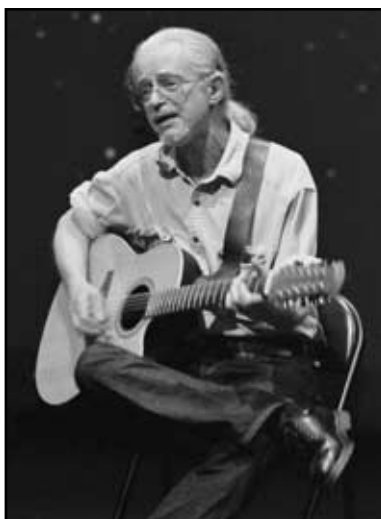


# COMMUNITY HOUSING PARTNERSHIP

SOLUTIONS TO HOMELESSNESS

THE COMMUNITY HOUSING PARTNERSHIP  
ANNUAL REPORT 2007



Dear Friends:

The Community Housing Partnership (CHP) continues to create opportunities for people to transform their lives and move beyond homelessness. CHP has now grown to serve over 1,000 people who live in 690 units of housing, and continues to serve hundreds of others through our employment, training, and leadership development work.

From our formation in 1990, through the past 17 years of work, our mission has remained consistent and focused on creating and implementing solutions to homelessness. From our revolutionary roots, our work has evolved into a nationally recognized model of how to help people successfully retain housing and improve their quality of life. **Over 98 percent of all tenants retain housing, permanently.** We are pleased to present this annual report for our 2006-2007 fiscal year. Through our many projects and programs we continue to strive for excellence in the housing and services we provide.

Though we have opened 42 new units in the past year and have 334 new units of housing in development, there are thousands of people in our City who remain without housing. Homelessness has devastating effects on people's lives and we will continue to work to ensure that people are able to find safe, clean, affordable housing, access to services, employment opportunities and genuine community.

CHP remains successful because of the dedication of all stakeholders: tenants, staff, Board members, collaborative partners, donors, volunteers and community members. Your contributions are critical to our ability to develop this partnership for the benefit of all in our community and we are grateful for your support.



Jeff Kositsky  
Executive Director

## Mission

The Community Housing Partnership (CHP) creates, implements, and demonstrates solutions to homelessness in San Francisco by working in partnership with people who would otherwise be without a home. CHP develops and operates high quality permanent affordable housing and integrates 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.



"I was in need of a home-delivered meal program and the tenant services counselor assisted me from the first phone call to the time I actually began receiving meals."

Harold – a CCDC tenant

## Partnership in the Community

In our long-standing tradition of collaborating with other agencies that serve people who have been homeless, CHP proudly partnered with Chinatown Community Development Center to take on tenant service provision in three buildings owned and operated by CCDC. We started providing services in April of 2007 to tenants living in 217 units of housing.

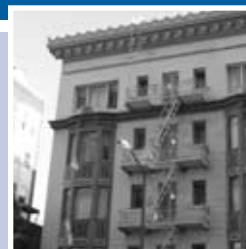
The tenants of the Cambridge, the Hamlin and the William Penn are now offered the same responsive, peer-based support services as other tenants served by CHP. We are pleased to welcome all of the tenants of the CCDC sites into the CHP family, and are grateful for the opportunity to work more closely with CCDC. We look forward to continuing to partner with CCDC on future projects.



Senator  
opened 1992



San Cristina  
opened 1994



Iroquois  
opened 1996



Treasure Island  
opened 2002



## New Family Housing

In July, CHP opened 42 new units of family housing on Treasure Island. More than 200 parents and children moved from shelters into 42 clean, furnished new homes over the course of a few sunny weeks. This exciting development helped these families to leave homelessness. The new units are the fruit of more than eight years of advocacy and

planning with our partners to include formerly homeless people in the development of the Island. A unique partnership between the Treasure Island Homeless Development Initiative, Treasure Island Development Authority, the John Stewart Company and the San Francisco Mayor's Office of Housing ensured the opening of these units. CHP now has 66 family units on the island.

For the second year in a row,  
**OVER 99 PERCENT  
OF CHP TENANTS**  
retained permanent housing.

## CHP Named a REDF Portfolio Member



From our founding, CHP has worked to innovate new solutions to the complex barriers faced by our community. Our latest innovative effort is CHP Enterprises, a new business venture that will create more than 30 jobs in the field of property management for formerly homeless people.

To develop CHP Enterprises, we have been working in close partnership with REDF (formerly The Roberts Enterprise Development Fund), a non-profit organization that helps support enterprise development through financial investment and support with planning and business development.

REDF shares CHP's commitment to ending homelessness and we are fortunate to have been added to their portfolio in January 2007. We look forward to continuing our work with them, and to launching CHP Enterprises.



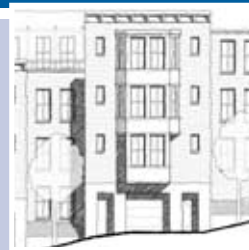
CHP was selected as a recipient of the  
**2006 UNION BANK  
OF CALIFORNIA  
CORNERSTONE  
AWARD**  
FOR EXCELLENCE IN  
AFFORDABLE HOUSING



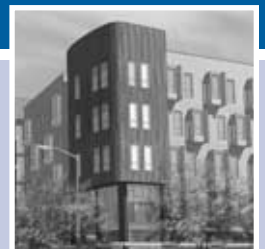
Essex  
*opening 2007*



Arnett Watson  
Apartments  
*opening 2008*



Zygmunt  
Arendt House  
*opening 2009*



Parcel G  
*opening 2010*

# Work IN PROGRESS

## New Housing: Building on our Success

- ▲ CHP has 334 units of housing in various stages of development. As these buildings rise toward completion, the CHP community will grow twofold. They represent the hard work of many partners and CHP staff.
- ▲ The Essex, an 84 unit building for individuals, is opening in December 2007!
- ▲ Construction continues for the Arnett Watson Apartments, an 83-unit building that will contain 36 studios, 33 1-bedroom apartments and 14 2-bedroom apartments for families and individuals and open in late 2008.
- ▲ Pre-development activities continue for Zygmunt Arendt House, a 47-unit building that will be CHP's first building exclusively dedicated to housing seniors who have been homeless, opening in 2009.
- ▲ Pre-development work is ongoing on Parcel G, which will be a 120-unit building for individuals with disabilities, and which will open in 2010.

## Strengthening Community Leadership



We recently hired a Community Organizer and launched the Community Housing Organizing Project (CHOP). The CHOP will help catalyze civic engagement for all CHP stakeholders to draw on the leadership of our richly diverse community and make change in areas of concern to our constituents. We will expand the CHOP as the organization grows over the next several years.

In January 2007

## OVER 100 PEOPLE,

including tenants, staff, Board members and community members gathered for

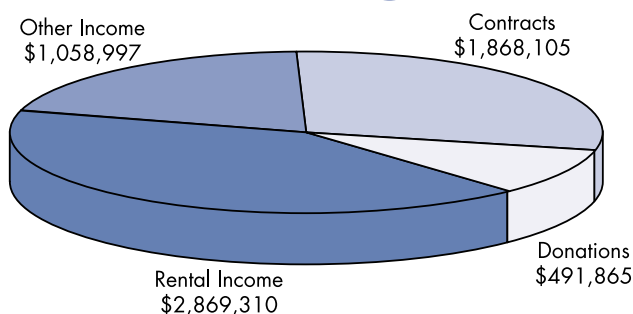
## CHP'S FIRST COMMUNITY CONVENING,

to discuss issues important to everyone

## IN OUR COMMUNITY.

## FINANCIAL STATEMENTS\*

### REVENUE

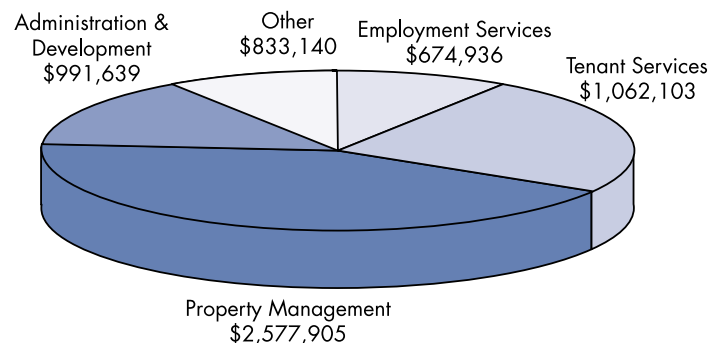


**Total Revenue and Support \$6,288,276**

**Change in Net Assets \$148,553**  
**Ending Net Assets \$8,562,590**

\*preliminary and unaudited

### EXPENSES



**Total Expenses \$6,139,723**



CHP is a proud partnership of tenants, staff, Board, and the many community partners that make our work possible

## Staff Members

Vinetta Abraham  
 Manuel Aguilar  
 Gregory Anderson  
 Troy Anderson  
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 Selina Arceneaux  
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 Roger Blalark  
 Joseph Bolden  
 Deborah Brooks  
 Patricia Brown  
 Vanessa Brown  
 Charles Byrd  
 Jhun Caraan  
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 Kelly McNeil  
 Estelita Melendez  
 Luis Mendoza  
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 Murry Richard  
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 Yusuf Shakuur  
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 Derrick Simmons  
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 Darryl Sims  
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 Kathy Treggiari  
 Yuly Urbina  
 Jeaneth Vargas  
 Brett Vaughn  
 Myra Wallace  
 Lucinda Walls  
 Marcellee Watkins  
 Aisha Weber  
 Zeke Weiner  
 Eulie Wigfall  
 James Wilson  
 Kai Wong  
 Teena Wright  
 Renee Wysinger

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 Rene Cazenave  
 Ramie Dare  
 Tony Davidson  
 Lillette Durden

Sharon Li  
 Ezra Mersey  
 Ali Riker  
 Michael Santero  
 Chuck Turner  
 LaShaun Williams  
 Steve Wolmark

**EVERYTHING IS LIGHTER**  
 when you  
 have a key  
**TO YOUR OWN DOOR**  
 -Bret



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Community Development  
California Department of Rehabilitation  
California Housing Partnership Corporation  
Catholic Charities CYO  
Center on Juvenile and Criminal Justice  
Central City Hospitality House  
Chinatown Community Development Center  
City College of San Francisco  
City Impact Inc.  
Coalition on Homelessness  
Coleman Advocates for Children & Youth  
Community Awareness and Treatment Services  
Community Economics Inc.  
Community Focus/Citywide Case Management  
CompassPoint  
Conard House, Inc.  
Corporation for Supportive Housing  
Council of Community Housing Organizations  
Ella Hill Hutch Community Center  
Enterprise Community Partners  
Episcopal Community Services  
EXIT Theatre  
Family Service Agency of San Francisco  
Goodwill Industries of San Francisco  
Haight Ashbury Food Program  
Haight Ashbury Free Clinics, Inc.  
Hamilton Family Center  
Homeless Advocacy Project  
Homeless Prenatal Program  
Housing Rights Committee of San Francisco  
In-Home Support Services  
Jewish Vocational Service  
John Stewart Company  
LensCrafters  
Lorraine Hansberry Theatre  
Lutheran Social Services of Northern California  
Mental Health Association of San Francisco  
Mercy Housing California  
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San Francisco Human Services Network  
San Francisco Organizing Project  
San Francisco Mayor's Office of Community Development  
San Francisco Mayor's Office of Economic and  
Workforce Development  
San Francisco Mayor's Office of Housing  
San Francisco Public Defender  
San Francisco Redevelopment Agency  
San Francisco Suicide Prevention  
Season of Sharing Fund  
South of Market Mental Health Services  
Swords to Plowshares  
Tenderloin Housing Clinic  
Tenderloin Neighborhood Development Corporation  
The Safety Network Program  
Tom Waddell Health Center  
Toolworks  
Treasure Island Development Authority  
Treasure Island Homeless Development Initiative  
United States Department of Health and Human Services  
United States Department of Housing and Urban Development  
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