

Administrative Offices
280 Turk Street
San Francisco, CA 94102
Phone: 415.929.2470
Website: www.chp-sf.org
Email: info@chp-sf.org

Board of Directors

Geoff MacDonald, President
Mara Raider, Treasurer
Joseph Smooke, Secretary
Rene Cazenave
Ramie Dare
Tony Davidson
Lillette Durden
Lydia Ely
David Garland
Deborah James
Ezra Mersey
Ali Riker
Michael Santero
Chuck Turner
Diana Valentine



The Community Housing Partnership gratefully acknowledges the major donors who supported us with gifts or in-kind donations of \$250 or more between July 1, 2004 and June 30, 2005.



SOLUTIONS *to* HOMELESSNESS

David P. Addington
Jason Albertson and Johanna Genderlman
Angela Alioto
Alta Vista Ventures, LLC
Alternative Telecom & Networks
AMB Property Corporation
Anonymous (2)
Emelyne Aspilla
Bank of America
David Baker & Partners, Architects
Belvedere Ventures, LLC
Barcelon & Jang, Architects
Bernal Heights Neighborhood Center
Alan Billingsley
Nikee Borden
Susan Borden
Owen Brown
Craig Burke and Molly Lazarus
Aldo Caccamo and Barbara Backer
Cahill Contractors
Caritas Management Corporation
Carneros Creek Winery
Central City Hospitality House
Gilbert Chan
Derek Chin
Cisco Systems Foundation
Citibank
Claretin Social Development Fund
Sarah Clark
Coalition for Better Housing
Coinmach
Harry Collette and David Stevens
Community Design Center
Community Economics
Crescent Porter Hale Foundation
Kevin Danaher
Ramie Dare
Dewey Pest Control
Dominican Sisters of Springfield, Illinois
Marcia Doty
Environmental Science Associates
Everest Waterproofing & Restoration, Inc.
Farrallone Pacific Insurance

Fidelity National Title Company
Fine Line Construction
Franciscan Charities
GATX Capital
Geary Garage Associates
Goldfarb & Lipman, LLP
Richard and Rhoda Goldman Fund
Alex and Sarah Graves
Gubb & Barshay, LLP
Evelyn and Walter Haas, Jr. Fund
Hamilton Family Center
Stephen Harrick and Jennifer Min
Heffernan Group
Herrero Contractors
Erica Hopper
Hyatt Regency San Francisco
The Jamieson Family Foundation
Darlene Jang
Carla Javits and Margaret Cecchetti
Scott and Joanne Karchmer
Keepin' It Focused
Kieschnick Family Fund of Tides Foundation
Jeff and Aileen Kositsky
Laborer's International Union of North America Local 261
Lindquist, von Husen & Joyce
KGO-810
Kevin Lui
Thomas Lauderbach
Luce Forward Hamilton & Scripps, LLP
Geoff and Randee MacDonald
M & K Electric Company
Majestic Construction
The Mark Company
Richard and Cheryl Mendonsa
Ezra and Carol Ann Mersey
Middlebrook & Louie
Morgan Lewis & Bockius, LLP
NCR Construction
Tony Ng Plumbing
Tanya Neiman
Nibbi Brothers Construction
Numbers, Inc.
Openhouse

Jennifer Orthwein
Pacific Gas & Electric Company
Doug Paxton and Joe Vasallo
PMI Foundation
Patricia Quant
Reuben & Junius, LLP
Law Offices of Michael Rossoff
Safeway, Inc.
San Francisco Film Festival
San Francisco Foundation
Michael Santero and Marla Erojo
Mark Sawicki
Charles and Helen Schwab Foundation
Silverado Contractors
Sisters of St. Francis of Philadelphia
Elinor Smith Charitable Trust
Joseph Smooke
SNK Development
Stag's Leap Wine Cellars
The Argent Hotel
The John Stewart Company
Tenderloin Neighborhood Development Corporation
Trust Funds, Inc.
Chuck Turner
Union Bank of California
U.S. Bank
Valley Relocation & Storage
Dirk, Ann and Owen Van Gelder
VanLobenSels/RembeRock Foundation
Armando Vasquez
Brett Vaughn
Fufkin Vollmayer
P.H. Waszink
Webcor Builders
Wells Fargo Bank
Wells Fargo Foundation
Diane B. Wilsey
Lynne Winslow
Wallace Roberts & Todd, Inc.
Yellow Cab Cooperative
Julia Young
Yum's Mechanical

Our Mission

The Community Housing Partnership (CHP) is a non-profit corporation established to own or lease and manage permanently affordable, safe and well-maintained housing for homeless persons in San Francisco. Additionally, the corporation provides a supportive environment with integrated human services, especially vocational and employment development, case management, social service provision, and tenant organizing. These services are available to all residents, but are not a required condition of tenancy.

In order to fulfill its purpose, CHP will primarily serve those persons who without this type of housing would be homeless. CHP will work in cooperation with the many public and private agencies that also serve this population to ensure that quality housing and supportive services are provided. Further, it is the goal of CHP to involve the tenants in every aspect of the agency — from day-to-day operation of the properties to policy-making on the governing board. It is the goal of CHP to provide an environment that fosters independence with a special emphasis on employment, to help break the cycle of homelessness.

Dear Friends:

I am pleased to present you Community Housing Partnership's (CHP) annual report for our 2004-2005 fiscal year. It has been an exciting and productive year here at CHP as we continue to grow. We completed a strategic plan to guide the organization through the next three years, and are focused on developing more housing while continuing our model of integrated property management, supportive services and employment training programs.

The crisis of homelessness continues in San Francisco. The estimated number of homeless persons stands between 7,000 and 10,000 people, many of whom sleep on the streets each night. In our commitment to help people overcome homelessness and regain stability, CHP will double its portfolio of housing available to San Francisco's citizens most in need over the next several years. We continue to work closely with those we house, helping them to achieve self-sufficiency and build stronger communities.

This report highlights our efforts and accomplishments over the past fiscal year (July 2004 – June 2005) with special emphasis on our housing development activities.

Our success comes from the efforts of all of CHP's constituents — our tenants, staff, Board of Directors, collaborative partners, donors, volunteers and other community members. We thank you for your support and look forward to continuing to work with you to find effective solutions to homelessness.



Jeff Kositsky
Executive Director

Annual Review

The Community Housing Partnership remains financially strong and continues to progress in our work. During the last fiscal year (July 1, 2004 through June 30, 2005) we successfully completed these major initiatives:

- Finished a major renovation to our Senator Residence, improving all building systems and units.
- Completed the agency's second strategic plan, which will guide our growth over the next several years.
- Secured three additional housing sites for development, which will help us with our goal to double the number of supportive housing units CHP owns and/or manages by 2008.
- Continued to operate effective and efficient supportive housing programs.

The following report outlines our key accomplishments over the past year.

Statement of Activities and Changes in Net Assets

For the year ending June 30, 2005

Revenue	
Contracts	\$ 1,522,356
Foundation Grants	\$ 460,160
Corporate Contributions	\$ 49,804
Contributions	\$ 41,882
Rental Income	\$ 2,811,175
Other Income	\$ 544,984*
Total Revenue and Support	\$ 5,430,361
Expenses	
Employment Services	\$ 638,907
Tenant Services	\$ 776,901
Property Management	\$ 1,918,433
Administration & Development	\$ 792,704
Other Expenses	\$ 287,537
Total Expenses	\$ 4,404,485
Change in Net Assets	\$ 1,025,876**
Ending Net Assets	\$ 8,271,200

*includes in-kind contributions
**change in net assets reflects increased activity due to rehabilitation of Senator Residence.

Housing Developments



The Essex

CHP acquired the Hotel Essex in 2005 and is developing it into 84 studio units for formerly homeless individuals. The Essex, located at 684 Ellis Street at Larkin, was previously a hotel with 49 tourist units and 59 unoccupied residential units. CHP is working together with Mercy Housing California to rehab the building, adding kitchenettes to all units and bathrooms to

units that currently lack them. Major building systems will be upgraded, including the elevator, electrical wiring and plumbing. The basement, now used only for storage, will house a laundry room, community lounge, meeting rooms and supportive services space. The building also has four commercial spaces, three of which will be retained. The rehab should be complete in mid-2007. The Essex marks the first time CHP will use the federal Low-Income Housing Tax Credit as a funding tool in developing a project.



650 Eddy

Located on the site of a former parking lot and auto repair shop between Larkin and Polk streets, 650 Eddy will have 83 units, including 35 studios, 33 1-bedrooms and 15 2-bedrooms, for formerly homeless individuals and families. All units will have private kitchenettes and bathrooms, as well as access to courtyards for adults and children. The building will have a laundry room, a bright,

airy community room, two rooms for meetings and programs, and ample space for supportive services staff. There will also be space for a commercial tenant. CHP is developing the building in partnership with the Tenderloin Neighborhood Development Corporation, and the building should be ready for occupancy in mid-2008. 650 Eddy will be the first building CHP has constructed from the ground up.



Senior Housing

CHP is working with the Tenderloin Neighborhood Development Corporation and the City of San Francisco to develop a housing site for homeless seniors. The building will include a variety of community spaces for socializing and relaxing, a community kitchen, laundry, and offices for supportive services staff, and it will feature design elements specifically geared toward seniors. We expect this site to open in early 2009. This will be CHP's first site developed specifically for seniors.



Senator Rehabilitation

Over the past year, CHP completed a major renovation to its Senator Residence. Originally opened in 1992, the Senator was CHP's first residence to open to tenants. After 12 years of continual occupation, CHP realized the need and opportunity for extensive renovations to the building. Safety and security systems have been upgraded throughout the

building. Individual units received extensive attention. All common areas and office spaces were refinished. The historic lobby was restored and the exterior of the building was refurbished. The Senator is now a completely new home for residents.

Program Highlights: July 04 – June 05

Over 96% of our tenants remained housed.

Over 98% of all maintenance requests were completed on-time.

75% of the graduates of CHP's job training programs found employment.

The Supportive Housing Employment Collaborative (SHEC), of which CHP is the lead agency, provided employment services to 246 formerly homeless adults.

100% of our tenants who were facing a serious crisis were assisted by support services staff.

CHP launched the "Survival Skills for Women" program to help support the women at our sites who are striving toward self-sufficiency.

CHP Board, staff and tenants continue to be involved in public policy related to homelessness and helped preserve important programs and services for homeless and formerly homeless people in San Francisco.

Organizational Overview

The Community Housing Partnership (CHP) owns and/or operates 311 units of housing for 154 families and 157 individual adults. Tenants are provided with safe, permanent housing and pay no more than 30% of their income toward rent. CHP provides integrated property management and on-site supportive services, helping tenants maintain their housing. Our employment training programs allow tenants to maximize their level of self-sufficiency through job-preparation and placement. Since its inception in 1990, CHP has helped hundreds of individuals and families move beyond homelessness. It is a core belief of the agency that homeless and formerly homeless individuals have a great deal to offer to the effort to end homelessness. Over half of our staff members were at one time homeless, and many are tenants of supportive housing. In the past year CHP completed a thorough strategic planning phase and will create 200-300 new supportive housing sites in the next several years.