turned it into a real community. They, along with a number of MHI and VHC Board of Directors members and stakeholders, experienced their first Remembrance Day ceremony there, conducted with support from tenants and the Royal Canadian Legion. The Andy Carswell Building enjoyed impressive media coverage with much of it focused on this ceremony and the life-altering experience the community provides. As COVID-19 allowed, our military and veteran organizations and health care partners began settling in and contributing to the health and wellbeing of Andy Carswell Building residents. Next year, the veterans should notice even more onsite support.



Volunteers and donors have made this progress possible. Thanks to our volunteers, each home at the Andy Carswell Building was prepared for its new resident, the fundraising campaign exceeded its target, and awareness of our plans and efforts continued to grow.

MHI faith groups and our other partners deserve considerable credit for making the campaign a success, and for supporting the building's ongoing programming and operations. In addition, affordable housing cannot be built without government funding, and we are grateful for the support we have received. In April, we participated in a major press conference announcing an additional \$1.5 million investment in the Andy Carswell Building capital campaign, through the Canada-Ontario Community Housing Initiative. MHI Executive Director Suzanne Le and tenant Bill Beaton spoke of the need for this housing and shared their experiences with the virtual audience. The \$1.5-million investment follows a \$6.5 million contribution from the federal government through the National Housing Co-Investment Fund in 2019, as

well as \$700,000 in waived development fees from the City of Ottawa. We are equal parts grateful and delighted that the Andy Carswell Building in Ottawa has received support from all three levels of government.

We would like to extend a special thank you to the late Andy Carswell and his family. We are heartbroken to have lost Andy, who passed away in July 2021 at the age of 98. We know that through the Andy Carswell Building development, his family, his writings and his service, his strong legacy will live on. The Carswell family is committed to making a difference for veterans who are homeless across Canada, and with their strong support, 2022 will mark the rollout of our national strategy to provide decent, affordable, supportive housing in communities across Canada modelled on the successful Andy Carswell Building pilot program.

With the Andy Carswell Building’s capital campaign wrapped up, expansion plans progressed in 2021. We were delighted when BGen (ret’d) Alan Mulawyshyn signed on as Veterans’ House Canada’s Deputy Executive Director. In addition, a marketing organization has been engaged and has started planning to support the significant national fundraising campaign.

In Veterans’ House Canada’s first year of operation, the Founding Board of Directors – Darlene Boileau, Calvin Hegge, Sheila McIntyre, R. Neil Raynor and Michael Ward – were joined by Mark Eldridge and the Rev. Andrew Love. They worked tirelessly to develop a national business plan and achieve our federal charitable status. Their commitment has set Veterans’ House Canada up for success as it moves forward to replicate the successful Andy Carswell Building model in major communities across Canada.

And none of this would have been achieved without our special staff team, most particularly Suzanne Le (Executive Director), Sheldon Leong (Manager, Fund Development) and Amanda Smith-Millar (Manager, Communications & Marketing). Our special thanks go to them for their continuing commitment to address veterans’ homelessness across Canada.

I am confident we will have lots more exciting news and successes to report in next year’s annual report.

Neil Raynor
VHC President

Executive Director's Report

“People who are crazy enough to think they can change the world are the ones that actually do.” – Steve Jobs

Veterans' House Canada is celebrating its first year as a proper organization. In this year, we have been busy building the foundation of what we intend to be a strong, cross-Canada, made-in-Canada solution to veteran homelessness. We have high aspirations, valuable goals, and a constant motivation. We have achieved a lot this year, and I will leave it to the President and the Deputy Executive Director to report on all that we have accomplished. But, seeing that we are in the building business, I want to focus on the foundation we have built, and what we want to do with it in the coming years.



Suzanne Le

In October 2021, the City of Ottawa completed its second Point-in-Time Count Report on the homeless population in Ottawa. In 2018, there were 65 homeless people who identified as veterans. And while the 2021 report has yet to be released, early indications tell us that the number of homeless individuals in Ottawa who identified as veterans will be in the single-digit figures. That's a huge difference. In the meantime, we are aware that in other major cities across the country, the number of homeless individuals identifying as veterans in 2021 will be either similar, or increased, from their 2018 counts. Although other factors may be at play in these numbers, the largest and most significant one in Ottawa is the Andy Carswell Building. That's a huge impact.

What we have learned is that we can build it, and it can really change the lives of the veterans we serve. Furthermore, it is a fair expectation that wherever we go, we can significantly change the landscape of the state of homelessness in the veteran populations for those cities. Most importantly, we are positioning ourselves well to bring our project to other cities – Toronto

and Vancouver being the likely first candidates. If we are successful in what we are doing, we should be able to see those projects go into construction in the next 18 months or so.

So to sum it up: We have the tools, we have the project, and most importantly, we have a plan. We are ready to roll. Bring on the future!

Suzanne Le

VHC Executive Director

Deputy Executive Director's Report

This past year has been a significant one in the short life of Veterans' House Canada (VHC). In this time, we have been granted our charitable status, launched a very professional website (www.veteranshousecanada.ca), hired our first direct employee and have begun the process of finding our next site as we expand to a national footprint. Despite all of the progress that we have made this year, we are just getting going. The upcoming year will see progress continue at a rapid rate. The following are key events and milestones that we can look forward to:



- As we have been granted our charitable status, we are now in the process of transferring the Andy Carswell Building from Multifaith Housing Initiative (MHI) to VHC. This entails multiple legal documents either informing or obtaining consent from key stakeholders such as Canada Lands Company, Canada Mortgage and Housing Corporation, Public Services and Procurement Canada and the City of Ottawa. Our legal team is currently working to ensure all necessary paperwork is completed.
- Due to pandemic-related public health measures, we have not yet held an official grand opening of Veterans' House: the Andy Carswell Building. We are now planning to mark this occasion later this spring/early summer.
- Once all conditions are met, we will have the official launch of the \$25M Helping Homeless Veterans National Fundraising Campaign in 2022.
- We are eagerly looking forward to the federal government's spring budget, as they have made a commitment to have a dedicated stream of funding to help end veteran homelessness. Once announced, we will be researching the specific details of the funding and how to obtain it. This will be a key development to allow us to rapidly roll out options.

- In order to demonstrate to partners in new cities that our model is effective, we are having a professionally written case study completed on the impact of the Andy Carswell Building on veteran homeless in Ottawa. The release of the official City of Ottawa Point-in-Time count data that is set to occur this spring will be key in order to do a comparative analysis of our impact.
- In order to keep costs down and remain efficient, there will be a formal Affiliation Agreement and Shared Services Agreement between MHI and VHC to harmonize administrative support and sharing of staff effort.
- In order to be ready for the roll out of the National Campaign, MHI will be hiring an Assistant Manager, Communications and Marketing – Special Projects, whose primary focus will be on Veterans' House: the Andy Carswell Building but will eventually move over full-time to Veterans' House Canada.
- The identification and commitment of land for Toronto and Vancouver/Victoria will be our primary focus this coming year. We have had very good engagement at multiple levels in Toronto, including a very productive meeting with the Deputy Mayor. There are a few different options that we are pursuing to try to find the right fit. British Columbia is next on our list, as both Vancouver and Victoria are very strong candidates based on the need. Ideally this coming year will see us identify the four locations, where we will construct the next Veterans' House communities, while realizing each will be unique and have their own timelines for construction.

Alan Mulawyshyn

VHC Deputy Executive Director

Financial Statements and Explanation of Veterans' House Canada's Relationship with Multifaith Housing Initiative

The Andy Carswell Building was conceived and built under the direction and management of Multifaith Housing Initiative (MHI), a federally incorporated charity, and opened in early 2021. Leading up to the completion of the Andy Carswell Building pilot project, the MHI Board of Directors decided to establish a “parallel operating charity” known as Veterans' House Canada (VHC) as a separate entity with responsibility for the Andy Carswell Building. VHC was federally incorporated as a not-for-profit organization in December 2020. A first Board of Directors was established to develop a business plan and obtain VHC's charitable status, which was granted by the CRA effective November 1, 2021.

In its fiscal year ending Oct 31, 2021, VHC itself had no financial transactions. The attached extract is taken from the Audited Financial Statements prepared by Baker Tilley LLC on behalf of MHI to show the revenue earned and expenses incurred for the Andy Carswell Building, as well as revenue earned and expenses incurred for future Veterans' Houses. As the accounting for such was performed by MHI, a separate statement for VHC has been prepared using relevant information extracted from the MHI audit. The full MHI Audited Statements are available at <https://www.multifaithhousing.ca/annual-reports--financial-statements.html>.

With its charitable status now confirmed, going forward, VHC will produce its own financial statements, which will be separately audited and presented to the VHC Board of Directors and members.



Multifaith Housing Initiative Notes to Financial Statements

October 31, 2021

7. Deferred Operating Contributions

Deferred operating contributions represent externally restricted contributions received for the use towards general operating or capital expenses. These contributions are recognized as income in the year such expenses are incurred, or over the life of the related assets they may be used to purchase. Changes during the year are as follows:

	Opening Balance	Received	Recognized	Ending Balance	2020
Veterans' House Canada	\$ 260,504	\$ 527,707	\$ (209,352)	\$ 578,859	\$ 260,504
Other	6,890	18,460	-	25,351	6,890
	\$ 267,394	\$ 546,167	\$ (209,352)	\$ 604,210	\$ 267,394

Contributions recognized as revenue for the year was used to offset the following fundraising fund and other expenses relative to such operations:

	2021	2020
Andy Carswell rent subsidy	\$ 56,128	\$ -
Fundraising	-	84,878
Veterans' House Canada operating	112,554	-
Salaries and benefits	40,670	40,802
Other	-	22,883
	\$ 209,352	\$ 148,563

Multifaith Housing Initiative Notes to Financial Statements

October 31, 2021

19. Veterans' House Canada Operations

During the year, the organization began facilitating the operations of Veterans' House Canada / Maison du vétéran Canada, a newly incorporated entity pending charitable status certification. Once charitable status of the new entity is complete, the organization intends to transfer, assign, donate and fund the initiative with specific assets and deferred contributions, loans and mortgages. A summary of revenue and expenses relating to these operations taking place during the year are as follows:

	2021	2020
Revenue		
Interest	\$ 1,279	\$ -
Operating contributions	112,554	-
	\$ 113,833	\$ -
Expenses		
Bank charges and interest	\$ 10	\$ -
Fundraising consultant	94,128	-
Salaries and benefits	4,209	-
Legal	15,486	-
	\$ 113,833	\$ -

In addition to these operations, the organization intends to transfer the operations and property relating to the Andy Carswell building.

**Multifaith Housing Initiative
Schedule of Rental Operations**

For the year ended October 31, 2021

	The Andy Carswell
Revenue	
Gross rents	\$ 155,408
Rent subsidies	56,128
Support services	41,215
Less internal subsidies	(56,128)
Less vacancy losses	(1,866)
	194,757
Parking and laundry	2,802
	197,559
Expenses	
Bad debt	127
Condominium fees	-
Insurance	18,794
Interest on promissory notes	-
Professional fees	-
Office	4,359
Management fees	-
Mortgage interest	8,151
Municipal taxes	-
Repairs and maintenance	32,775
Superintendent	-
Support services	51,318
Utilities	25,775
	141,299
Net rental income (loss) before amortization	56,260
Less amortization of tangible capital assets net of amortization of related deferred contributions related to rental operations	141,259
Net rental income (loss)	197,519



We're helping homeless veterans build a better future by providing permanent, affordable and supportive housing.

Veterans' House Canada provides veterans-only housing, where residents can live within supportive communities of former military peers. Residents receive all the support, counseling and peer mentoring they may need to mitigate the causes of their homelessness and to thrive as they reintegrate into the wider community. Learn more about our campaign to build more homes across the country at www.veteranshousecanada.ca.

**VETERANS'
HOUSE CANADA**
HELPING HOMELESS VETERANS



**MAISON DU
VÉTÉRAN CANADA**
SECOURIR NOS VÉTÉRANS SANS ABRI