

West Houston House Project Manager's Report for 2022 AGM

In the spring of 2021, ANKORS received an offer it couldn't refuse – the opportunity to purchase a house that was a former group home – from Nelson Cares Society. The price was right, the location appropriate, and the potential to secure the future of an important part of ANKORS' activities, the Kootenay Boundary Adult Supported Recovery Program, was exciting.

That was over fifteen months ago! Early in the process, I was invited by Cheryl Dowden to participate. Then I was invited to do the ground work for the purchase. Then it became as steep a learning curve as anyone who hasn't been on a mountain bike can imagine to stay on the ride! And now I am managing the project's repairs and renovations.

Initially, it sounded like ANKORS could make the purchase with the support of BC Housing and would be in the building by late summer, early fall, 2021. However, that was quickly identified as wishful thinking, as there is a thing called Due Process to be followed. What ensued was many months of negotiations, calculations, filling out of forms, recruiting studies and evaluations of the building and site, and Cheryl stating – Don't Lose the Faith!

Finally, in November 2021, a shift in focus from a large mortgage to a smaller one, and a different BCH Development Manager, resulted in the winning formula. Datelines were set, then the legal aspect of making the purchase took over. ANKORS' Board of Directors did a superb job of handling the numerous changes required to ANKORS' Constitution and Policies to ensure alignment with BC Housing affordable housing policy.

As of mid-March, the purchase was inked, and then the real fun began – the repairs and renovations needed to makeover a well-used building to provide the safe and welcoming atmosphere that would benefit the program participants.

To date, the building has been resided, had the deck and ramp repaired, the kitchen cabinetry replaced, the walls repainted, and new flooring installed. To come are the renovation of the garage into staff offices, repairs to the heating system, and numerous smaller repairs and replacements of items such as lighting fixtures, door knobs, etc. With approximately 50% of the work done, the project is still within budget for all aspects as well!

It has been a real privilege to work with the trades contractors who have hung in with all of the schedule changes to do excellent work. Everyone has been so supportive of this project that it has been humbling to witness how much it means to people who are not a part of ANKORS, but are aware of its value within the community.

There are some before and after as well as during images to enjoy.



The original façade.



The new accent colour on the bay window.



The long side – old and new – and the joy of easy to maintain, fire-smart siding!



The new look at the entrance.



The back of the house with the old deck and ramp.



New siding, deck and ramp. Railings yet to be installed.



This kitchen was the original from 1993!



The new kitchen cabinets – lighter, brighter and sturdier.



Dining room – before...



... and part way through the after!