

COMMUNITY
HOUSING
PARTNERSHIP

09 annual report





Mission

The Community Housing Partnership creates, implements, and demonstrates solutions to homelessness in San Francisco by working in partnership with people 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.





Dear Friends,

Community Housing Partnership helps people transform their lives and their communities by providing opportunities for people to overcome homelessness. We have 755 units of housing at 11 sites and serve over 1,700 people each year. For 19 years, we have been a pioneer in helping people overcome homelessness. As we move toward the future, we continue to find creative ways to improve the ways we serve our community.

Currently, we are moving ahead with our efforts to reduce our environmental impact and create healthier environments for tenants, staff and community. The publication of this 2009 Annual Report in an online format is but one step toward this goal. From environmentally sustainable design in our housing to tenant-led recycling programs in our buildings, Community Housing Partnership is on the forefront of the green movement and is actively working with all stakeholders to improve our operations on all levels. We are pursuing a green business certification for the organization and staff members are undergoing environmental credential training to help guide our work.

Though the past year has been economically challenging for everyone, we continue our initiatives to improve our impact at all levels. The training, employment, support services and leadership development opportunities help our formerly homeless tenants invest in their lives and community.

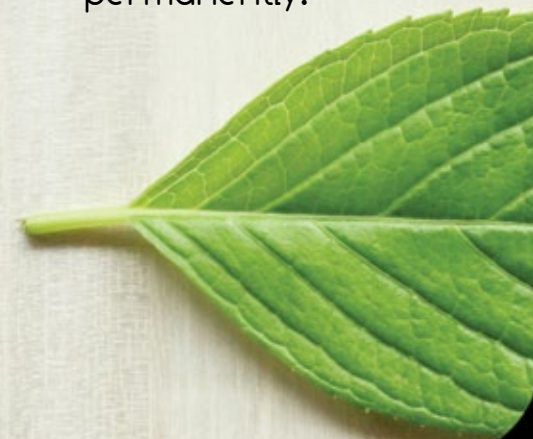
This year, we opened 83 new units of housing. We have another 287 new units of housing in development, but there are thousands of people in San Francisco who are still in need of housing. We also started a new program called Treatment and Supportive Housing, or TASH, to help tenants with substance abuse or mental health issues. Without a home, it is hard to find stability or hope. We continue to fulfill our mission, ensuring that people who have been homeless are given the chances they need to find success by providing safe and clean affordable housing, access to services, employment opportunities and genuine community.

Our success and the changes we see occurring around us are directly related to the immense dedication of our stakeholders: tenants, staff, Board members, collaborative partners, donors, volunteers and community members. Your contributions help people rebuild their lives and create opportunities for the future.

Jeff Kositsky
Executive Director

Over 98%

of our tenants
keep their housing,
permanently.





Arnett Watson Apartments Opens

In February 2009, Community Housing Partnership opened Arnett Watson Apartments, an 83 unit building that is home to 47 families and 36 individuals. This beautiful building is named in honor of our late tenant and Board member, Arnett Watson, who worked everyday to ensure that people in the community were treated with dignity and respect. The building has green features throughout, including 2 courtyards for tenants, one of which is specifically designated as a childrens' play area. Tenants are enjoying their new homes, welcoming their neighbors and the rest of our community. Arnett Watson Apartments was made possible through our partnership with Tenderloin Neighborhood Development Corporation, the San Francisco Mayor's Office of Housing, the San Francisco Human Services Agency, Citi, Merritt Community Capital Corporation, the Federal Home Loan Bank of San Francisco and others.

CHP Enterprises Expands

In 2007, we started a property management business called CHP Enterprises to help tenants access jobs. Building on the success of the first 2 years of operations, we are again expanding CHP Enterprises to help more of our tenants find meaningful work opportunities. Our first two lines of business in front desk services and maintenance have helped over 40 people return to the workforce. We are preparing to launch an environmentally friendly pest control line of business in partnership with Dewey Pest Control. CHP Enterprises is supported by grants from REDF and the U.S. Department of Health and Human Services.

New Program Launched

We launched Treatment and Supportive Housing (TASH) in May 2009 to assist tenants who may struggle with substance abuse and/or mental health issues. This program is designed to help support people through the recovery process and improve their quality of life through better health. We have also expanded our intensive case management program to provide a stronger presence in our buildings and to provide an extra layer of service for our tenants. TASH is supported by funding from the Substance Abuse and Mental Health Services Administration, which provided a 5-year grant to Community Housing Partnership. We are the only housing provider in the country to receive a grant through this highly competitive process. The impact of this program is already evident. One participant, Robert, has lived in our housing since February 2008 and had this to say: "As a result of having been homeless, a lot of my social skills and values changed. Going through TASH is helping me redevelop my social skills and restructure my life."



Over half
of our 200 employees
were once homeless.



Green Jobs

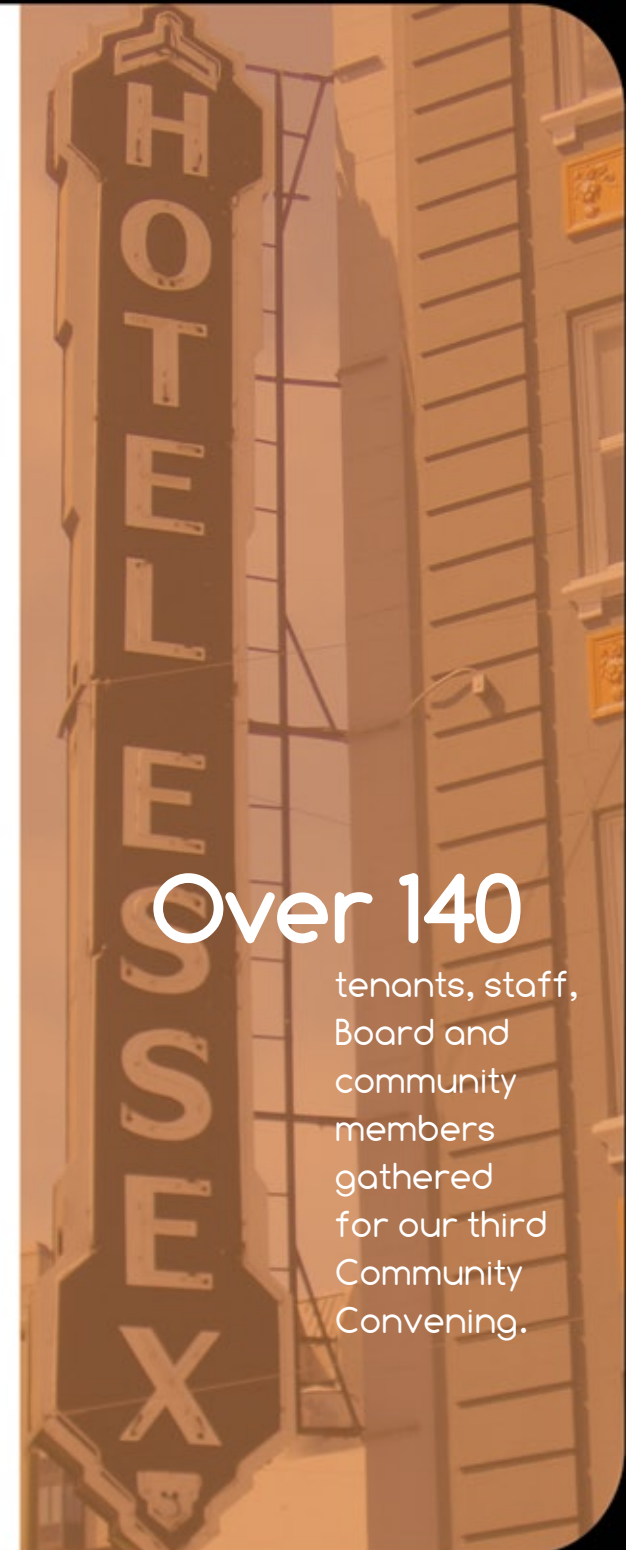
Last year, the Supportive Housing Employment Collaborative (for which CHP is the lead agency) launched a new recycling internship program. The program has been extremely successful and we have expanded our efforts to ensure that Community Housing Partnership is following green property management practices throughout all of our operations. We now have a green training to instruct all of our janitors and maintenance staff in best practices, are eliminating bottled water from our buildings and adding composting to further reduce our environmental impact. We have seen savings of \$1,000 each month on our waste management bill for a single property! These savings will help us continue to invest in services to support our tenants throughout the year, even in lean economic times.

New Housing

We continue to grow and expand to serve more people who are in need of housing. We have 287 units of new housing in development. Each of these new developments is designed to the highest standards of green development, giving our future tenants the best living conditions possible while reducing our impact on the environment. This is made possible by the hard work of our many partners and staff. As we continue to grow, we are looking for opportunities to build more housing:

- We started construction on Zygmunt Arendt House in September 2008. The 47-unit building is CHP's first building exclusively dedicated to housing seniors who have been homeless, opening in 2010.
- Pre-development work continues for Parcel G, a 120-unit building for individuals with disabilities. We will begin construction in late 2010, and will open to tenants in 2011.
- We were awarded development rights for Parcel 11A in the Transbay area. We will be developing a 120-unit building with 108 studios and 12 one-bedroom apartments.

Community Housing Partnership was named a 2008 Neighborhood Builder by Bank of America through their Neighborhood Excellence Initiative.

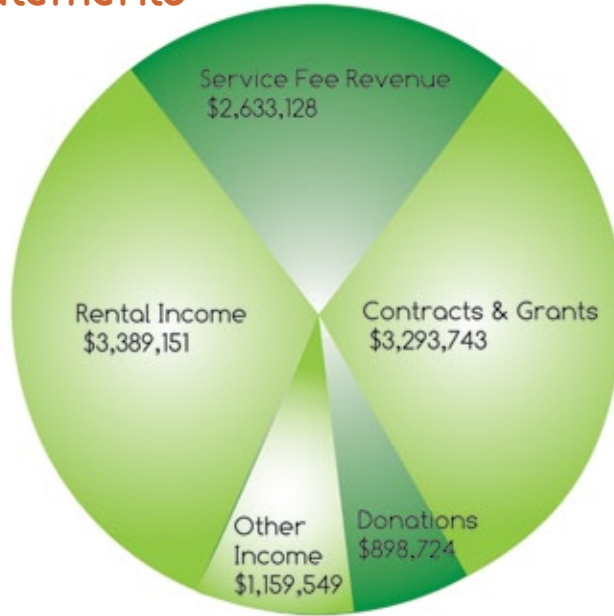


Over 140

tenants, staff,
Board and
community
members
gathered
for our third
Community
Convening.

Financial Statements*

Revenue



Total Revenue and Support
\$11,374,295

Expenses



Total Expense
\$10,632,364
Change in Net Assets
\$741,931
Net Assets
\$11,374,295

*preliminary and unaudited



“Having a permanent roof over the head of our family was the first goal, but we didn’t stop there: housing was just the first step on a ladder leading upward for us. We have reconnected with our family, taken parenting classes so we can be great parents for our son, learned about cleaning up the environment in the Recycling Internship, and we just bought a car. The next step for us is getting a wedding ring and walking down the aisle.”

- Waverly and Kelly





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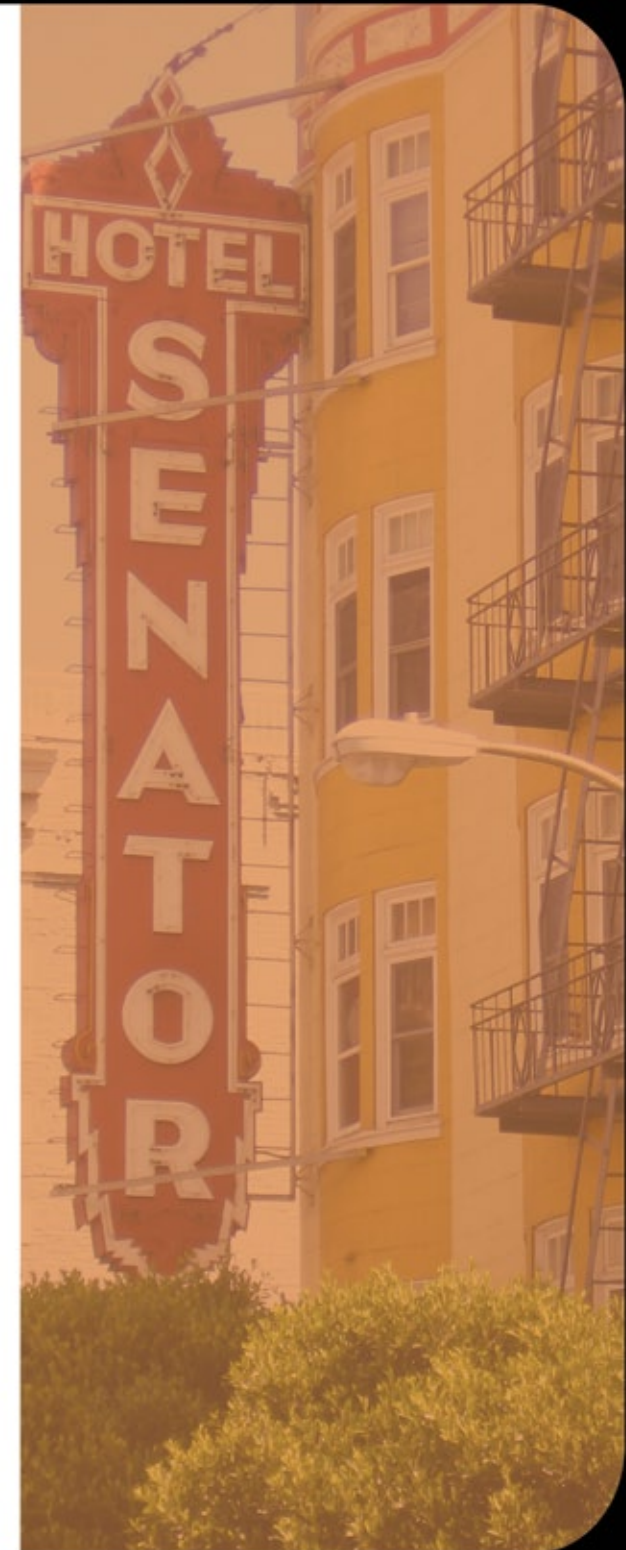
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Page 7 - A Night with the Stars 2009 - courtesy Joseph Driste.

