

2013



ANNUAL MINISTRIES REPORT



We have much to celebrate as we reflect on this past year. Carey Place opened, construction of The Heights at Mt. View began, our Spiritual Care ministry grew and more Team Members joined Baptist Housing. We could share countless examples of milestones and achievements, none of which would be possible without the people that make Baptist Housing: our Residents, our partners and our Team Members.

Our Residents continue to inspire us with their encouraging words, heartwarming stories and acts of kindness. There are so many examples of Residents caring for one another in prayer and in fellowship. In each community, Residents experience enhanced living.

Our partners are integral to our success. We are truly thankful for the excellent relationships we have with all of our partners. Each one is unique and valuable in our collective desire to serve our Residents. Together we are able to address challenges in order to provide the best possible care and housing for seniors in British Columbia.

Our Team continues to exemplify true servant leadership towards each other. The outcome is a united Team that not only models Baptist Housing values, but truly lives them. And because of this commitment to one another, our Residents, their families and our partners all benefit.

Thank you to our Residents who have chosen to make their home a Baptist Housing community. Thank you to our partners who help us build and operate each Baptist Housing residence. And thank you to our Team who share their heart and love for each other and our Residents.

Next year we will be celebrating our 50th anniversary of serving and caring for seniors in British Columbia. This year we look at Baptist Housing's past 49 years of growth, all made possible by the vision, commitment and prayer of so many.

We are proud of all that has been achieved and look forward to all that God has planned for us in the days ahead.



Charlie Nishi
Chair



Howard Johnson
*President and
Chief Executive Officer*

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present

Members of the Fellowship of Evangelical Baptist Churches, led by Dr. J.H. Pickford, recognized a growing need for affordable housing for seniors and families in British Columbia. On September 14, 1964, founder and chair, Dr. Pickford and his colleagues formed the BC Baptist Foundation in order to respond to this need.



1964

1964 - Baptist Housing Founded

Opportunities were being presented at the time by both federal and provincial governments for non-profit organizations to build and manage housing and care facilities. Believing it was important to form a society that was separate from the churches, Baptist Housing was created to take advantage of these government-contracted opportunities and embark on what would become a longstanding tradition of service.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



65

1965 - Our Heritage and Early Days

The first officers and directors were: Dr. J.H. Pickford, Chairman; Dr. C.S. Mitton, Vice-Chairman; Mr. Gerald Anderson, Secretary/Treasurer; and Rev. Peter Teichroeb and Dr. S. Stanley Wilbee, Directors. These men and their families made great personal sacrifices of time, energy and financial resources in order to launch this visionary and much-needed society. From the building of our first community, Clarendon Court, to the 16 communities we have today, it has been our goal to be good stewards of the resources with which we've been entrusted.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



66

1966 - *Clarendon Court*

Baptist Housing's first community was built at 49th Avenue and Elliot Street in southeast Vancouver and was a senior rental apartment and personal care community. Today, Clarendon Court still provides homes to Residents who require some assistance, but who still enjoy the benefits of living in their own private suite.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



1973 - *Grandview Towers*

The success of Clarendon Court set the scene for a more ambitious construction project. Between 1973 and 1975 three high-rises, Grandview Towers I, II and III, were built, adding 265 residences in northeast Vancouver. Tower II initially provided personal care to Residents but was converted to rental apartments in 1990 after a change in provincial government policy eliminated personal care in buildings more than four stories high.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



76

1976 - *Marrion Gardens*

In 1976, Baptist Housing expanded our operations to Vancouver Island and developed Marrion Gardens. Built on the borders of Victoria and Oak Bay, Marrion Gardens provides 219 homes to Residents. Renamed Marrion Village, it has since grown in its services to seniors and today provides assisted living and subsidized rental housing.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



1979 - *Central Care Home*

We came to realize the need for licensed residential care residences, where our professional health care team could provide around-the-clock health care for Residents. Our Central Care Home was built that same year near the downtown core of Victoria.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



981

1981 - Mount Edwards Court Care Home

Baptist Housing purchased Mount Edwards Court Care Home in downtown Victoria. Built in the early 20th century, the historic looking building has 83 private residential care suites.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



During the period between 1981 and 1990, we worked with communities to open doors throughout BC for low income families and seniors in need of affordable housing and care.



1983 - Maple Towers and Maple Villas

In 1981, Maple Towers, a 12 storey high-rise opened its doors to provide seniors rental housing in Maple Ridge. In 1983, Maple Villas was added as a Baptist Housing community offering affordable rental housing for families.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



85

1985 - *Village Estates*

A community of apartments and townhouses for seniors, Village Estates, was built in Qualicum Beach.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



87

1987 - *Elgin Gardens*

Built in 1987, Elgin Gardens, located in picturesque Oak Bay, provides subsidized housing for seniors.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



1989 - Dewdney and Green Valley Estates

To expand on the work being done for low income families at Maple Towers, the construction of Dewdney Villas added 45 more townhouses in Maple Ridge. The same year, the first phase of 40 apartments at Green Valley Estates in Armstrong was completed.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



1991

1991 - Evangel Towers and Green Valley Estates Expansion

Throughout the 1990s, Baptist Housing continued its 30 year tradition of compassion and service by creating townhouses and apartments for seniors and families in Vancouver and on Vancouver Island. Evangel Tower was purchased, a 66 apartment building in Mount Pleasant and twenty-two townhouses were added to Green Valley Estates.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



1992

1992 - *Church Hill Estates*

Expansion of family housing into Victoria continued with the construction of Church Hill Estates

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



93

1993 - *Gulf View Estates*

Located in Ladysmith, Gulf View Estates was built for seniors. The community offered 13 apartments and 15 townhouses.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



1996 - *Sun Ridge Estates*

Baptist Housing's second community in the interior of British Columbia, Sun Ridge Estates in Salmon Arm opened with 34 apartments for seniors.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



001

2001 - Shannon Oaks - Vancouver

In 2001, we opened the doors on our first independent living community. Located next to Clarendon Court, Shannon Oaks was designed to provide a residence where seniors could continue to live independently and enjoy the community benefits of daily activities, fine-dining and weekly housekeeping.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



2005

2005 - Clarendon Court Redevelopment and Shannon Oaks Expansion

There were big changes afoot in 2005. We completed a redevelopment of Clarendon Court shifting it to assisted living housing—a first in our history. We were then able to provide a different level of care for those seniors who needed extra support, but who still wanted to maintain as much independence as possible. At the same time as Clarendon Court's redevelopment, Shannon Oaks West was added to Shannon Oaks. We also made the decision to focus our efforts on care provision for seniors by transferring Dewdney Villas and Church Hill Estates to another non-profit society focused on family housing. To allow for future development of more care communities, we sold Gulf View Estates in Ladysmith and Village Estates in Qualicum.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



Marrion Village



2007 - Shannon Oaks - Oak Bay and Marrion Village Development

Shannon Oaks-Oak Bay, our premier independent living residence on Vancouver Island, was completed in 2007. Shannon Oaks is situated next door to Marrion Village allowing Residents and Team Members alike to find a sense of community. Marrion Village, formerly known as Marrion Gardens, was redeveloped and today provides Assisted Living and subsidized housing for seniors.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



Village at Mill Creek



08

2008 - Sun Pointe Village, Village at Mill Creek and Village at Smith Creek

In 2008, we marked Baptist Housing's expansion into Kelowna, with the purchase of three campuses, each offering Independent Living, Assisted Living and Residential Care. The addition of the Kelowna campuses marked significant growth in Baptist Housing's history.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present

"And who thought we would be crying over who has to do dishes. It turns out that one sweet lady is in tears, because as a senior citizen, this is the first time in her life that she has had a dishwasher."



2012 - Carey Place

Located in the heart of Mount View Heights on Vancouver Island, Carey Place is Baptist Housing's newest residence. With 55 one-bedroom suites the affordable seniors residence was developed in partnership with Capital Regional District, BC Housing and Canada Mortgage and Housing Corporation.

1960 - 1969

1970 - 1979

1980 - 1989

1990 - 1999

2000 - 2009

2010 - Present



2013

2013 - The Heights at Mt. View Under Construction

The Heights at Mt. View is a 7-storey, 260 unit residential care community. Currently under construction, The Heights is located next to Carey Place and will open in the winter of 2014. Once complete, this new residence will replace both Central Care Home and Mount Edwards Court Care Home. This project is in partnership with the Province of British Columbia, Vancouver Island Health Authority and Capital Regional Hospital District.



ARCHWAY OF EXCELLENCE

BAPTIST HOUSING

Mission

While exemplifying Christ-like values we provide comfortable homes and exceptional care to seniors, assisting them to live well in supportive communities.

Values

Compassion – showing care and sensitivity in consideration of the unique needs of others.

Honesty – exemplifying integrity and ethical behaviour.

Respect – treating people with care and dignity at all times.

Innovation – encouraging creativity in all endeavors.

Stewardship – using God-given resources effectively.

Teamwork – working together to achieve common goals.

Servant Leadership – serving each other to succeed, showing humility and grace.

Fun – taking our work seriously but not ourselves!

Vision

Baptist Housing will be recognized as

- an Employer of Choice
- a Provider of Choice
- a Leader growing in service to future Residents

Our Communities

VICTORIA

- Shannon Oaks – Independent Living
- Marrion Village – Assisted Living & Seniors Residence
- Central Care Home – Residential Care
- Mount Edwards Court – Residential Care
- Elgin Gardens – Seniors Residence
- Carey Place – Seniors Residence
- The Heights at Mt. View (*opening Winter 2014*)

VANCOUVER

- Shannon Oaks – Independent Living
- Clarendon Court – Assisted Living
- Grandview Towers – Seniors Residence
- Evangel Towers – Seniors Residence
- Maple Towers (Maple Ridge) – Seniors Residence

KELOWNA

- Village at Mill Creek – Independent Living, Assisted Living & Residential Care
- Village at Smith Creek – Independent Living, Assisted Living & Residential Care
- Sun Pointe Village – Independent Living, Assisted Living & Residential Care

INTERIOR

- Green Valley Estates (Armstrong) – Seniors Residence
- Sun Ridge Estates (Salmon Arm) – Seniors Residence

Our Partners

We strive to establish meaningful relationships with our partners who assist us in accomplishing our mission in meeting the needs of our Residents.

IN CARE

- Family Members
- Volunteers
- External Practitioners
- Beacon Community Services
- Greater Vancouver Community Services Society

IN SERVICE

- Marquise Hospitality Inc.
- Sodexo Inc.

IN RESOURCES

- Canada Housing and Mortgage Corporation
- BC Housing
- Vancouver Island Health Authority
- Vancouver Coastal Health Authority
- Interior Health Authority
- Capital Regional District

IN EDUCATION

Over 500 vocational students trained and gained practical experience with us

- Camosun Collge
- Langara Community College
- Okanagan College
- ProCare Institute
- Simon Fraser University
- Sprott Shaw Community College
- Trinity Western University
- University of British Columbia Okanagan
- University of Victoria
- Vancouver Career College

IN VOLUNTEERING

More than 200 volunteers supported our Residents

- Mount Boucherie Senior Secondary
- St. Patrick's School
- St. Michael's Middle School
- Waverly Elementary School
- Cunningham Elementary School
- Our Lady of Lourdes

IN RESEARCH

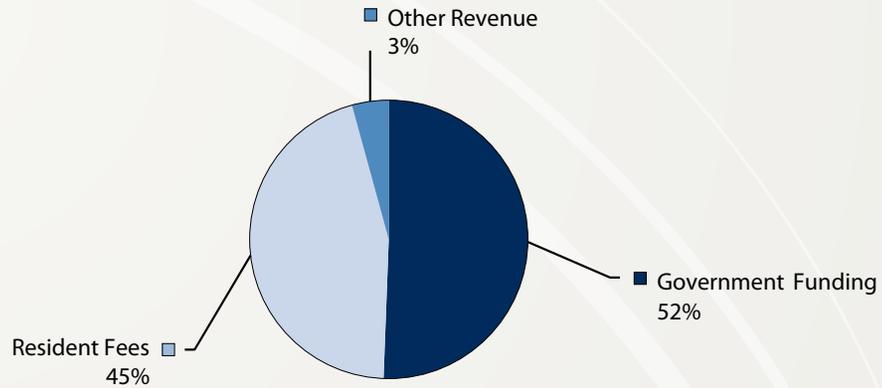
- University of British Columbia Okanagan
- University of Victoria

Our Finances

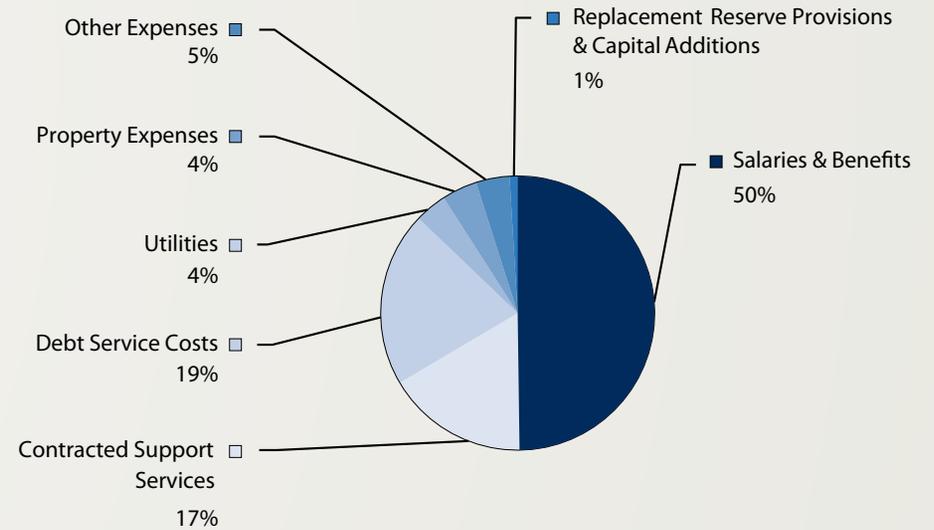
Baptist Housing manages our resources with integrity and stewardship as part of our mission. Our revenue and expenses remain stable and are comparable to previous years.

Bapitst Housing Consolidated Operating Revenues and Expenses Year Ended March 31, 2013.

REVENUE – \$72 M



EXPENSES





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