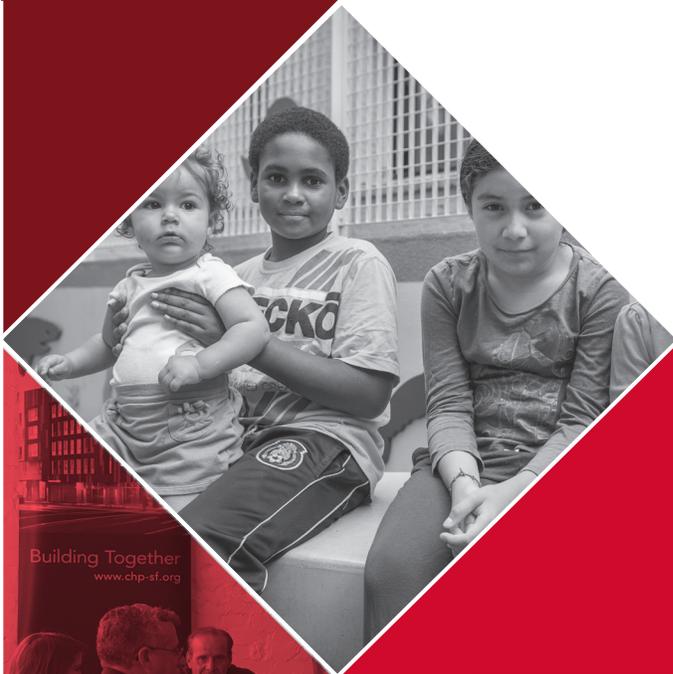
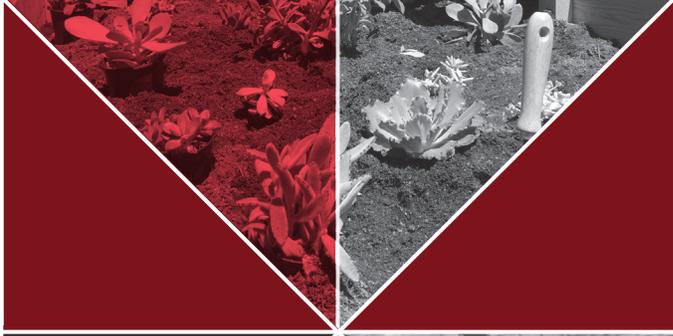


community
housing
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Building Together
www.chp-sf.org



2016 – 2017 Impact Report

– COMMUNITY HOUSING PARTNERSHIP –

VALUES & PHILOSOPHY

Community Housing Partnership's mission is to help homeless people secure housing and become self-sufficient.

PURPOSE

Community Housing Partnership (CHP) is an outcomes-focused nonprofit that fulfills its mission by developing and managing high quality supportive housing and providing services to homeless individuals, seniors and families to help them rebuild their lives and break the cycle of homelessness.

PHILOSOPHY

At CHP, we believe that – given adequate and tailored support – all people possess the capacity to achieve a high degree of self-sufficiency. In order to support our tenants to reach their fullest potential, CHP embraces and undertakes the following practices:

- **Housing:** We believe that individuals that have experienced homelessness need safe, supported, and affordable housing to stabilize their lives.
- **Engagement:** We understand that the experience of homelessness can be isolating and erode one's sense of hope and trust. CHP staff is trained to engage with tenants to build trusting relationships and to build hope.
- **Choice:** CHP staff provide non-judgmental support to residents to reduce the harm in their lives, assisting them to make informed choices and stabilize their lives.
- **Employment:** We know that people that have experienced homelessness want to stabilize their lives and go back to work. With the right opportunities and supports, offered by CHP staff, our residents gain employment and become more economically secure.
- **Advocacy & Community Leadership:** CHP's history and work are rooted in community organizing. We are committed to work with our allies to create new solutions and policies that advance our mission and promote social justice, and we work intentionally to cultivate leadership across the organization – among residents, staff, board, and the broader community.

– OUR CORE VALUES –

Community Housing Partnership's values strongly influence the work we do each day.

**We Advocate.
We Build Community.
We Create Opportunity.**



– 2016/2017 –
HIGHLIGHTS

We are honored to have served so many individuals, families, and seniors in the last year. Guided by our five-year strategic plan, Vision 2020, we have made great strides toward our three priority areas: deepening resident impact, leading systems change, and strengthening organizational capacity. Below are a few key highlights from the year.



97%
of residents retained
their housing



1,762
individuals housed
in CHP supportive
housing properties



2,207
hours provided to
residents by Clinical
Case Managers



27,605
hours of counseling
services provided





— RESIDENT —

SUPPORT SERVICES

We know that a stable home is the first step to advancement – and that obtaining affordable housing is often a long process for many of our residents – so we want to make sure that when they get there, they are able to stay. Our services provide the essential help residents need to rebuild their lives after a period of homelessness, and set them on a path to self-sufficiency.



In FY16-17, over 130 residents applied to the Department of Homelessness and Supportive Housing's Moving On Initiative vouchers. By helping our residents regain self-sufficiency, CHP had the highest percentage of applicants per unit capita of all housing providers in San Francisco.



A new Resident Services Model was piloted and began expansion to all sites. This new model:

1. Provides role clarity for staff and residents
2. Increases programming
3. Expands hours of service provision



Clinical Services received an “exceeds expectations” evaluation on our annual Medi-Cal audit, and received a three-year re-certification for the operation of our specialty outpatient mental health services.



A new “CHP bucks” program was created to positively reinforce engagement, participation and volunteerism. As part of this program, residents have access to receive household or pantry items of their choosing.



Resident Services staff became trained in opioid overdose prevention, recognition, and response.



— HOUSING —
DEVELOPMENT

We develop supportive residential properties and maintain them with high-quality property management services. We currently own, manage and/or provide support services in 17 buildings in San Francisco – a total of over 1,300 units, with 240 more in development. Our properties serve as supportive housing residences that house San Francisco’s formerly-homeless individuals.



In FY16-17, we continued the renovation of 666 Ellis (99 units) and 1750 McAllister (97 units), as part of conversion to the Rental Assistance Demonstration (RAD) program through the U.S. Department of Housing and Urban Development. These conversions help increase the longevity of our residences and allow us to serve more members of the community.



CHP began a partnership with Strada Development to create a development plan for 100 studio units for single adults as part of a 579-unit master development planned at Market and Brady streets. This will be the first supportive housing ever created in San Francisco as part of an inclusionary housing obligation, and the use primarily of private funding sources frees this Colton Street project from many regulatory agreements that have stymied past efforts to be more creative in leasing and occupancy strategies. CHP envisions Colton Street as the first example of “step-up” housing targeted at helping formerly homeless residents of supportive housing transition to buildings with lower cost structures, creating mobility within the housing ladder and freeing up units in existing supportive buildings to house new tenants. Construction for this project is anticipated to begin in 2019.



— EMPLOYMENT — **SERVICES**

CHP's Employment Ladder creates a clear and defined path to employment in the property management field for formerly-homeless individuals. Working with members of our community who need assistance in gaining or regaining employment, we provide job training at our Employment Training Program and job placement through our social enterprise, Solutions SF.



SOLUTIONS SF

- ✓ Places individuals in transitional lobby staff jobs.
- ✓ Provides supported employment with counseling for up to 15 months.
- ✓ Pays market-rate wages and offers health benefits.
- ✓ Provides on-the-job training and prepares employees for permanent positions.
- ✓ Places employees in full-time external employment.



In FY16-17, placements into permanent jobs through Solutions SF grew by 44%.



Sales grew by almost \$1M; with 14,493 shifts over 49 properties.



65% of the people placed into permanent jobs were still employed 12 months later — benchmarking CHP in the top 25% of workforce providers.



— COMMUNITY —

ORGANIZING & RESIDENT —

— RESIDENT —

ENGAGEMENT

Community Organizing & Resident Engagement (CORE) trains leaders who catalyze change for social justice issues critical to poverty and homelessness. We empower our residents to become civic leaders and believe that those who have experienced homelessness are uniquely equipped to develop solutions to homelessness — and can play an important role in this conversation.



In FY16-17, we led the effort to pass Proposition W on the November 2016 ballot, which provided funds for initiatives, including Free City College. Through Board of Supervisors legislation and funding allocation, City College became free for all San Francisco residents in August 2017.



Through the Jobs with Justice coalition, we helped ensure that all low-income residents have access to healthcare. With St. Luke's skilled nursing facility and sub-acute care beds in danger of closing; organizing and strong testimony from residents helped convince the hospital to keep their beds open.



Through advocacy and partnership with other supportive housing providers, CHP led the effort to obtain an additional \$4.4 million toward one-time supportive housing costs.



As a member of the Back on the Road coalition, we led the effort to restore suspended drivers' licenses due to inability to pay a non-moving traffic ticket. Residents and staff went to Sacramento to inform elected officials of the detrimental effects of traffic court ordered debt on low-income individuals.

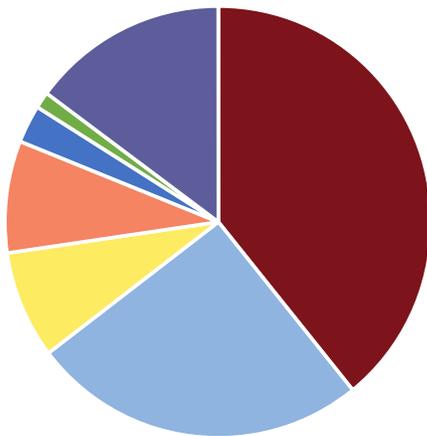


We worked on a federal campaign to allow residents of supportive housing buildings funded through the Low-Income Housing Tax Credit program to go to school full-time. As a result, residents in youth buildings that have received the tax credit for over 15 years are now able to return to school full-time.



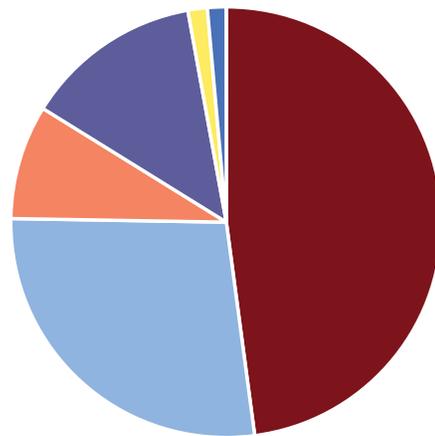
– 2016/2017 –

FINANCIALS



TOTAL REVENUE
\$37,934,753

- 39% Rental Income
- 25% Government Grants and Contracts
- 15% Other
- 8% CHP Program & Property Fees
- 9% Social Enterprise Contract Revenue
- 3% Foundation Grants
- 1% Corporate & Individual Contributions



TOTAL EXPENSES
\$33,000,178

- 48% Property Management
- 27% Support Services
- 13% Workforce Development
- 9% Administration & Management
- 1% Housing Development
- 1% Fundraising

EVERY NEW HOME, NEW JOB, AND NEW OPPORTUNITY IS

THANKS TO ALL OF YOU.

Thank you to all of our donors for your generous support during our FY16-17 year!

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