20 years, and building.

Build with us.
Over 98% of our residents keep their housing, permanently.

Our Mission

Community Housing Partnership creates, implements and demonstrates solutions to homelessness by working in partnership with people in San Francisco who would otherwise be without a home. Community Housing Partnership develops and operates high quality permanent affordable housing, integrating optional support services, job training and community organizing. We strive to break the cycle of homelessness by strengthening community, encouraging self-determination and involving tenants in every aspect of the organization.

Board of Directors

Steve Wolmark, President
Sean Charpentier, Vice President
Michael Santero, Treasurer
Jackie Jenks, Secretary
Kimberly Alvarenga
Paul Boden
Brian Carr
Ramee Dare
Nicolaas de Ruijig
Keith Kemp
David Lewis
Bob Offer-Westort
Ali Riker
Chuck Turner
Elizabeth Van Benschoten
Lashaun Williams

Who we are

Community Housing Partnership owns and manages housing for formerly homeless individuals and families in San Francisco, providing homes and essential services for over 1800 people. Our integrated network of resident support, community organizing, workforce development, and a social enterprise that connects job training with employment opportunities allows people to exit homelessness permanently. It is the partnership of residents, staff and the community working together to fulfill our mission that has brought us twenty years of success.
In 2010, Community Housing Partnership celebrates its 20th anniversary. From its beginnings in 1990 as a pioneer in the field of supportive housing, Community Housing Partnership has experienced a tremendous period of growth. We now have nearly 800 units of supportive housing in our portfolio, providing essential support, employment and development services to over 1800 individuals each year. Our housing development pipeline includes three sites with 264 units, expanding our reach to San Francisco’s Hayes Valley, Transbay, and Marina neighborhoods. Our support and employment services continue to be at the leading edge of effective programs for formerly homeless families and individuals.

During this past year, Community Housing Partnership has embraced many changes and opportunities. We opened a 47 unit building serving chronically homeless seniors, bringing supportive housing to the North of Panhandle neighborhood. We acquired ownership of a property in the Marina neighborhood that will provide supportive housing for 24 transition-aged youth at risk of homelessness. We expanded our agency-wide greening initiative. And Community Housing Partnership underwent an executive directorship transition.

Community Housing Partnership has experienced great success over the past two decades, and we are positioned to increase the depth and scope of our work to solve homelessness in San Francisco into the future. Yet even as we succeed in pioneering long-term, cost effective solutions to homelessness that serve as a model across the nation, Community Housing Partnership remains true to its core values - opportunity, participation, community, self-determination, activism and spirit.

In commemoration of his pioneering work to advance the well-being of all San Franciscans, we dedicate this report to Rene Cazenave. As a founder of Community Housing Partnership, and a vital, inspirational board member for our first two decades, Rene’s moral beacon will guide our work far into the future.

We thank you for believing in the value of our work and supporting Community Housing Partnership’s success at this momentous time in our history.

Gail Gilman, Executive Director

Steve Wolmark, Board President
In February 2010, Community Housing Partnership opened Zygmunt Arendt House, creating a home for 47 formerly homeless seniors. The building is named after Zygmunt Arendt, a World War II refugee and former railroad worker who willed $6 million to the City and County of San Francisco to be used to help the city’s poor and needy. With its spacious garden courtyard, historically sensitive design, and green features, Zygmunt Arendt House won the Pacific Builders Conference’s Merit Award for best senior housing.

Zygmunt Arendt House was developed in partnership with the Tenderloin Neighborhood Development Corporation, San Francisco Mayor’s Office of Housing, San Francisco Human Services Agency, National Equity Fund, Silicon Valley Bank, and the California Department of Housing and Community Development.

Howard Grayson has spent his life taking care of others. With a degree in Nursing, he worked in in-home health care in San Francisco for 14 years. However, 3 heart attacks in quick succession forced him to leave his job, exhausted his savings, and after travelling to Nevada for treatment, he found himself back in San Francisco without a permanent home. “Living in shelters was hell. You have to leave by 8am, and get there by a certain time to make sure you get a bed for the night. When I was homeless, my schedule was dictated to me by the shelter schedule – and I couldn’t do the things that I wanted to do; I couldn’t go to meetings, I couldn’t be active as I had been in the past, and I just spent my days waiting in lines.” Mr. Grayson moved into Zygmunt Arendt House – a new 47 unit building for seniors who have been homeless – this past March. Now that he has a permanent home, Howard Grayson is able to continue the community activism that has been important throughout his life. For his neighbors in Arendt House, he has organized workshops educating residents about the local and state ballot issues that are on the November ballot, and he has organized voter registration drives. Mr. Grayson also volunteers every week at a local food pantry, handing out bags of fresh produce and canned goods. “My home is somewhere where I can hang my hat, leave – and know that it’s still there. It’s great having a base from which I can leave and do all the things that are important to me.”

- Howard Grayson, Zygmunt Arendt House resident
Drs. Julian and Raye Richardson Apartments

A part of the Central Freeway Redevelopment Area in Hayes Valley and just two blocks from City Hall, this building will provide homes for 120 formerly homeless individuals who suffer from mental illness and/or physical disabilities. With construction well underway, the project is scheduled for completion in summer 2011. Community Housing Partnership is developing the project in partnership with Mercy Housing California, San Francisco Redevelopment Agency, San Francisco Department of Public Health, Citywide Case Management Program of UCSF, California Department of Housing & Community Development, and Raymond James Tax Credits Funds. Architect: David Baker & Partners. Contractor: Cahill.

Transbay Block 11A

Located at Folsom and Essex Streets, this project to build a 120 unit residence for formerly homeless individuals recently received design approval from the San Francisco Redevelopment Agency. With co-developer BRIDGE Housing, the team also includes the San Francisco Department of Public Health and the Citywide Case Management Program of UCSF. Architect: Leddy Maytum Stacy Architects. Contractor: Cahill.

Transition- Aged Youth Housing

In 2010, the Mayor’s Office of Housing awarded Community Housing Partnership funds to convert the Edward II Inn on Lombard Street in Cow Hollow, into housing for youth ages 18-24 at risk of homelessness, including youth exiting from foster care. In July, we acquired the site, and development is proceeding, with construction planned to start in late 2011 and complete in 2012. Community Housing Partnership will own and manage the property, and youth-focused on-site support services will be provided by Larkin Street Youth Services, a nationally renowned leader in working with at-risk youth.

Cambridge

A funding commitment from the California Department of Housing and Community Development advanced our efforts to acquire and rehabilitate the Cambridge Apartments, a 60-unit residence currently owned by Chinatown Community Development Center. The project has pre-development financing from the San Francisco Mayor’s Office of Housing. Architect: Mock/Wallace Architects.
I want to give back – everyday, I walk outside of my home at the Cambridge and see people in the same situation that I was in that just need a helping hand. These four corners that I call my home have given me a different perspective, and now I try to do something positive for others at all times. Each week, I volunteer at my church’s food pantry, giving out bags of food to over 400 people each week.

- Steve Tanksley, Cambridge resident

**Resident Support**

**Youth and Family**

Over 320 youth (18 and younger) reside in Community Housing Partnership properties, and we have developed a comprehensive program to engage them. We provide after school academic support as well as education advocacy to assist parents and students in successfully navigating the school system. Family events, cultural excursions and field trips bring children and families together in a fun, safe and nurturing environment. Additional programs support teen health, safety and well-being, all designed to address the effects of chronic homelessness.

**Intensive Case Management**

The Intensive Case Management Program (ICM) consists of a Masters level team of clinicians working on-site with residents experiencing complex medical, mental health, and substance abuse issues. Through one-on-one case management linked to community resources, the ICM team successfully stabilizes residents in need, prevents the loss of housing, reduces hospitalizations and emergency room usage, and links residents to preventive healthcare resources.

**Treatment and Supportive Housing**

This six-month out-patient substance use and mental health program stabilizes lives and provides pathways to opportunity for our formerly homeless residents. Graduates have continued the pursuit of their potential by enrolling in our Employment Training Programs, in preparation for a return to work in their future. Funded by the federal Substance Abuse and Mental Health Services Administration, the TASH program at Community Housing Partnership was the first out-patient substance abuse treatment program at a supportive housing provider in the nation. After over a year of successfully transforming the lives of individuals, TASH has served as a model - spurring similar projects across the country.
Volunteer Program

Designed so that residents can give back to their communities, the Volunteer Program provides opportunities to participate in on-site activities, groups, and projects with the assistance of Tenant Services staff. Residents volunteer at the Off-Site Community Food Pantry, support their peers through the Buddy Up Program, help their neighbors who require additional support due to medical limitations, and give their time to planting and maintaining the rooftop and courtyard gardens at several of our properties.

Optional On-Site Services

All properties owned or managed by Community Housing Partnership provide on-site support services that offer resources to residents to sustain them in their housing, help them to lead healthy lives, obtain life-skills training, and engage them as citizens of San Francisco. Support services also include individualized counseling, educational programs, and events to involve residents in the building community.
**CHP Enterprises**

Since launching in 2007, CHP Enterprises has provided professional, responsive staffing to property management firms in San Francisco. With successful business lines in front desk staffing and unit turnover well in place, and the launch of our third business line in green pest remediation this year, CHP Enterprises has satisfied its customers and created employment for over 100 graduates of our Employment Training Programs.

**What is a social enterprise?**

A social enterprise is a venture that achieves its primary social mission using business methods. The social needs addressed by social enterprises and the business models they use are as diverse as human ingenuity. Social enterprises build a more just, sustainable world by applying market-based strategies to today’s social problems.

**Workforce Development**

Developed with extensive input from employers and participants, Community Housing Partnership’s Employment and Training Programs offer opportunities for residents and other formerly homeless adults in San Francisco to bridge the gap from chronic homelessness and unemployment to workplace success. Built on our core organizational competency in the management and operation of affordable residential properties, our programs offer a uniquely designed continuum of pre-employment counseling, classroom-based instruction, on-the-job training, job search assistance, and post-placement retention support, resulting in a 75% job placement rate.

**Maintenance Training**

Community Housing Partnership’s first job training program was launched in 1996 to equip participants with the skills needed to succeed in entry-level building maintenance positions. The 12-week course begins in the classroom with interactive exercises that build “soft skills” such as appropriate workplace behavior, positive work ethic, customer service, teamwork, and communications, as well as instruction in job-related technical skills. Those who successfully complete this phase are placed in supervised crews to fulfill contracted services within Community Housing Partnership’s eleven supportive housing properties. During this 200-hour on-the-job phase, participants are observed, evaluated and coached on improving their skills and performance in a structured workplace setting. Trainees earn a minimum wage, and as their training nears completion, an employment counselor offers assistance with preparing for job search activities.
Workforce Development

Desk Clerk Training
Since inception in 2002, the Desk Clerk Training Program has trained and placed nearly 500 formerly homeless people in skilled, round-the-clock front desk staffing positions in supportive housing sites. Desk clerks are responsible for welcoming residents and guests, maintaining proper security and safety protocols, and responding to emergency events. Over a 10-week period, cohorts of 20 individuals progress through four cycles to receive a total of 96 hours of classroom and on-the-job training. This curriculum prepares them to handle the multiple tasks required of people staffing the front desk within multi-family residential properties. As with the MTP, participants work individually with employment counselors to prepare for job search activities.

Introduction to Support Services Training
This unique 18-week program prepares formerly homeless individuals to serve in entry-level social service positions. The first of two phases is classroom-based and offers opportunities to learn from industry professionals, discuss readings, dramatize scenarios, and conduct site visits with local service providers. Participants progress to the second phase where they serve as interns within local community-based organization. Under the supervision of professional staff, they work as floor monitors in homeless shelters, intake workers, group coordinators, tenant liaisons and peer resource counselors. Throughout the duration of the program, trainees participate in weekly seminars where they share and learn from their experiences and continue their training and development. The course is offered two times per year, with a maximum class size of 12 participants.

Recycling and Environmental Awareness Program
This training program teaches principles of environmental stewardship and practicalities of waste diversion methods, preparing graduates for jobs in the green economy.
“I thrive the most when I’m really engaged. When I first moved into permanent housing after being homeless, the first thing I wanted to do was learn about how to improve things for others, so I took a course on community activism offered through the Community Housing Organizing Project (CHOP). I learned about civic engagement, ways to address the Board of Supervisors, and about collective decision making. I also enrolled in the Recycling and Environmental Awareness Program (REAP), educating myself about urban environmental issues and started a recycling and composting program in my building. After years of being very involved in Community Housing Partnership, I realized the only thing that I hadn’t done was to serve on the agency’s Board of Directors, which I joined in 2009.”

- Nico de Ruijg, Member of the Board of Directors of Community Housing

The Community Housing Organizing Project (CHOP) strives to end homelessness by using community organizing as a tool to address the root causes of poverty. This initiative inspires and engages formerly homeless people in bringing us closer to a vibrant, inclusive and socially just world. CHOP reaches out to all members of the community while emphasizing the inclusion of formerly homeless people who are residents, service recipients, employees or Board members. Special attention is placed on engaging newer residents recovering from isolation and disenfranchisement due to their experience with homelessness. CHOP’s activities focus on community building, advocacy and community organizing, and leadership development. Recent successes include the establishment of a Safe Havens Program involving over 50 neighborhood businesses, and the engagement of community members to achieve a complete census count for central city neighborhood.
Property Management

Our Expanding Portfolio

- **Senator**, 89 units of supportive housing for families and individuals.
- **San Cristina**, 58 units of supportive housing for individuals.
- **Iroquois**, 74 units of supportive housing for families and individuals.
- **Island Bay Homes**, 66 units of supportive housing for families.
- **Treasure Island Supportive Housing**, 66 units of supportive housing for families, owned by Catholic Charities CYO.
- **Essex**, 84 units of supportive housing for individuals.
- **Arnett Watson Apartments**, 83 units of supportive housing for families and individuals.
- **Zygmun Arentd House**, 47 units of supportive housing for formerly homeless seniors.
- **Hamlin**, 67 units of supportive housing for individuals, owned by Chinatown Community Development Center.
- **Cambridge**, 59 units of supportive housing for individuals, owned by Chinatown Community Development Center.
Community Housing Partnership is committed to the health and well-being of our communities, and we recognize that an organization of our size has an impact on the environment. Since 2009, Community Housing Partnership has been implementing a thorough greening program throughout all our impact areas. Recent accomplishments include:

- **Housing Development** has produced a **Green Design** Manual so that we will meet our commitment to receiving LEED and GreenPoints certification levels in all current and future projects. We are in the process of performing Green Capital Needs Assessments of all properties in our portfolio.

- **Rooftop & Courtyard Gardens.** Residents, their children, and community volunteers designed and planted rooftop gardens at Arnett Watson Apartments and the San Cristina, and a courtyard garden at Zygmunt Arendt House.

- **Green Living Workshops** are now offered at all of our sites. Topics include healthy eating and whole health fitness, food justice, waste reduction, toxics reduction, and energy and water conservation. Participants in these trainings are energized to work to improve the health and well-being of their homes and communities.

- **Green Trainings:** We incorporated a zero-waste curriculum and waste reduction practices into all of our job training programs. Our Recycling and Environmental Awareness Program trains participants in environmental stewardship and resource management in preparation for work in the green economy.

- **Green Properties:** Property management operations have focused on waste diversion—increasing our recycling efforts and implementing composting in all properties and offices, while saving thousands of dollars annually in operating costs at each location.
Revenue and Expenses Fiscal Year July 2009-June 2010*

- Service Fees: $2,173,473
- Contracts & Grants: $4,059,505
- Other Income: $2,203,296
- Donations: $1,349,144
- Total Revenue and Support: $13,126,010

- Rental Income: $3,340,592
- Total Expense: $12,699,886
- Change in Net Assets: $426,124
- Net Assets: $11,800,419

*Preliminary and Unaudited
We thank our many investors and supporters for believing in the value of our work.

Foundation Supporters
Adobe
Amgen Foundation
Bank of America Foundation
Change Happens Foundation
Charis Fund
Cisco Systems Foundation
Citi
Community Benefits District
Corporation for Supportive Housing
Crescent Porter Hale Foundation
Elinor Smith Charitable Trust
Enterprise Community Partners
Evelyn and Walter Haas Jr. Fund
Federal Home Loan Bank San Francisco - AHEAD Program
J.W. & H.M. Goodman Family Charitable Foundation
Jewish Federation of Metropolitan Chicago
JP Morgan Chase
Mitchell Kapor Foundation
Peace Development Fund
Philanthropedia - Nonprofit Knowledge Network
REDF
Renee B. Fisher Foundation
San Francisco Foundation
San Francisco Mayor’s Office of Housing
San Francisco Office of Civic Engagement and Immigrant Affairs
SF Counts 2010 Census Grants
Thomson West
TJX Foundation
Union Bank of California
van Löben Sels/RembeRock Foundation
Walter & Elise Haas Fund
Wells Fargo Foundation
The Whitman Institute
William J. & Dorothy K. O’Neill Foundation

Corporate and Nonprofit Supporters
Adina for Life Beverage Co.
Alternative Telecom
Arguedas Cassman & Healey LLP
Bank of America
BAR Architects
Barcelon & Jang
Best Plumbing, Inc.
Bridge Housing
Cahill Contractors
California Housing Partnership
California Nurses Association
CAN Insurance
Caritas Management
Catholic Charities CYO
Central City Hospitality House
Chinatown Community Development Center
Citi
Cliff Lowe Associates
Coco Galleries
Our Investors

Community Economics
Conard House
Corporation for Supportive Housing
David Baker + Partners
Design Studio Gonzalo Castro
EDAC
Enterprise Community Partners
Episcopal Community Services
Everest Waterproofing and Restoration Inc.
Fair Market Properties
Farallone Pacific Insurance Services
Farella Braun + Martel LLP
FineLine Construction
Gap
Gubb & Barshay
Herman Coliver Locus: Architecture Inc.
HKIT Architects
Homebase
James E. Roberts-Obayashi Corp.
Laborer's Local 261
Law Offices of Martin Sabelli
Law Offices of Michael Rossoff
Lawless & Lawless
Lawyer's Committee for Civil Rights
Leddy Maytum Stacy Architects
Lennar Urban
Lindquist, Von Husen & Joyce
Lines Ballet
Marin Bikes
Market Design
Markham Vineyards
Marvin Doors & Windows
McCormack Baron Ragan
Mercy Housing California
Merritt Community Capital
Mission National Bank
Mock/Wallace Architects
Morgan Lewis
N.P.H.
Northern California Carpenters Regional Council
Northern California District Council, ILWU
Numbers, Inc.
Office of Congresswoman Nancy Pelosi
Old Republic Title Co.
Pacific Door Products
Pankow Builders
Paragon Real Estate
Pillsbury Winthrop
Raymond James Tax Credit Funds
Recology
REDF
Robert Half International
Saida Sullivan Design Partners
Salazar Duncanson Birchall Architects
SEIU Local 1021
Silicon Valley Bank
SKS Investments
Smart Plumbing & Drain
The Hess Collection
The John Stewart Co.
TICO
TIHDI
TNDC
Toolworks
United Way Bay Area
Urban Solutions
VanLobenSels / RembeRock Fdn.
VanLobenSels/ RembeRock Foundation
Wallace Roberts & Todd, Inc.
Wells Fargo
Wilsey Foundation
Winslow & Associates
Young Workers United
Zhong Flooring Services
Individual Investors

David Addington
Amy Alderman
Anne Aleshire
Brian Allen
Anonymous (3)
Joan and Bob Anyon
Jay Atkinson
Barbara Backer & Aldo Caccamo
Russell Baldon
Tony Baldwin
Patrick Bartlett
Sheryl Beamon
Ray Bernstein
Laura Billings
Susan Blaschak
Natalie Bonnewit & Matthew Myers
Nikee Borden
Pati Boyle
Katrina Brix
Deborah Brooks
Bob Brown
Vanessa Brown & John Franklin

Shirley Buckingham
Craig Burke & Molly Lazarus
Aldo Caccamo
Pamela Calimlim
Dave Campbell
Chris Cannon
Kevin Michael Caraan
Harriet Carion
Brian Carr
Cindy Cassady
Mike Cassady
Pat Causen
Gilbert Chan
Michael Chao
Sean Charpentier
Stan Christensen
Paul Ciccolella
Ashley Cline
Elizabeth Colomello
Elizabeth Colomello & Steve Poleri
April Columbu
Christine Comella
Anna Conda Glendon Hyde
Juanita Contreras

Margaret Cooley
Dan Costello
Kathy Cruse
Aaron Cruz
Francis Cuvin
Ramie Dare
Debbie Dare & Kenneth Wong
Oscar de la Torre
Taffy Dollard
Jenise Dorman
Ronald Doucette
Steve Doyle
Anne Dudley
Dave Eisenstark
Neil Elliott
Edwin Escobar
Jennifer Ewart
David Ferguson
Sienna Finney
Kayden Finney
Traci Flowers-Ned
Jeffrey Fong
Kellee Fong & Alicia Klein
Conny Ford
Jeff and Girlie Fortuno
Jenny Friedenbach
Kendra Fuller
Maureen Futner
Dora Gallo
Christine Galvez
Olga Galvez
Michael Gause
Emily Gillingham
Gail Gilman & Larry Zientarski
Paul Gilman & Maxine Borowitz
Paul Giusti
Ernesto Gonzalez
Ann Gotthoffer
Nicole Gottlieb
Roz Grant
Diane Graves
Nick Griffin
Elizabeth Grossman
Lauren Hall
Paul Harris
Brett Helms
Bob Herman
Don Hesse
Jack Hewson
Elizabeth Hewson
Francine Higgs-Shipman
Daniel Hlad
S. Hnilo
Sara Hofverberg
Lisa Howe
Tanisha Hughes
Laura Hurtado
Julia Indovina
Anne Irwin
September Jarrett & Eric Cuneo
Steven Jefferson
Jackie Jenks
Byron Johnson
John D. Joves
Becky Kaapuni & Gökhan Akalan
Sandy Kain
Abbe Kalos
Harold Kan
Melinda Kanter-Levy
Gary and Ilene Katz
Seth Katzman
Shannon Kaufman
John and Tina Keker
Thomas and Rachel Kellerman
Rhonda Kingman
Gary Koenig
Karen Jo Koonan
Jeff and Aileen Kositsky
Joost Krikhaar
Sarah Kurz
Kristine Kwok
Joseph and Carole La Torre
Dornesha Landers
Paul Lapato
Olson Lee
Todd Lefurge
Toby and Jerry Levine
Jody Lewitter & Marc Van Der Hout
Anne Libbin
Lawrence Lin
Joel and Loris Lipski
Barry and Paula Litt
David Loeb
Nancy Loewen
Barbara Lubinski
Kevin Lui
Geoff and Randee MacDonald
Max MacDonald
LC Manglicmot
Alan Mark
Wendy Marlatt
Isabella Marshall
Melvin Marshall
Pancho Matos
Mary Mays & Steven Leiner
Elizabeth McClelland
Amanda McDade
Andy McDonald
Kristen McDonnell
Mike McLoone
Tenise McNamee
Kelly McNeil
Ruby McQuillion
Kelly Meehan
Roberto Mejia
Lita Melendez
Daniel Mendez
Richard and Cheryl Mendonsa
Ezra and Carol Mersey
Steven Miller
Terry Milligan
Heather Mills
Natalie Miner
Arman Mkrtchyan
William Moffett
Jim Morales
Javier Morales
William Mounsey
Kerri Myers
Kim Nash
Stacy Ned
Christian Nelson
Joe Ng
Clare Nolan
Donations

Community Housing Partnership relies on the generous support of many to sustain our work and help us grow.

**Donate by Check:**
Mail Check made out to “Community Housing Partnership” to:
Community Housing Partnership
ATTN: Director of Fund Development
280 Turk Street
San Francisco, CA 94102

**Donate by Credit Card:**
Call us at 415.929.2470 x 304 to safely give your credit card information directly to our Director of Fund Development.

Contact us

280 Turk Street, San Francisco, CA 94102
info@chp-sf.org
415.929.2470
www.chp-sf.org

Credits

**Design:**
blocshop

**Photography:**
Asian Neighborhood Design, David Baker & Partners, Joseph Driste, Gabriel Heywood, Leddy Maytum Stacy Architects