



# Threshold Housing Society 2013 Annual Report

September 25, 2013, 7:00pm  
Saint John the Divine, Lower Lounge

## **AGENDA**

**Call to Order – Chair**

**Confirmation of Quorum**

**Approval of Agenda**

**Reading of Notice**

**Approval of 2012/13 AGM Minutes**

**Actions from the Minutes**

**President's Report**

**Treasurer's Report**

**Executive Director's Report**

**Discussion of *2013-2018 Strategic Plan***

**Adjournment**

*Refreshments will be served following the meeting*



Threshold Housing Society helps at-risk youth attain self-reliance through long-term supportive transitional housing

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## NOTICE OF ANNUAL GENERAL MEETING

To all members and interested persons,

Please be advised that the Annual General Meeting of Threshold Housing Society will be held Wednesday, September 25, 2013, at 7:00 pm in the Lounge of St. John the Divine Rectory, 1611 Quadra St. There is parking at the rear off of Mason Street.

Refreshments will be served. We encourage you to bring a friend who might be interested in getting involved with supporting youth housing.

Membership renewal (\$20) is due at the AGM. Members receive our newsletter and are eligible to vote at the AGM.

Financial contributions are an important support for our work housing at-risk youth. Donations may be posted to: Threshold Housing Society, c/o 900 Vancouver Street, Victoria BC V8V 3V7. Please make your cheque payable to *Threshold Housing Society*. Threshold is a registered charity and charitable tax receipts will be issued.

*Please R.S.V.P to Kyra at [info@thresholdhousing.ca](mailto:info@thresholdhousing.ca) or call 250-383-8830*

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## **THRESHOLD HOUSING SOCIETY - ANNUAL GENERAL MEETING MINUTES**

**June 27, 2012 – 7:00-9:00pm**

**Saint John the Divine, 1611 Quadra Street**

Prelude: Mark Muldoon, Executive Director, welcomed everyone to the Annual AGM and spoke briefly on the role of Threshold in the community.

President, Richard Couch introduced those Board Members present (Bob Porter, Dave Lefsrud, Sabrina Kunz, Laura Tate, Dan Fraikin; absent, Bert Whan Tong and Rev. Scott McLeod). He gave a brief summary of the agenda.

Three presentations were made by Staff representing the three programs run by the Society: Rebekah Humphrey spoke about the semi-independent housing program; Tara Skobel spoke about the new Safe Housing for Youth Program (SHY); and Peggy English spoke about the life-skills program called "self-worthshops."

1) Richard called the meeting to order at 7:40 pm.

2) **Quorum:** A quorum was met.

3) **Approval of Agenda:** Moved by Dan Fraikin. Seconded by Laura Tate. **Carried**

4) **Notice of the AGM:** Moved by Sabrina Kunz. Seconded by Bob Porter. **Carried**

5) **Approval of the 2011 Minutes:** Moved by Dave Lefsrud. Seconded by Sabrina Kunz. **Carried.**

### **6) Executive Reports**

#### **a) President**

Richard Couch indicated that he would be stepping down as President of the Board. He outlined the accomplishments of the Board in the last year with regard to its financial stability, increase in programming and the more financial transparency.

Richard mentioned advances in Threshold's strategic planning and hopes of expansion. He expressed the need for more youth housing in the CRD and the role yet to play by Threshold. Richard thanked board members, especially Bob Porter who was also retiring.

**Motion:** That the President's report be received. Moved by Dave Lefsrud; seconded by Dan Fraikin. **Carried.**

**b) Treasurer**

Bob Porter presented his report. Bob summarized the Society's consultation with Susan Lucato, CGA, for the preparation of a pre-audit report. He mentioned that a review engagement was completed by Mr. Jas Dusanj of *Mantell, Dickson, Blades and Dusanj* earlier in the month. The balance sheets were presented in the annual report while full copies of the review were also available to those present or upon request.

**Motion:** That the Treasurer's report be received. Moved by Richard Couch; seconded by Sabrina Kunz. **Carried**

**c) Executive Director's Report**

Mark Muldoon reminded the membership that the 27<sup>th</sup> of June was the anniversary of Helen Keller's birthday, the famous American deaf-mute who, with the help of mentors, overcame immense deficits as a youth. His point was that youth care still carries a vital role and that each youth holds such promise for the entire community if that youth is shown care and hope. Mark went on to comment on the new programming and expansion at Threshold as well as mentioning the financial stability the Society had reached in light of the previous year's deficit. Mention was also made of the donation of a house to the Society. Mark thanked his staff and noted their exemplary dedication in the care of youth.

**Motion:** That the Executive Director's report be received: Moved by Dan Fraikin; seconded by Bob Porter. **Carried.**

**9. Election of Officers**

Richard spoke of the need for more Board Members. Seven members from the community permitted their names to stand for election. A vote was held during the meeting and five (5) new members were elected to the Board. The new members are: Pieta VanDyke, Shannon Horner, Noraye Fjeldstad, Dennis Anholt and Sean Dhillon.

**10. Discussion:**

Two questions from the audience dealt with clarification of the SHY program and plans for expansion. Prior to adjournment, gifts were presented to Richard Couch and Bob Porter on behalf of the Society for their kind and thoughtful service.

**11. Adjournment**

At 9:20 p.m. Richard Couch moved the meeting be adjourned. Richard welcomed everyone to stay for refreshments.



### **Current Board of Directors (2013-2014)**

Dr. Dennis Anholt, *President*  
David Lefsrud, *Vice-President*  
Linda Barry, *CGA, Treasurer*  
Noraye Fjeltstad, *Secretary*  
Sean Dhillon  
Joan Hoffman  
Shannon Horner  
Frances Linguanti, *CMA*  
Rev. Scott McLeod  
Michael Shepherd, *QC*  
Pieta VanDyke  
Bert Whan Tong

### **Current Staff Members**

*Mark Muldoon, Executive Director*  
*Kyra Henry, Office Assistant*  
*Graham Kelly, Mitchell House Supervisor*  
*Rebekah Humphrey, Holly House Supervisor*  
*Celina Tuttle, Weekend Supervisor*  
*Jessica Adams, Weekend Supervisor*  
*Roger Plant, On Call*  
*Robin Brownwright, On Call*  
*Peggy English, Life Skills Coordinator*  
*Tara Skobel, SHY Program Coordinator*

## President's Report

I joined the Board of Directors of Threshold Housing Society fifteen months ago and became Chairperson three months later. My motivations for joining the Board were twofold: a commitment to the plight of youth homelessness and a desire to continue the work of a dear friend, William Mitchell (Mitchell House was named after him). The responsibilities of Chairperson were not easy, as I did not have the luxury of time to know my colleagues or the issues of the Society. Everything came at lightning speed. Nevertheless, we made great progress and I am grateful for the support of fellow board members as well as the indefatigable efforts of our Executive Director, Mark Muldoon.

As a Board we both lost and gained the past year. Sabrina Kunz, Laura Tate, Glen Tadsen, Dan Fraikin, Sher Snow and Bert Whan Tong tendered their resignations. We are indebted to them for their service to the Society. Special mention must be made of the contributions of Dan and Bert; both have been associated with Threshold for many years, even decades. Such dedicated volunteerism needs to be acknowledged. We also acquired the services of Linda Barry, Frances Linguanti and Mike Shepherd in 2012/13 for which we are, likewise, appreciative. That leaves the Board with filling two vacancies, a task we are about to undertake—now with strategic direction.

The most important accomplishment of the year has to be completion of our Strategic Plan. This process, begun in Fall 2012, has been a time-consuming, even frustrating on occasion, yet ultimately rewarding experience. The Board (and staff) can 'pat-themselves-on-the-back' for a job well done. The Plan is everything we hoped it would be at the outset: participatory in development, concise and clear in print and achievable in action. One of the many aphorisms in strategic planning is 'the plan should be a stretch, not a strain.' We believe this Plan—with dedication and hard work—will push Threshold to service levels only dreamed of by the founding members of the Society 23 years ago.

While the Board was immersed in strategic planning staff, tirelessly and purposefully, provided a home for Greater Victoria's homeless youth. It goes without saying that without our staff the Society would be an empty shell. We are grateful for their wonderful work. And, of course, the Board and I are so appreciative for the diligent and dedicated services of Mark Muldoon. How he manages to keep so many balls-in-the-air at one time is a source of wonder.

I hope I will be forgiven for singling out one Board member for special recognition, Linda Barry. Linda is Treasurer, the accounting whiz kid that keeps our finances in order. She, too, became Treasurer on short notice and rose to the challenge admirably.

Finally, I wish to thank Society members and the Anglican Diocese for their continued faith in Threshold. I know I speak for the Board when I say we are committed to living up to your expectations. The future looks very exciting, indeed.

Respectfully submitted,  
Dennis M. Anholt, Ph.D.

## TREASURER'S REPORT

Please find attached to this report the statement of financial position and the statement of operations—excerpts from our 2012-2013 Review Engagement financial statements. The entire document is available upon request.

Our financial statements have been reviewed by the accounting firm of *Dickson, Dusanj and Wirk* and although we did not engage them to do an audit, a review engagement provides a level of assurance that the financial statements are in accordance with the new Canadian standards for not-for-profit organizations and that no material misstatements were found.

You will see from our statement of operations that we have realized an excess of revenue over expenses of \$106,057 this year. Our total revenue increased this year by almost \$74,000 (without considering the donated Westall property in 2012) mostly in the area of cash donations, grants and rental income. However, our expenses increased as well, by almost \$50,000. These increases were attributable to house salaries and benefits, insurance and SHY expenses. Overall, the bottom line is that we have done well from a financial perspective over the last two years.

At the end of the 2012-2013 fiscal year, our assets totaled \$1,007,000. Our liabilities are insignificant and our equity is not all tied up in property and externally restricted funds. As you will recall we passed a motion to put aside \$80,000 for contingencies and that leaves us with \$207,661 in unrestricted funds.

We are in an enviable position in the economic climate of today. However, our sustainable revenue is likely going to stay relatively static. No increases in funding can be expected from government and likely no increases from investment income from the Diocese or our investments. We will continue to receive just over \$100,000 in government funding. Our 2013/2014 budget projects a total revenue of \$325,000. Although we are optimistic that this goal can be attained, it will take work and all our concerted efforts.

I am happy to report that the Threshold Housing Society is in a financially healthy position at this time and we are well poised to expand our charitable programs.

Respectfully submitted,  
Linda Barry, CGA

**THRESHOLD HOUSING SOCIETY****STATEMENT OF FINANCIAL POSITION***(Unaudited)*

	March 31, 2013	March 31, 2012	April 1, 2011
<b>ASSETS</b>			
CASH	132,235	53,263	19,507
INVESTMENTS (Note 3)	152,354	142,653	82,335
ACCOUNTS RECEIVABLE	2,695	1,150	-
GOVERNMENT REMITTANCES RECEIVABLE	2,176	2,289	-
PREPAID EXPENSES	3,167	1,363	-
LAND AND BUILDING (Note 4)	553,850	561,233	-
DR. FERGUSON TRUST (Note 5)	66,165	66,165	-
ST. FRANCIS BURSARY FUND (Note 5)	94,809	94,809	147,985
	<u>1,007,451</u>	<u>922,925</u>	<u>249,827</u>
<b>LIABILITIES</b>			
PAYABLES AND OTHER LIABILITIES	3,966	5,922	-
DEFERRED GRANT REVENUE (Note 6)	1,000	20,575	-
	<u>4,966</u>	<u>26,497</u>	<u>-</u>
<b>NET ASSETS</b>			
INVESTED IN LAND AND BUILDING (Note 4)	553,850	561,233	-
EXTERNALLY RESTRICTED FUNDS (Note 5)	160,974	160,974	147,985
CONTINGENCY FUND	80,000	-	-
UNRESTRICTED FUNDS	207,661	174,221	101,842
	<u>1,002,485</u>	<u>896,428</u>	<u>249,827</u>
	<u>1,007,451</u>	<u>922,925</u>	<u>249,827</u>

APPROVED ON BEHALF OF THE BOARD:


 \_\_\_\_\_, Director


 \_\_\_\_\_, Director

See accompanying notes



**THRESHOLD HOUSING SOCIETY****STATEMENT OF OPERATIONS***(Unaudited)*

YEAR ENDED MARCH 31,	2013	2012
	\$	\$
<b>REVENUE</b>		
Donations	52,401	23,650
Donations of real property (Note 7)	-	565,000
BC Housing	5,520	5,520
Ministry of Children & Family Development	95,036	95,036
Grants	74,235	16,165
Fundraising	4,380	7,347
Investment revenue	22,863	11,622
Rental income	32,225	31,896
Unrealized gain on disposal of investments	7,891	7,399
Westall House rental income	38,025	6,050
SHY program rental income	16,200	-
Bequests	45,000	75,000
Other revenue	1,818	1,558
	<u>395,594</u>	<u>846,243</u>
<b>EXPENSES</b>		
Accounting and legal	5,489	6,344
Advertising and promotion	3,152	2,032
Amortization	7,383	3,767
Conferences and workshops	626	1,546
Dues and memberships	245	615
Fundraising	499	1,468
House repairs and maintenance	2,102	2,657
House salaries and benefits	139,588	110,028
House supplies	2,365	3,245
House utilities	4,183	4,770
Insurance	3,551	1,259
Life Skills Program	4,201	1,558
Office rent	1,750	1,350
Office supplies	2,224	3,736
Salaries and benefits - administration	71,621	72,385
SHY expenses	17,029	-
St. Francis Bursary (Note 5)	-	200
Telephone and fax	3,455	-
Travel and meetings	3,160	1,809
Westall house expenses	16,914	3,998
	<u>289,537</u>	<u>222,767</u>
<b>EXCESS OF REVENUE OVER EXPENSES FOR THE YEAR</b>	<u>106,057</u>	<u>623,476</u>

*See accompanying notes*

## EXECUTIVE DIRECTOR'S REPORT

A Society such as ours—that attempts to reach out to a vulnerable population—depends on staff and volunteers who are prepared to give generously of their training, skills, and talents. Threshold is indebted to its staff, Graham Kelly, Rebekah Humphrey, Celina Tuttle, Peggy English, Jessica Adams, Tara Skobel, Roger Plant and Robin Brownwright, who have shown a constancy of service, professionalism and compassion over the last several years.

### Semi-Independent Housing Program (Holly House and Mitchell House):

The semi-independent housing program is designed for youth who are at risk of becoming homeless but do not have the skills to live alone. As reported last year, we are proud of the fact that there has been so little turnover in the housing program, indicating that youth are staying longer, which translates into more stability, more life-skill enhancement, and more community building.

April 1, 2012 to March 31, 2013	Mitchell House	Holly House
Number of Youth in Residence (over the 12 month period)	10	7
Longest Residency	23 months	22 months
Shortest Residency	2 months	4 months
Average Length of Residency	10.5 months	11 months
Average Age of Youth	18.5 years	18 years
Number of Youth Aged out of Care	7	3
Months of Sanctuary Fund Applications	9	2
Months with 1 or More Vacant Rooms	6	0

*Source:*  
Graham  
Kelly and  
Rebekah  
Humphrey

### Safe Housing for Youth Program (SHY):

Since its inception in June 2012—and under the guidance of Tara Skobel—the SHY program has made a strong contribution in making units available for youth housing in the region. The SHY program works on a scattered housing model and it is designed for youth who can live independently yet still need supervision and programming. The program currently houses 13 youth in units scattered throughout the CRD, including the West Shore. Of these, 7 units are provided by subsidized housing organizations; 4 are market value; and two youths hold their own tenancy agreements. The SHY Coordinator runs the entire program, which includes youth supervision, programming and searching for safe units in the region.

In comparison to former years where Threshold's capacity to house youth was capped at 8, the Society was housing 20 youth by the March 31, 2013, the highest number in its history.

### Life Skills:

Housing at-risk youth is always more than just a roof over anxious heads. By the very nature of our mission, Threshold is charged with preparing young people for the adult world. The best preparation is to ensure that each youth has high self-esteem and self-worth. Peggy English holds weekly and monthly sessions with youth—called “Self-worthshops”—that aim at building self-awareness as a path to self-esteem and eventually healthy self-care.

Respectfully submitted,  
Mark Muldoon, Ph.D.

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## Thank You to Our 2012-2013 Community Supporters

Coast Capital Savings  
Telus Community Fund  
Vancity  
Victoria Foundation  
Provincial Employees Community Services Fund  
Mischa Weisz Foundation  
Estate of Gordon D. Marsden  
Intact Insurance  
Epicure Foundation  
The Future Shop  
BC Real Estate Board  
Victoria Real Estate Board  
The Housse Stagers and Stylists  
The Victoria Lions Club  
City Spaces Consulting  
Oscar & Libby Toy Store  
St. Matthias Parish Outreach Committee  
Allegra Singers  
Applied Engineering Solutions  
Thrifty's Food Stores (Smile Card Program and tin drive)  
BC Liquor Stores (tin drive)  
Good Life Marathon  
The Red Barn  
Clover Studio  
Vancouver Island Stylists, Stagers and Re-designers  
Bank of Montreal Volunteers

We cannot mention everyone, but Threshold is grateful for the continued support from the individual donors who gave so generously throughout the year. Each of you knows who you are. No contribution is ever too small and every contribution makes a difference. Gracious thanks to the various parishes of the Anglican Diocese of British Columbia for their faithful support of our mission. Threshold is also grateful for the administrative assistance donated by the Synod Office and their staff.

*Threshold - a place where youth call home!*