



ASSOCIATION OF
NEIGHBOURHOOD HOUSES BC



2024-2025

A year of Transformation

ANNUAL REPORT

IMAGE FROM GORDON NEIGHBOURHOOD HOUSE PRIDE



ABOUT ANHBC

The Association of Neighbourhood Houses of BC (ANHBC) promotes strong, vibrant neighbourhoods by fostering community connection and by responding to the needs of growing communities in a place-based, holistic way.

ANHBC is the network of eight neighbourhood houses and an outdoor centre, through which we operate more than 500 community-based programs and services for a diversity of participants. Together with community, we build strong and supportive relationships at welcoming and inclusive sites throughout Metro Vancouver.

OUR VISION

Everyone belongs in an equitable, diverse and caring community.

OUR MISSION

Weaving together diverse communities to create a just, equitable and caring society, where people experience a sense of belonging.



IMAGE FROM FROG HOLLOW

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DECOLONIZATION

in action



IMAGE FROM ALEX HOUSE

We acknowledge that our houses and camp operate on the traditional, ancestral, stolen and occupied lands of the Coast Salish people, represented by the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish), Semiahma (Semiahmoo), qíčəy (Katzie), q'wa:ńł'ən (Kwantlen), səlilwətaɬ (Tsleil-Waututh), kʷikʷəƛ̓əm (Kwikwetlem), qiqéyt (Qayqayt), sčəwaθən məsteyəxʷ (Tsawwassen), and Stó:lō Nations.

As neighbourhood houses, we are committed to learning and aligning with Indigenous worldviews, which help us build a stronger sense of community and a deeper understanding of the land on which we live. Our goal is to live our shared understandings of our values and the manifestation of those values. Driven by this commitment, we are working to decolonize our policies, practices, and ways of knowing to promote an inclusive and anti-racist organization.

We recognize that, through our participation in the settlement movement, we have benefited from, and have been complicit in, the advancement of white supremacy and colonialism. We understand that these systems have been constructed for the sole benefit of settlers, disregarding the land and the Indigenous people who have stewarded these lands for generations. As we walk with Indigenous people, we commit to dismantling these systems of oppression within our organization, while advocating for the broader systemic change that will enable settlers and Indigenous people to walk together for the betterment of our shared community.

Throughout the 2024-25 Annual Report, you will see and read examples of transformation and decolonizing at all corners of our organization—and we are committed to listening, learning, and growing long beyond this time in history.

A Message from our **CEO & PRESIDENT**

When we think back over 2024/25 the word that comes to mind is Transformation. Our collective commitment to decolonizing and creating a more anti-racist equitable organization - doing things differently - continues to galvanize and inspire our approach to neighbourhood house work across Metro Vancouver.

One of the big milestones of early 2025 is the launch of our Strategic Transformation Framework - an integral guiding force that will adapt and respond as our communities evolve around us.

Through the journey of Strategic Transformation, two principles were shared with us by Ta7talíya Nahane, a friend of neighbourhood houses and a member of a Sk̓w̓xwú7mesh Úxwumixw. It is important to acknowledge the gift of wisdom shared with us by Ta7talíya and many Indigenous teachers throughout the years of transformation. These principles guided us through the work of exploring what transformation could look like for ANHBC:



Lifting each other up



Figuring it out together



SOUTH VAN NIEGHBOURHOOD HOUSE
INDIGENOUS HONOURING CEREMONY

These guiding principles outline how to live our commitment to imagining and creating a future that is inclusive, vibrant, and deeply rooted in our Values and Principles.

Three priorities, which we call our “Nutrients,” continue to emerge as imperative to the success of transformation. These are: Collaboration | Collective Identity | Communication & Change Stewardship. Teams across ANHBC are leading, gathering and planning with these Nutrients upheld in their work.

A Message from our CEO & PRESIDENT

Continued



CARF ACCREDITATION WRAP-UP MEETING

One vital area where our new Strategic Transformation Framework has helped to guide us is through the accreditation process. Throughout last year, the whole organization was hard at work preparing for our first ever CARF accreditation. This is a significant milestone for us and we are extremely pleased with the results of the process so far. While as a collective we are still learning and adapting to working differently together, we are proud of what we have accomplished as a team, and how we continue to transform as an organization. As we grow, evolve and dream together, we are reminded that our greatest strength lies in our collective effort and the people who make up ANHBC!

Throughout the 2024/25 Annual Report, you will hear voices and stories of transformation across our neighbourhood houses and camps. From Safa's newcomer and emerging leader story out of Mount Pleasant, to Penny's story

of reconciliation, relationship and dreaming with the Semiahmoo Nation and Alex House - we hope the stories of bravery and connection inspire your own transformation! Thank you for your continued commitment to neighbourhood houses and for joining us on our path of transformation. Together, we will continue to connect, evolve, and build a future that reflects the hopes and aspirations of all our communities.

With gratitude and hope,

Liz Lougheed Green & Dan Watson



Liz Lougheed Green,
CEO



Dan Watson,
President

ANHBC BOARD OF DIRECTORS



DAN WATSON
President



KINGSLEY CHONG
Vice-President



JEFFREY WANG
Treasurer



NANETTE WONG
Co-Secretary/South Vancouver
Neighbourhood House
Representative



KELLY LIN
Co-Secretary/ Director at Large



MING PILZ
Director at Large



KHALED SHARIFF
Director at Large



GRAHAM GIRARD
Director at Large



SARA GOLDVINE
Director at Large



BRIAN MCGIBNEY
Cedar Cottage Neighbourhood
House Representative



DAKOTA LAI-DEAN
Frog Hollow Neighbourhood
House Representative



SARABJEET
Alex Neighbourhood House
Representative



MONIQUE DAVIDSON
Kitsilano Neighbourhood House
Representative



ROBERT SIMONS
Sasamat Outdoor Centre
Representative



SORAYA BELLOU
Mount Pleasant Neighbourhood
House Representative



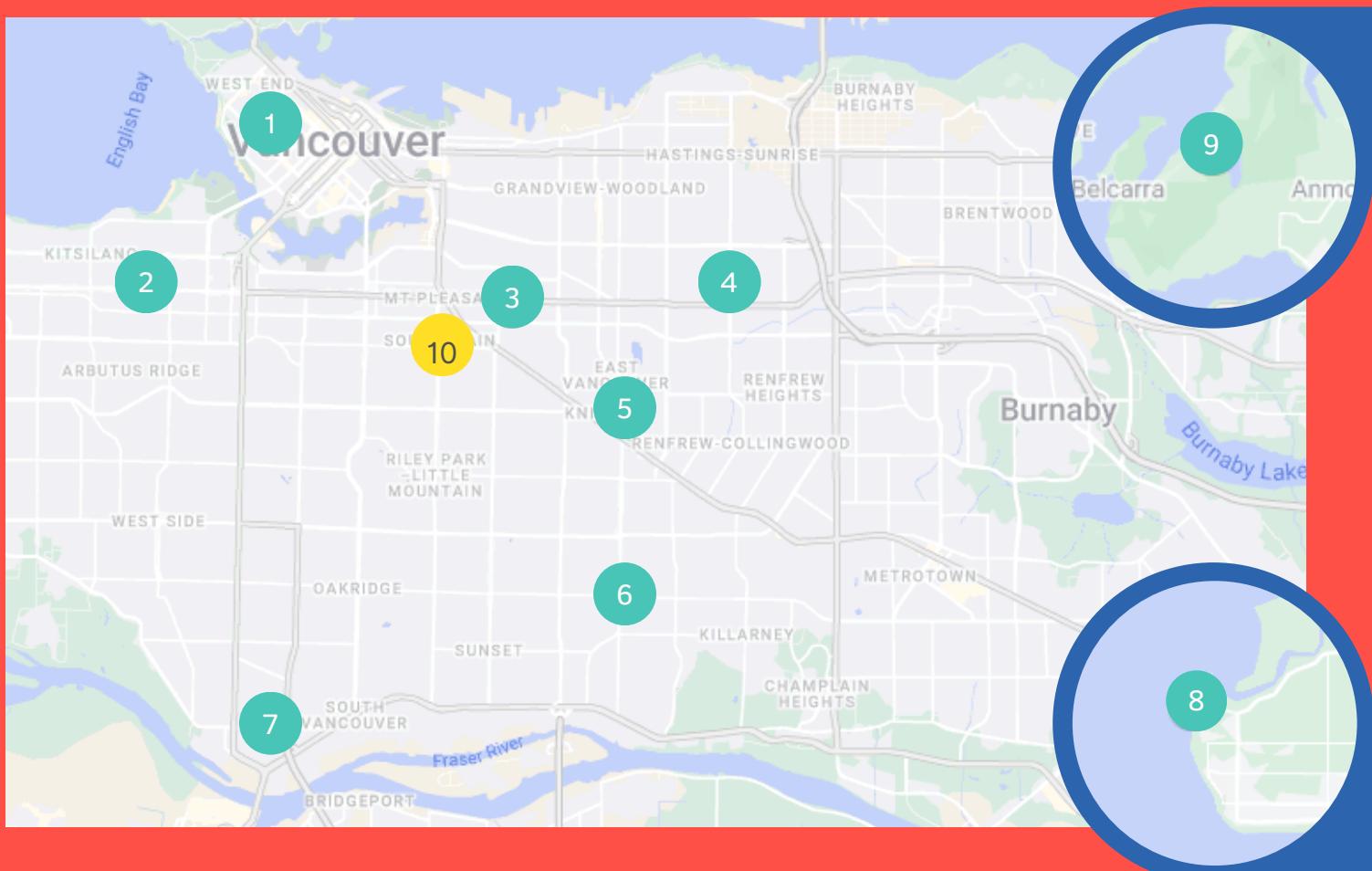
ERIN ANDERSON
Marpole Neighbourhood House
Representative

HOUSES, CAMP & CENTRAL

Mapped out

1	Gordon Neighbourhood House	South Vancouver Neighbourhood House	6
2	Kitsilano Neighbourhood House	Marpole Neighbourhood House	7
3	Mount Pleasant Neighbourhood House	Alex Neighbourhood House	8
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5	Cedar Cottage Neighbourhood House	Central Services	10

Click on a house to visit its website!





A Year of Transformation

2024 - 2025
A YEAR IN REVIEW

2024-2025 ANHBC HIGHLIGHTS



STRATEGIC FRAMEWORK RIPPLING

While the Strategic Transformation Framework officially launched in late winter 2025, the rippling of transformation began in 2021 and continued as strategic planning and engagement evolved over the four years before launch. At the centre of this transformation is decolonizing ourselves as individuals, teams, programs, organization, and communities. Transformation and decolonization are rippling out across ANHBC: from decision making, program design, space (re)development, and the ways we work alongside each other and our neighbours, we have witnessed evolution as we have written the Strategic Transformation Framework. Rippling

Sessions and opportunities with the Framework are actively happening across ANHBC - and will continue into 2025/26. Check out our Strategic Transformation Framework.

CHILDCARE GROWTH

ANHBC's role as a quality child care provider and leader across Metro Vancouver continues to grow and develop. Our spaces available for the families in our communities increased from 1791 to 2153 (+362), and we have new quality sites and spaces planned to open in 2025/26. This year we were honoured and excited to welcome the Hudson Child Care Community to the Neighbourhood House Family! Learn more about ANHBC Child Care.



2024-2025

ANHBC HIGHLIGHTS

[Continued]

ACCREDITATION

Last year the whole organization was hard at work readying ourselves for our upcoming first ever CARF accreditation. The purpose of this process is to guide the organization into an even deeper culture of performance improvement to assure we do the best for our participants and communities. One of the main gifts accreditation has given us is the opportunity for houses to work together in multiple teams to tackle this work and to learn from each other, build connections and improve collectively. It also gave us ANHBC Learn and The Hub. The CARF accreditation survey is taking place in June 2025. The findings and improvement plan will be shared with all staff, houses and the community at large.



COMMUNITY BOARD REVITALIZATION INITIATIVE

Since 2024 a working group made up of Community Board (CB) volunteers and neighbourhood house staff has explored the role CBs play in each neighbourhood house, began to identify good practices and documentation, and created opportunities for connection, discussion, and learning for CBs. Engagement and dialogue will continue across ANHBC Community Boards into 2025/26 - leading to role clarity, deeper connections and resource development.

2024-2025 ANHBC HIGHLIGHTS

[Continued]

INTERNAL PEOPLE STRATEGY

At the heart of the Neighbourhood House Movement are the people who work here. Our collective success is based on understanding and lifting the individual experience at each step of their neighbourhood house journey. Throughout 2024/25 we began to explore, develop and implement our Internal People Strategy - guided by the Soil (Values & Principles), Roots (Mission & Vision) and Nutrients (Priorities) of the Strategic Framework. This includes our pension transition, a total rewards philosophy and developing a learning platform.



IMAGE FROM KITS HOUSE ORANGE SHIRT DAY



“As an individual who struggles with depression and anxiety, the support that I've got at Make it! Program honestly is a life changer”

*– Liane, Participant & Artist
Mentor, Frog Hollow
Neighbourhood House*

ANHBC IN NUMBERS

56,000+

people supported
this year



80 

sites in Metro
Vancouver

859

total
employees

365

full-time
employees

2,360

volunteers

58,800+

volunteer
hours

2,153

licensed child
care spaces

Funded
by **3**
levels of
government &
donations

420+

programs and
services offered





“We are a supportive group of people, and the way we approach the work is we live by the values we want to embody. We bridged personal and professional, and saw everyone as full and whole human beings.”

— Ksenia Stepkina, Kitsilano Neighbourhood House

TRANSFORMATIONAL STORIES

Over the past year, powerful and transformational stories have unfolded across our neighbourhood houses. These are just a few stories that show the strength of community, leadership, and connection, as well as the incredible impact when people come together with purpose.



[Click to Read Full Story](#)

FROM REFUGEE TO COMMUNITY LEADER

By Safa Abdulmak & Danielle Verzosa

Safa Abdulmalk, a Child and Youth Worker at Mount Pleasant Neighbourhood House, shares her journey from fleeing civil war in Syria at age eight to finding safety, friendship, and opportunity in Canada. With support from newcomer programs funded by IRCC, she learned English, built confidence, and became a youth leader representing her community nationally.

Now, due to federal funding cuts, programs that helped shape her future are being reduced or eliminated impacting youth just like her.

CENTERING LAND, PEOPLE & PLACE AT SASAMAT

By Jenna Otto-Wray

When Bev Bakka retired from a long career in healthcare volunteerism, she wasn't ready to stop giving back. After meeting with Kristen and Ben, the Executive and Senior Directors respectively, at Sasamat Outdoor Centre they co-created the Wise Owl Program after receiving a federal seniors grant.

Launched in 2022, the program brings older adult volunteers (50+) to share their skills and passions with young campers from archery to painting to gardening. Bev now leads the program, building a joyful, intergenerational community rooted in connection and purpose.



[Click to Read Full Story](#)

TRANSFORMATIONAL STORIES

[Continued]



[Click to Read Full Story](#)

PUTTING RECONCILIATION INTO ACTION

By Penny Bradley

On September 21, 2024, Alex House, took part in a powerful Apology and Reconciliation Ceremony with the Semiahmoo First Nation. The event followed Semiahmoo protocols and marked a significant step forward in building an intentional relationship grounded in trust, accountability, and healing.

Led by Speaker Swo-Wo Gabriel (Skwxwú7mesh Úxwumixw), the ceremony acknowledged not only people but the land itself. For over 100 years, Alex House has operated on stolen Semiahmoo territory, and this day represented the beginning of a formal journey toward reconciliation. The ceremony was made possible through the openness and leadership of Chief Harley Chappell, Councillors Joanne Charles and Jennine Cook, as well as the Semiahma community, who welcomed Alex House into this process. Elders were honoured, shared commitments were signed, and meaningful conversations began thanks to the support of community members, volunteers, and facilitators like Ta7talíya Nahanee and Roxanne Charles.

GIVING TO TRANSFORMATION

A Q&A with Claudia Sjoberg, Pedalheads CEO

Claudia Sjoberg, founder and CEO of Pedalheads, reflects on nearly 20 years of involvement with Cedar Cottage and ANHBC neighbourhood houses. From finding support as a young parent to helping lead the vision for a new building, Claudia shares how these welcoming spaces have shaped her life and inspired her to give back personally and through the Pedalheads' programs.



[Click to Read Full Story](#)



“Frog Hollow is an invaluable community resource staffed by a large team of helpful and caring staff and volunteers.”

– Feedback from Rights Holders

“Transformation sounds like another word for change and often people feel change is difficult. Let me change your perspective on that. The natural state of the human mind and brain is to learn, we almost can’t stop taking in new information. Our lives are spent learning, growing, adjusting, progressing, advancing, and adapting; and those are all synonyms for change and transformation. Humans are supposed to be the best at change. When we help someone, we transform the situation, and that is what Neighbourhood Houses are all about.”

- Norm Leech, Frog Hollow Neighbourhood House



What does
**TRANSFORMING
NEIGHBOURHOOD
HOUSES**
mean to you?

“Chief Dan George once said, “We must transform ourselves first before we can transform the world.” Recent events, both within our communities and globally, can often feel overwhelming and paralyzing. In these moments, neighborhood houses have the opportunity to embrace the work we do every day and lead by example. True transformation begins with simple acts: greeting a new neighbor, sharing a meal, listening to a story, and opening ourselves to the wisdom of elders and knowledge keepers. By nurturing a passion for continued learning and innovation and taking time to pause, reflect, and celebrate, we can begin the journey toward true transformation.

- Nilda Borrino, Marpole Neighbourhood House



At Sasamat, transformation brings a future where people and nature exist in greater harmony. A future where everyone feels a sense of belonging and can take their whole ‘camp selves’ back into their daily lives. We envision a future where leaders – local, provincial, and federal – recognize the value of summer camp and outdoor education for young people and invest in it meaningfully. We envision a future where we grow alongside the needs of each new generation, all while honouring and protecting the natural world that sustains us.

- Kristen Hyodo, Sasamat Outdoor Center

A photograph of children sitting on wooden picnic tables by a lake. Some are eating, and others are looking at the water. The background shows a forested shoreline and a small boat docked at a pier.

What does
**TRANSFORMING
NEIGHBOURHOOD
HOUSES**
mean to you?



“Neighbourhood houses are an entrance to home, where people can connect with a diversity of cultures, languages, foods, traditions, etc. from different people of different ages. It is through the act of sharing and creating a sense of belonging that evokes reciprocity. By collectively caring, we see and hear what is needed to support change in our communities for the better.”

- Mimi Rennie, South Vancouver Neighbourhood House

“Central to transformation are the relationships we develop with each other. At Mount Pleasant what I find remarkable is how we can co-create a place where everyone's contributions matter and we can all thrive. The ecosystem we have created with staff, volunteers and neighbours allows for learning, appreciation and contribution that makes us better neighbours and citizens. Stepping into our house feels like an alternative from some of the realities we all currently face. I am so grateful for how these relationships support us to walk in the world with more generosity and humility”

- *Devika Ramkhelawan, Mount Pleasant Neighbourhood House*



What does **TRANSFORMING NEIGHBOURHOOD HOUSES** *mean to you?*



“After 67 years at 4065 Victoria Drive, Cedar Cottage Neighbourhood House has entered the final phase of our redevelopment journey. We've now moved into a temporary home as construction begins on our new building. By 2027, we will return to a beautiful, purpose-built 17,000-square-foot space — a welcoming place for people to gather, celebrate, connect, and thrive.

At the heart of this change are the people who have shown support, people who are doing the work and the community that knows that we are building their Neighbourhood House.”

- *Donna Chang, Cedar Cottage Neighbourhood House*

“Transforming neighbourhood houses for community members and myself as a NH staff person means listening deeply and with intention. To me, transformation does not necessarily mean doing more or doing something new for the sake of doing something new, but it means working alongside community, building relationships in cultural humility, all the while being guided by our values, mission and vision.



- Thanh Lam, Gordon Neighbourhood House



What does TRANSFORMING NEIGHBOURHOOD HOUSES mean to you?



“Neighbourhood houses have always centred People and Place, underscoring the importance of a sense of belonging. As we actively Decolonize our approach, centring Indigenous voices, we understand the importance of also centring Land in this work. Land, People, Place. This is our work today. This is the work that will sustain future generations.”

- Penny Bradley, Alexandra Neighbourhood House

“We continue to see the impact of change led by our people, and the positive shift that has on our larger communities. We are seeding leaders of all ages and backgrounds, shaping what is representational in our unique neighbourhoods. The collective movement is inspiring, and hopefully shaping a sustainably bright and healthy future.”



- Teddy Chan, Kitsilano Neighbourhood House

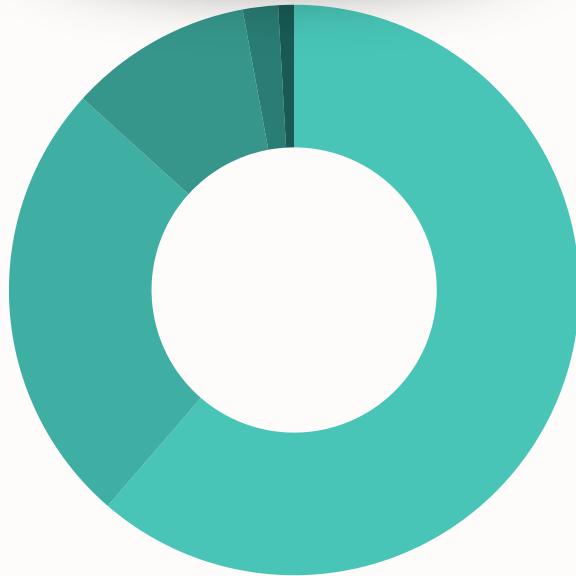


“Working with kids is a life changing experience. Learning their interests and how they interact gives a big reflection on their day to day circle of growth. In my day to day work, interacting, engaging, supporting their needs is one of my vision and mission for the program.”

– Paulyne, Alexandra
Neighbourhood House

Consolidated STATEMENTS OF OPERATIONS

YEAR ENDED MARCH 31, 2025

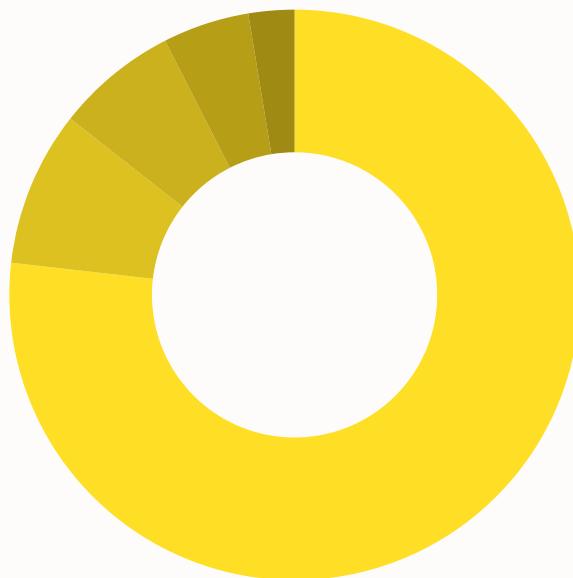


Revenue

Government grants	61.4%
Earned income	25.4%
Other contributions	10.4%
Investment income	2.0%
Donations and fundraising	0.9%

Expenses

Salaries and benefits	76.8%
Building occupancy	8.8%
Program, food, and transportation	6.9%
Purchased services & subcontracts	4.9%
Other	2.6%



Consolidated STATEMENTS OF OPERATIONS

[Continued]

YEAR ENDED MARCH 31, 2025

OPERATING REVENUE	2025	2024
Earned income	12,584,776	10,810,584
Province of British Columbia	19,897,643	16,056,899
Federal government	7,143,008	5,725,574
United Way	2,811,737	2,093,441
City of Vancouver	2,681,363	1,801,071
Contributions from foundations	1,651,935	1,695,335
Other contributions and miscellaneous income	673,486	931,545
Gaming	717,000	696,144
Donations and fundraising	421,911	340,821
Investment income	1,008,315	1,889,288
	49,591,174	42,040,702
OPERATING EXPENSES	2025	2024
Salaries and benefits	36,730,714	29,800,457
Program, food and transportation	3,315,254	3,025,786
Purchased services and subcontracts	2,337,512	1,980,428
Building occupancy	4,200,740	3,693,224
Other expenses	666,855	540,539
Office expenses	600,297	536,539
	47,851,372	39,576,618
EXCESS OF REVENUE OVER EXPENSES FROM OPERATIONS	2025	2024
	1,739,802	2,464,084
Amortization of deferred capital contributions	690,132	700,640
Amortization	(900,079)	(843,810)
Unrealized gain (loss) on investments	307,663	(379,322)
EXCESS OF REVENUES OVER EXPENSES	\$ 1,837,518	1,941,592

Note: Full set of consolidated audited financial statements are available on [our website](#).

Auditors: Deloitte LLP

A photograph of a park scene. In the center, a white pop-up tent is set up, with several people inside playing large, round drums. A woman in a red dress is prominent among them. A group of people, some seated in blue folding chairs, are watching the performance from the grassy area in front of the tent. The background shows a line of trees under a clear blue sky.

“Cedar Cottage is
like family to us”

– Participant from
family program



IMAGE FROM SASAMAT OUTDOOR CENTER

Join the Movement

Donate

Help us grow stronger together by donating to our neighbourhood houses.

[DONATE TODAY!](#)

Volunteer

Contact your nearest neighbourhood house to ask about volunteer positions.

[LIST OF NEIGHBOURHOOD HOUSES](#)

Share

Follow us on social media and share our impact with your friends and family.



Careers

Visit our website to see job postings from our Houses, Camp, and Central Services.

[CLICK FOR JOB POSTINGS](#)



ASSOCIATION OF NEIGHBOURHOOD HOUSES BC

SASAMAT
OUTDOOR CENTRE

 **Frog Hollow**
NEIGHBOURHOOD HOUSE
Creating Our Community Together

 CEDAR COTTAGE
NEIGHBOURHOOD HOUSE


Alex House

 **SOUTH VANCOUVER**
NEIGHBOURHOOD
HOUSE


GORDON
Neighbourhood House


KITSILANO
Neighbourhood House


MPNH
Mount Pleasant
Neighbourhood House

