

Nonprofit Profile

GAIL GILMAN

EXECUTIVE DIRECTOR, COMMUNITY HOUSING PARTNERSHIP

Organization

Mission: To develop and operate high-quality permanent affordable housing with integrated support services, job training and community organizing.

Milestone: Opening our first new construction development in 2009. That started a series of new construction projects opening for us now through 2013.

Annual budget: \$10 million.
Expense allocation: Programs 84 percent; management 13 percent; fundraising 3 percent.

Corporate support: 5 percent.

Corporate supporters: Wells Fargo, Bank of America, Citi, Enterprise.

Board chair: Raime Dare.

Board members: 20, including Sarah Karlinsky, Steve Bowdry and Elizabeth Van Benschoten.

Employees: 215.

Volunteers: About 20. Just started the program in 2010.

Telephone: (415) 929-2470.

Website: chp-sf.org



Office issues

Recent challenge: We worked to develop new housing for formerly homeless seniors in the North of Panhandle neighborhood. Initially, we encountered a lot of resistance from neighbors, but we worked really hard with the neighborhood association, and it opened in April 2010. ... We are hoping to repeat that partnership and success with the neighborhood in the Marina, where we

are currently siting a project. We are modeling our community outreach in the Marina the way we did in the North of Panhandle.

Measures of success: The housing retention rate, the percentage of people who remain in housing. For the last four years, our housing retention rate has been 98 percent, the highest in the country. The federal government has set a national goal of 77 percent. We also place value on our job placement rate: 75 percent of graduates of our employment and training program who are seeking employment find permanent jobs with our assistance. Every one of our buildings has an active tenants association, and 85 percent of our tenants actively engage in case management and supportive services.

Smartest move: Starting our social venture, CHP Enterprises, back in 2006. It has three business lines that provide employment to over 100 individuals.

Missed opportunity: When I came on board back in 2002, the organization was in a no-growth mentality, and we missed a plethora of housing opportunities that were out there because we didn't have the capacity to go after them. Now we have a pipeline that has more than doubled our size in the last eight years, and we have another 247 units we will bring online.

Misconception: That somehow homeless people are responsible for their situation. We believe every individual has a toolbox that gets you through life, and homeless people have just misplaced that tool box.

Professional insights

Personal path to nonprofit work: I grew up in New York City with parents who were very socially responsible, and I grew up in affordable housing. I really understood that everybody needs an affordable, safe home.

While I was in college, at S.F. State, I volunteered at a homeless drop-in shelter. I began as a front-line staff member in supportive housing, and that cemented for me that the nonprofit field was where my passion was.

Toughest aspect: We combine the business model of housing development and property management services with a social service agency, and that can make it hard to define the organization and sometimes to frame it for the public.

Most surprising aspect: The partnership between the staff and the tenants.

Biggest pain: The fact that the bulk of our service funding comes from local, state and federal government. With the downturn, funding has been reduced.

Greatest pleasure: Hanging out in our buildings with our tenants talking to them about how their lives have stabilized since they got supportive housing.

Introspections

Best recent moment: When our staff and tenants came together as volunteers and walked over 70 precincts in support of local ballot propositions.

Worst recent moment: I had my first serious vacation in many years in October. I planned an elaborate camping vacation with my husband and we were rained out.

Dream for another life: Fashion editor.

Greatest inspiration: I'm of the belief that we can end poverty and homelessness in the United States.

Down time: I eat, I do lot of urban walking, I hang out with my husband and friends and I go to the gym.

Causes: I'm really involved in neighborhood issues.

Most like to meet: Bill Gates.

— Sarah Duxbury ■

Honorary Co-Chairs Richard C. Blum, Janice Mirikitani, California First Lady Maria Shriver, Rev. Cecil Williams and Robin Williams

Glide's Annual Holiday Festival 2010

BRINGING DOWN THE HOUSE

Feeding the hungry with hope, humanity, humor ...and fried chicken

A Benefit for Mo's Kitchen and Glide's Programs

A Night of Comedy at the San Francisco Warfield Theatre

December 2, 2010
6:00 pm Arrivals

7:00 pm Performance

With live entertainment from comedians W. Kamau Bell, Selene Luna and Johnny Steele, the Glide Ensemble and the Change Band and other hilarious surprise guests

8:30 pm Reception

For event information and sponsorship opportunities, visit www.glide.org or call 415.674.6117; for ticketing, visit any Ticketmaster outlet or www.ticketmaster.com.



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SEVENTH ANNUAL
SAN FRANCISCO
HOLIDAY LUNCHEON

Saluting the Honorable Frank Jordan

Wednesday, November 17, 2010

11:45 a.m. to 1:30 p.m.

The Salvation Army Ray and Joan Kroc Corps Community Center

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All proceeds directly benefit Salvation Army programs and services in San Francisco

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www.SalvationArmySF.org

The Salvation Army of San Francisco