

BUILDING BRIGHTER FUTURES

2018
IMPACT
REPORT

community
housing
partnership 



YOU BUILD A BRIGHTER FUTURE FOR SAN FRANCISCO

Your support opens up doors to new homes, opportunities, and brighter futures for people who have experienced or are at-risk of homelessness in our community.

Since 1990, champions like you have fueled supportive housing programs which have transformed the lives of thousands of adults, children, seniors, and veterans who have experienced homelessness.

Driven by a mission to create lasting solutions to homelessness through a simple-but-powerful idea called supportive housing; over 97 percent of our residents are able to remain stably housed and off the streets year after year once given access to a home paired with support services.

Your support not only opens up new doors to permanent homes – it gives your neighbors tools and support to recover from the trauma of homelessness, a platform to advocate for policy change, and access to support services, like mental health services and job training, so they can transform their lives.

Together – *with your support* – we're transforming thousands of lives and building a new future for the city we love.

YOUR IMPACT, AT A GLANCE

In 2018, you helped us build a brighter future for our community by:



Housing **1,484 individuals** in **17 supportive housing residences** across San Francisco



Providing **19,746 hours** of counseling services



Supporting programs in which **97% of residents** are able to remain stably housed and off the streets



Empowering **66 residents** to move out of supportive-enriched housing and live on their own



Giving **600 Bay Area residents** a path to stable employment





YOU BUILT A BRIGHTER FUTURE FOR MOLLY'S FAMILY

You helped build a brighter future for Molly after she and her five children experienced a prolonged period of homelessness in the Bay Area. Through the simple-but-powerful combination of housing with support services, Molly was given the gift of a true *home* — and access to tools and resources to help transform her life.

“When we finally came to Community Housing Partnership, I was happy, my kids were happy, we finally had a place to call our own,” Molly shared of her experience moving into a four-bedroom home within Community Housing Partnership’s Island Bay Homes community on Treasure Island — home to more than 300 individuals, children, and youth who once experienced homelessness.

Supportive housing gave Molly’s family the chance to have a stable life. After regaining her stability, she began to focus on bigger dreams.

Molly’s biggest goal in life was to make sure her children were always taken care of, to ensure they had a home — and, to someday buy a place of her very own. Although Molly grew up with a family on welfare, she always knew she wanted a better life for her children. To support her family of five, Molly worked hard — sometimes three jobs — and always strove to teach her children the same financial responsibility she would practice every day.

Then, in 2017, with her newly improved stability under the roof of Community Housing Partnership, Molly was able to buy her very own home: a four-bedroom house in Sacramento with a pool and two-car garage.

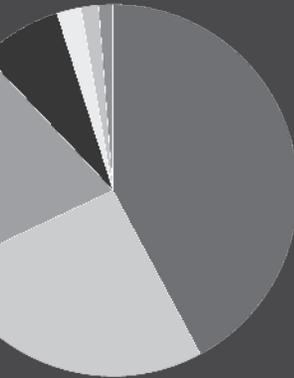
“ There is a feeling when you can truly call something your own. I tear up all the time just thinking about it. Now I have something to pass down to my children. I thank Community Housing Partnership for everything they have done to give me stable housing and reach my goals. I may not be rich, but I have a very rich life.”

Molly is proud of not only her successes, but everything her family has accomplished as well. Her kids have graduated high school with honors, are entering college, pursuing careers, and starting families of their own.



YOU BUILT A BRIGHTER FUTURE FOR OVER 1,484 INDIVIDUALS

We're proud to serve a diverse group of residents, comprised of *all* ages and backgrounds!



- BLACK OR AFRICAN AMERICAN
- MIXED
- WHITE
- ASIAN
- HISPANIC/LATINO/SPANISH
- NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER
- AMERICAN INDIAN OR ALASKA NATIVE

- CHILDREN (<18)
- TRANSITIONAL-AGED YOUTH (18-24)
- ADULTS (25-65)
- SENIORS (65+)

Data collected by Resident Services and reported by Learning + Evaluation; July 2017 - June 2018



IN 2018,
WE ADVOCATED



You created a wave of positive change – shaping policies surrounding homelessness and poverty in San Francisco. *Together, we:*

Mobilized our residents and empowered them to **advocate for policy change.**

Eliminated burdensome court-mandated fines and fees for formerly-incarcerated individuals in SF.

Worked with residents to **increase healthy food options** on Treasure Island.

Successfully advocated for two years of **funding for Free City College** in the city's budget.

Ended driver's license suspensions based on failure to pay at the State Capitol.

Won **\$2.5M in funding for supportive housing providers** through the SF budget add-back process.

IN 2018,
WE BUILT COMMUNITY



You opened new doors to more **supportive housing** for people who have experienced homelessness. *Together, we:*

Completed renovation of 99 units of existing housing and community spaces at 666 Ellis Street, a rehabilitated residence serving **120 senior and disabled households.**

Completed renovation of 97 units of existing housing at the Rachel Townsend Apartments in an ongoing effort to complete the **Rental Assistance Demonstration renovation** and contract conversion processes.

Were awarded Mission Bay South Block 9 to **co-develop 141 studio units**; with completion anticipated in 2021.

Commenced **predevelopment on the San Cristina Hotel** to recapitalize the building's existing financing and prepare for a major rehabilitation.

IN 2018,
WE CREATED OPPORTUNITY



You supported **pathways to employment and new opportunities** that keep Bay Area residents on a track to success. *Together, we:*

Provided **new pathways to employment for 272 clients**, 171 of whom were employed for the first time.

Placed **60 participants** into **permanent, market-rate jobs.**

Helped program participants who completed Community Housing Partnership's workforce training be placed into **permanent positions**, with **75% of participants** successfully still employed after 12 months.

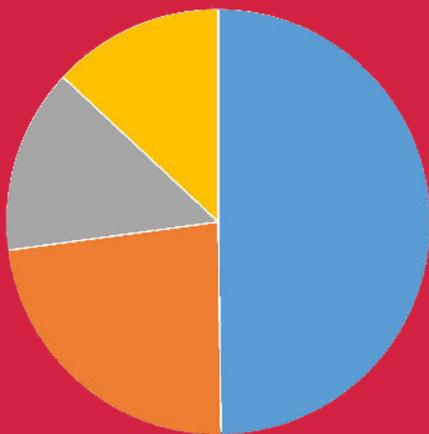
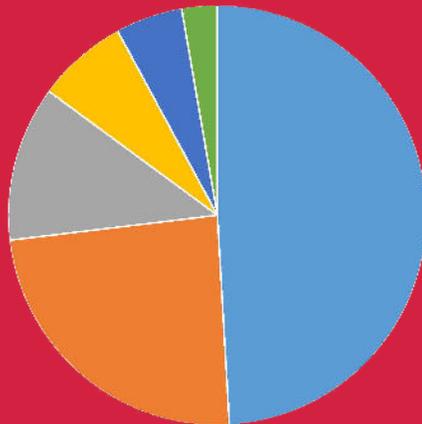
Earned a record **\$2.1M in wages** from program participants, a **20% increase** to the prior year.

Created meaningful ways for **residents to give back to their community** through our Community Volunteer Team.

DOLLARS IN ACTION: 2018 FINANCIALS

TOTAL REVENUE
\$36,839,492

- 49% RENTAL INCOME
- 24% GOVERNMENT GRANTS & CONTRACTS
- 12% PROGRAM & PROPERTY FEES
- 7% SOCIAL ENTERPRISE CONTRACT REVENUE
- 5% CHARITABLE INCOME
- 3% OTHER



TOTAL EXPENSES
\$35,538,861

- 50% PROPERTY MANAGEMENT
- 23% SUPPORT SERVICES
- 14% WORKFORCE DEVELOPMENT
- 12% ADMINISTRATION AND MANAGEMENT



BOARD OF DIRECTORS

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Devra Edelman

Mark Eshman

Kenneth Jackson

David Elliot Lewis

Lauren Maddock

Patrick Valentino

Jay Wallace





THANK YOU

INDIVIDUAL SUPPORTERS

\$10,000 +

Janice Berthold
Kenny & Lisa Jackson

\$2,500 - \$9,999

Alana Denison
Chris Amos
Randi & Bob Fisher
Adam Winkler
Allison Robinson
Diane B. Wilsey
Marilyn Masters Levine
S. Sonjia Smith
Mr. & Mrs. Jonathan Wyler

\$1,000 - \$2,499

Chung-Yi Su
Erin Boyle
Kirsten Hunter
Ty & Sarah Newell
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Scott Mauvais
Michael Krouse
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Anat Leonard-Wookey
Andrew Paxton
Christina Buysse Johnston

Chuck & Julie Palley
Derek & Morgan Weiss
Doron Meyer
Erin Vogel
Jason S. Wexler
Jay Wallace & Myra Chow
Joe Burg
John Fisher & Raphaela
Lipinsky DeGette
Kalah Espinoza
Bock Family Gift Fund
Mark Eshman
Victor D. Del Vecchio &
Alicia R. Lopez Family
Robert & Valerie Flood
Ryan Adams
Seth Rosenthal
Steve Kundich
& Zee Zee Matta

CORPORATE & FOUNDATION PARTNERS

\$100,000 +

Tipping Point Community
May and Stanley Smith
Charitable Trust
William Randolph Hearst
Foundation

\$25,000 - \$50,000

Microsoft
REDF
Wells Fargo Foundation
Bank of America Charitable
Foundation
The Hellman Foundation
Zendesk Neighbor
Foundation
American Endowment
Foundation

\$10,000 - \$24,999

M K Reichert Sternlicht
Foundation
BSC Management
Cahill Contractors
Capital One Financial
Corporation
Fine Line Construction
Union Bank Foundation
William G. Gilmore
Foundation

\$5,000 - \$9,999

LinkedIn Corporation
Pacific Gas and Electric
Company
Ampush
Barbary Coast Collective
D&H Construction Inc.

Construction Employers'
Association
Facebook
Google Inc.
Northern California
Carpenters Regional
Council

One Vassar LLC
SKS Partners LLC
Strada Investment Group
Wells Fargo
Insurance Industry
Charitable Foundation
Sakana Foundation

\$2,500 - \$4,999

Amazon
Bailard
Bank of America
Merrill Lynch
Clover Health
David Baker Architects
FivePoint
Forest City
Golden State Warriors
Lendlease Development
Levy Design Partners
Marsh & McLennan Agency
Paulett Taggart Architects
Prado Group
Raymond James Tax
Credit Funds Inc.
Recology Inc
Residential Builders
Association
San Francisco Giants |
Mission Rock
Shorenstein Properties

Silicon Valley Bank
Teamsters Local Union
No. 665
U.S. Bank
War Horse | Tidewater
Capital | 1028 Market St.
Xantrion
BRIDGE Housing
Corporation
Chinatown Community
Development Center
Elinor Smith Charitable
Trust
Enterprise Community
Partners
Perkins Coie
AE3 Partners
Hotel Council of
San Francisco

\$1,000 - \$2,499

Omidyar Network
Fund Inc.
The San Francisco
Foundation
Coblentz Patch Duffy &
Bass LLP
Esurance Matching
Gift Program
Autodesk
ClearRock Capital
KLW Construction
Pier 39
San Francisco MicroTek
Joseph Peter Mark Fund
The Hobson Family
Foundation



COMMUNITY PARTNER SNAPSHOT

“Kaiser Permanente is proud to invest in Community Housing Partnership because we are committed to improving the health of all members of our community. We believe moving people from the streets, through supportive housing, and eventually into more independent housing is the best way to address the homeless crisis in the Bay Area.”

— Jim Illig
Community Health Manager,
Kaiser Permanente



Community Housing Partnership believes that **home** has the power to stabilize a person's life.

Built on a simple-but-powerful idea called supportive housing, we provide people experiencing homelessness with a place to call home combined with support services, like mental health services and job training. And we organize our residents and supporters to advocate for local and state policies, like affordable housing, to help people still on the streets or at risk of homelessness.

Together, we're building a new future for our neighborhoods and the city we love.

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