

# Making a difference for neighbours of all ages

Central City Foundation donors have helped improve the lives of neighbours in need throughout BC, but sometimes certain groups of neighbours need extra help. For the youngest and oldest of our neighbours, life in the inner city can be fraught with many challenges. Thanks to your generous donations, **Central City Foundation is helping these seniors and children build hope.**



## Giving children a safe place to learn and grow

Finding quality daycare facilities for young children is a struggle for most families, but for those in the inner city, this can be a bigger challenge. Thanks to Central City Foundation donors, children have places to play and learn that are safe, well equipped and nurturing homes away from home.

**1 Singing Frog Daycare** run by the BC Aboriginal Child Care Society serves 40 Aboriginal children aged three to five every year, many who are from low to modest income Aboriginal families living in and around the



neighbourhood of Grandview. When their building's roof needed emergency repairs to ensure the safety and health of the children, families and caregivers at Singing Frog, CCF donors stepped in to help.

**2** In Vancouver's Northeast corner, **Kiwassa Neighbourhood House** runs a multicultural daycare, with 25 children ages three to five, including six children with special needs. Their playground had problems with drainage and the equipment was old and not accessible. "(The children) need the space to run and slide, and developmentally they work on new skills everyday," says Lori

Ciccione, Kiwassa Variety Club daycare coordinator.

CCF donors were the first funders to help pay for needed repairs, and now the playground is dryer, safer and wheelchair accessible for children and families in the community.

**3 The Aboriginal Mother Centre** supports Aboriginal mothers and children at risk of homelessness as well as mothers who do not have custody of their children, providing them with the space and resources they need to heal and rebuild their lives.

A grant from Central City Foundation donors allowed the Centre to purchase new furniture



and equipment, including baby monitors and cribs that can be converted into toddler beds. With 12 to 15 children living with their mothers in the Centre, and more visiting on the weekends, CCF donors have made a real difference for these children.

"The grant from Central City Foundation really did help our families," says Loretta McMillian, Transformational Housing Manager at the Centre.

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**Your generosity** allowed Central City Foundation to help our partners tackle urgent needs, fund programs for economic revitalization that create jobs and reliable income for neighbours and improve the lives of children, youth, seniors and families.

### DTES Neighbourhood House



The family drop-in centre at the Downtown Eastside Neighbourhood House serves thousands of inner city residents each year. Thanks to Central City Foundation donors, they were able to purchase storage structures to house play equipment, toys and games, which will benefit neighbourhood children using the play space. Funds from CCF donors also helped them purchase an air conditioning unit to improve air flow in the building, especially in the summer, where these vulnerable residents need respite from extreme temperatures.

### Kinbrace



Kinbrace Community Society provides housing and support for refugee claimants new to Vancouver, assisting with supportive housing, settlement, relational support, and help in finding and moving into clean, safe market rental housing. This year, CCF donors helped Kinbrace upgrade to commercial kitchen equipment in their community houses to prepare more than 6,000 meals each year where newcomers can learn skills and share meals, contributing to an enhanced experience of belonging and health.

### Raincity Housing



Raincity Housing is a grassroots organization delivering progressive housing and support solutions for people who are homeless or at risk of becoming homeless, and experiencing poor mental or physical health. They will operate the new Budzey building, providing 147 women-led family units for vulnerable women and children from the inner city. With about 55 children in the building, a grant from CCF donors is much welcomed to purchase furnishings, equipment and supplies for the indoor children's play area.

### Tradeworks

Tradeworks Training Society works with women and youth with multiple barriers to employment, providing training in life and employment skills, and hands-on work experience in the trade of carpentry. After finishing their programs, Tradeworks graduates are ready for steady employment in their field. Thanks to CCF donors, their 10-week carpentry training program, the Women's Workshop, now has a self-contained training bay with improved lighting, electrical connections and updated tools and machines.



## Measuring the Social Return on Investment for Central City Foundation

Social Return on Investment (SROI) is a way of measuring the value of the benefit society derives from social outcomes of an activity or an organization. More than just counting how many people have been served through a program, SROI goes further to capture the external economic impact of outcomes that a service facilitates.

Central City Foundation is unique in that we invest our capital as well as a portion of our income in our mission to improve lives. Currently 40% of our capital is invested in our mission through social purpose real estate, to generate maximum community benefit as well as financial return.

For non profit organizations having us as their landlords offers a security of tenure that leaves them space to thrive, and to innovate and take risks in programming that benefit their clients and our community.

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## Vancouver Women's Health Collective



Thanks to CCF donors, BC Women's Hospital and the Vancouver Women's Health Collective have been able to expand their vital nurse practitioner program with a newly renovated exam room at the Women's Health Centre. Located in the main floor of CCF's Cosmopolitan Hotel in the Downtown Eastside, the Women's Health Centre provides quality primary care and a variety of health and wellness programs to more than 1,000 women who return regularly each month.

## Aboriginal Mothers Centre

The Aboriginal Mother Centre supports Aboriginal mothers who are homeless, at risk of homelessness, or that have had or are at risk of having their children apprehended. The grant from Central City Foundation bought equipment and furniture for the Society's social enterprise, Wall Street Studio, where Aboriginal mothers receive paid training to develop, produce, and sell sewn and knit items. As mothers are trained at the Studio, they

can join the general paid labor force in the textile manufacturing industry and gain self-sufficiency.

## Hope in Shadows



Inner city vendors of the popular Hope in Shadows calendar and Megaphone Magazine in Vancouver and Victoria have seen sales lag because people often don't carry cash. With a grant supported by CCF donors, they are now creating an 'electronic payments program' app for the more than 150 active homeless and low-income vendors and the readers who buy from them. Having access to an electronic payment app will mean more income and more connections with the general public, which will provide a big boost to the self-esteem of vendors.

## Mission Possible

Mission Possible operates three social enterprises offering jobs and opportunities for inner city residents: MP Maintenance, an exterior property cleaning and streetscape maintenance company; MP Neighbours, a security company that provides culturally competent community

watch services in the inner-city; and MP Recycling, which cleans, sterilizes and repurposes discarded bar soaps from the hospitality industry for use by NGOs during humanitarian crises around the globe. MP Maintenance has grown to employ 20 inner city residents with annual revenues approaching \$500K, and thanks to CCF donors now has a new line painting machine, which will lead to additional contracts, revenue and employment growth.

## HAVE Culinary Training Society



The Hope, Action, Values, Ethics (HAVE) culinary training program in the Downtown Eastside provides occupational culinary training to people with barriers to employment. The program is partially funded by a café and catering business, which also offers on-the-job training at no cost to participants. More than 75% of the trainees find permanent employment in the restaurant industry. Thanks to CCF donors, they can now pursue additional catering contracts and purchase new equipment to accommodate larger volumes of food for catering.

We believe our investment model can stand as an example to others, but we understand the need for reliable measurements of return on investment. That's why we commissioned a report to measure the SROI of our foundation. We are grateful to Urban Matters, who completed the report pro bono. It serves as the basis of our new community report, *Putting a dollar value on doing good things for community*.

This is the first analysis of SROI of social purpose real estate in Canada. We've proven that our model works, and hope our community report sparks increased dialogue about how all of us – funders, government, non-profits, donors and all neighbours – can direct assets to build a community in which people can participate, prosper and reach their potential.

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For every dollar spent, Central City Foundation creates \$3.90 in social benefits. The overall social return on our capital investment in social purpose real estate is 18 per cent, with \$2.4 to \$3.4 million in direct community value created each year, and \$4 to \$11 million in indirect community value created each year.

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**YOU CAN GET A FULL PDF VERSION OF THE REPORT ON OUR WEBSITE AT:**  
[www.centralcityfoundation.ca/sroi-community-report](http://www.centralcityfoundation.ca/sroi-community-report)

# Central City Lodge improvements

Addressing loneliness and isolation while providing excellent care for vulnerable seniors



Central City Lodge is a truly special place. A unique home for seniors in the Downtown Eastside who have lived with mental illness, addiction or poverty and who face barriers that might prevent them from receiving the complex care they need in their aging years. Central City Lodge is the only care facility in the inner city of Vancouver that provides care for seniors with these unique challenges, and through tolerance and acceptance, treats residents with dignity as they age.

“We focus on resident centred care,” said Seamus O’Mellin, Executive Director of the City Centre Care Society which runs the Lodge. “We’re always trying to meet people’s needs.”

Central City Lodge is distinct in providing three different programs in one building: addictions recovery, complex residential care and special care. The majority of residents are male, which is the opposite of most other care facilities. Many have aged prematurely, with the average age of the population being 70 years-old. Most have multiple conditions including addiction, dementia, schizophrenia, HIV and hepatitis.

The City Centre Care Society provides more than just a roof and 24-hour medical and mental health care. Only 30 per cent of patients have active family members or friends, so over time the staff become family and often close friends for these residents.

“Some people lived in extreme isolation and really seem to blossom when they come in,” said O’Mellin. “I think our tolerance and that we treat people with respect is really important to them.”

Central City Lodge shares its roots in the Central City Mission, founded more than 100 years ago. In 1993 the Central City Foundation evolved to its current form and City Centre Care Society was born. At the time the Lodge provided mostly long term residential care, but as the need for more complex care arose on the Downtown Eastside, the Society upgraded its facilities and staff to provide care for those who would likely be rejected by other facilities.

Central City Foundation donors have helped the Lodge over the past two decades as well. In 2002 CCF provided capital funding to refurbish parts of the facility, and now CCF donors are stepping up again to help the Lodge update the third floor dining room, lounge and activity space for people living with dementia.

The Special Care Unit on the third floor has at all times cared for 26 men living with dementia and other illnesses. The renovation will use new design standards, focusing on creating a space that stimulates activity by day and calmness by night.

“Boredom, isolation and loneliness are the three main problems in long term care.” said Dale Romanyck, Resident Care Coordinator. “The new space will allow for more activities for them, which will be huge for their health.”

Walls will be taken down to create an open concept space, which will allow residents using wheelchairs – about 50 per cent of the population – to move about freely. Adjustable lighting and soothing colours will make the space feel more home-like rather than institutional. Also, safety upgrades will ensure that no residents living with dementia will be able to wander out of the building.



“It will be a better place for them.” said Romanyck. “For many of the people here, this is the nicest place they’ve ever lived, so we’re excited to see the improvements.”

For more information please call:  
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Children and families attending programs at the **4 Phil Bouvier Family Centre** have also been helped by CCF donors. Operated by Vancouver Native Health Society under a subsidized lease in a building owned by Central City Foundation, the Phil Bouvier Family Centre is an integrated family service hub that operates an award-winning Aboriginal-focused childcare education program.

For older kids attending local schools in the inner city, CCF donors have contributed to after-school programs and activities that give them a safe place to explore, learn, grow, get exercise and learn valuable skills. For youth in these vulnerable neighbourhoods, having a place to go after school can make a huge difference.

In recent years, CCF donors have funded a new kitchen for the **Fraserview Club of the Boys and Girls Club**, which lets the Club serve healthy snacks to the kids in their programs and offer cooking classes to those kids. They've also funded the writing and publishing activities at the **Writers Exchange**, the photography programs at **5 Purple Thistle** and the physical training and health programs at the **Urban Native Youth Association**.



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### Helping seniors stay healthy and connected to community

Many of the programs and facilities supported by Central City Foundation donors benefit seniors living in the inner city.

The basement lounge of **Helmcken House**, run by **McLaren Housing Society**, was recently updated with new floors, paint, cabinetry and electrical, thanks to Central City Foundation donors. Now groups like **"Gay and Grey"** can meet regularly in the lounge to discuss issues about being gay and aging.

**"It's very community oriented for a lot of people who are isolated and need to be together rather than apart,"** says member Fraser Duke.

"To be able to interact with one another improves your health and improves the quality of life you have."

**The Dugout** also offers inner city residents, including many seniors, a place to hang out and interact with their neighbours. Established in 1967, the Dugout on Powell Street is a community hub for folks living in isolation in single resident occupancies (SROs) to warm themselves up with a snack and a cup of coffee, or to simply hang out.

Central City Foundation has provided support and operational funding to the Dugout since its beginning in 1967.

"Seeing the helpfulness that one cup of soup, one cup of coffee generates in the morning inspired me to want to be of more service within the community," says Mario Giraldo, 60, a regular at the Dugout. "The Dugout represents the hope of

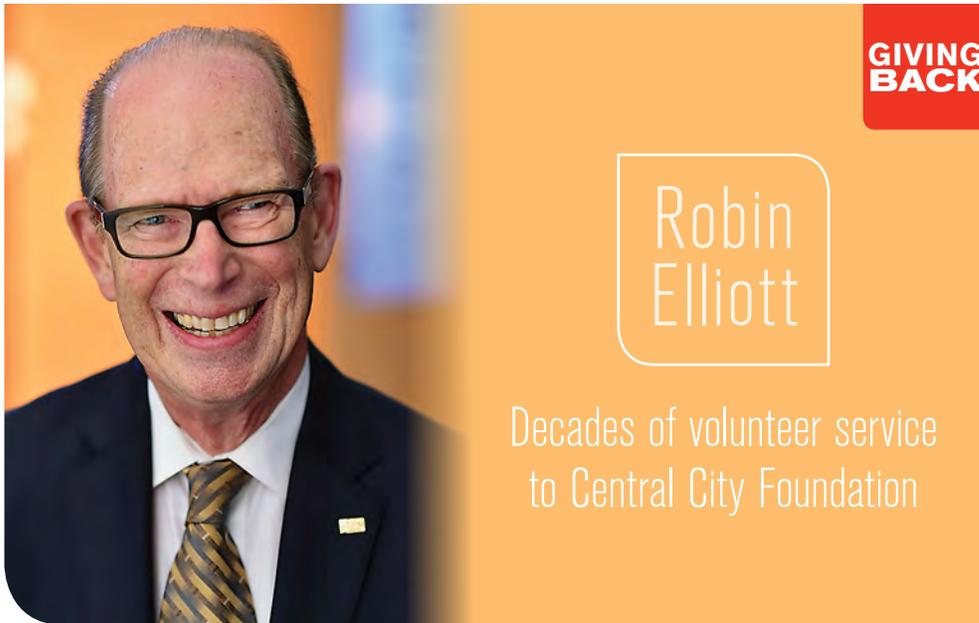
a better community, and people finding what they need to find."

West End seniors needing a place to connect and meet others in their neighbourhood find a home-away-from-home at **6 Gordon Neighbourhood House**. Holding three weekly community lunches, seniors and others come to enjoy a healthy low-cost meal, meet new people, and catch up with old friends in a casual environment. To ensure the Neighbourhood House could keep offering community and connection, along with these meals that help address the crucial need for food security among downtown seniors, CCF donors helped upgrade the kitchen equipment and allowed them to set up large indoor planters to grow vegetables and herbs for year-round use.

The generosity of donors like you help Central City Foundation continue to help all our neighbours in need in the inner city build hope, especially among the oldest and youngest of our neighbours.



**"We can only do the valuable work we do with your help, thank you for your continued donations,"** says Jennifer Johnstone, President and CEO of Central City Foundation. **"Together, we can continue to bring respect, community, security and hope to some of our most vulnerable neighbours, our children and our seniors."**



**GIVING  
BACK**

Robin  
Elliott

Decades of volunteer service  
to Central City Foundation

**Robin Elliott's** background in finance and administration was a tremendous asset to Central City Foundation, whose Board he joined back in 1988 when it was still the Central City Mission.

**W**hen he joined the Board of the Central City Mission, he says the work was quite hands-on. The Board members met at the Mission on Abbott Street, where men found shelter, companionship, support, and warm meals. At that time, the Board members helped steer not only the overall direction of the organization but also some of its day-to-day operations.

**"I liked it when we could provide a van to an organization that's in desperate need, when we could provide a little bit of funding to help things keep going."**

the Institute of Chartered Accountants of BC. He's being recognized for his 35-year practice as well as his contributions to the profession and deep involvement in the community, which includes 22 years on the Central City Foundation Board.

"It's a great honour," he says. "I'm thrilled and very surprised."

But as the needs of the community evolved, the Board saw new opportunities to give back. After selling a property Central City Foundation owned in Maple Ridge, the Board was well positioned to both give small grants to community organizations and invest in other properties that would provide a social return on investment.

Elliott founded his firm in 1977, laying the foundation for what is today Manning Elliott LLP, one of the largest regional firms in the Lower Mainland.

"It was an education for us to see how much benefit we could get out of the legacy of that Maple Ridge property," says Elliott, who served as president of the Central City Foundation Board between 1994 and 1996.

Elliott, who has two children and four grandchildren, still lives in Vancouver with his wife of 49 years, Eleanor.

Elliott says he particularly enjoyed visiting the community organizations that received operational and capital grants.

Throughout his career, Elliott has been involved with numerous other organizations in BC, including the Arthritis Society, the Order of St. John, and the Audain Foundation.

Now retired, Elliott has been honoured with a Lifetime Achievement Award from

From the beginning, he says, he was simply trying to be helpful.

"As you can see from the number of years I spent on the Central City Foundation Board, time passes very quickly when you're doing something that's fun and rewarding."



A PROMISING FUTURE | leave a legacy of caring

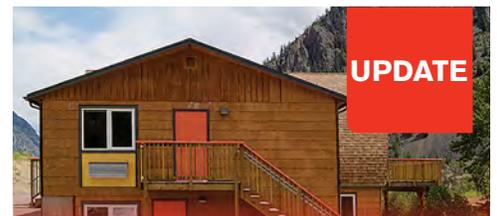
## HOW A GIFT IN YOUR WILL can transform lives...

When you include a gift in your Will to Central City Foundation you will be helping to ensure that the most vulnerable people in the inner city receive the support they need in the future. Your legacy will not only give inner city residents the resources they need to improve the quality of their lives, it will also enable us to fund the most creative and effective organizations and programs in the inner city.

By joining A Promising Future you help to build a legacy of caring, a community of hope, for people who live in Vancouver's harshest streets.

A gift in your Will doesn't have to be large to make a difference. Just a small percentage of the residue of your estate will give a better life to people living in need in the inner city.

FOR MORE INFORMATION ON A PROMISING FUTURE, please contact us at 604.683.2263 or by email at [jennifer.johnstone@centralcityfoundation.ca](mailto:jennifer.johnstone@centralcityfoundation.ca).



## The Crossing at Keremeos

Due to a breakdown in negotiations between the operator and the Provincial Health Services Authority (PHSA), the youth residential treatment centre at The Crossing at Keremeos was closed in March 2015. Central City Foundation donors were hugely instrumental in getting this facility opened in 2009, and we are still committed to providing the site, rent-free, to serve this critical need for youth and families in BC who are struggling with the challenges of addiction. We are actively working with the Ministry of Health and community organizations to reestablish long term treatment for youth in BC and we expect that The Crossing will be reopened soon.