

COMMUNITY HOUSING PARTNERSHIP

SOLUTIONS TO HOMELESSNESS

Annual Report 2008



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, integrating 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.



Dear Friends:

The Community Housing Partnership (CHP) helps people transform their lives and their communities by providing opportunities for people to overcome homelessness. We now serve over 1,500 people who live in 672 units of housing. We provide training, employment, support services and leadership development opportunities to help our formerly homeless tenants invest in their lives and community.

For the past 18 years, we have been giving people the opportunity to create and implement solutions to homelessness. We see dramatic growth in people's own lives, in our organization and in the community at large as our tenants take advantage of chances they are given. We are pleased to present this annual report for our 2007-2008 fiscal year. Though we consistently seek to grow our programs and services, we remain committed to high standards of excellence in all we do.

Last year, we opened 84 new units of housing. We have another 250 new units of housing in development, but there are thousands of people in San Francisco who are still in need of housing. Homelessness is destructive to people's lives and stability. We will continue to fulfill our mission and ensure that people who have been homeless are given the chances they need to find success by providing safe, clean, affordable housing, access to services, employment opportunities and genuine community.

Our success and the changes we see occurring around us are directly related to the immense dedication of our stakeholders: tenants, staff, Board members, collaborative partners, donors, volunteers and community members. Your contributions help people rebuild their lives and create opportunities for the future.



Geoff MacDonald
CHP Board President



Essex Opens

In February 2008, CHP opened the Essex, an 84-unit building for adults who had been homeless. In an incredible feat of coordination and hard work, our staff members were able to complete the rent-up of the building in only 16 days! Tenants quickly adjusted to their new home and developed a sense of camaraderie with their neighbors in the CHP community. The Essex was made possible through our partnership with Mercy Housing California, the San Francisco Mayor's Office of Housing, the San Francisco Human Services Agency, Citi, Enterprise, the Federal Home Loan Bank of San Francisco and others.

Over 98 percent of our tenants overcome homelessness.

CHP Enterprises Launched

In November 2007, CHP launched a new business venture designed to create employment opportunities for our formerly homeless tenants. Our first line of

business provides front desk services for other property managers. We launched our second business line, to provide maintenance services, in September 2008. So far, we have helped over 30 people gain employment. CHP Enterprises was started with grant support from REDF and the U.S. Department of Health and Human Services.

Over half of CHP's 165 employees were once homeless.

Expanding our Partnerships

Furthering our partnership with Chinatown Community Development Center, we are now providing property management for two of their buildings where we also provide tenant services. The Hamlin and Cambridge are now managed by CHP and we are delighted to continue to deepen our partnership with CCDC.

**“The Essex brought me a long way,
it has taught me to grow
and I am very thankful.”—Dellonzo**



CHP was awarded first place for the 2007 Met Life Awards for Excellence in Affordable Housing.

Green Jobs

In an effort to combine environmental education with job training and internship opportunities, the Supportive Housing Employment Collaborative (for which CHP is the lead agency) launched a new recycling internship program. This internship provides tenants of low-income housing with training and knowledge in the field of green waste management. The interns work with the property managers where they live to create recycling programs in their own building. The interns have already helped to divert over 100 tons of waste! Not only does this help the environment, but it has created large cost savings for the properties as well.

New Housing

CHP has 250 units of housing in development. This new housing represents the hard work of many partners and CHP staff. As we continue to grow, we are looking for more opportunities to build more housing:

- Arnett Watson Apartments is nearing completion. This 83-unit building will open in early 2009 and provide housing for 47 families and 36 individuals.
- We started construction on Zygmunt Arendt House in September 2008. The 47-unit building is CHP's first building exclusively dedicated to housing seniors who have been homeless, opening in 2010.
- Pre-development work continues for Parcel G, a 120-unit building for individuals with disabilities that will open in 2011.

Over 125 tenants, staff, Board and community members gathered for our second Community Convening!



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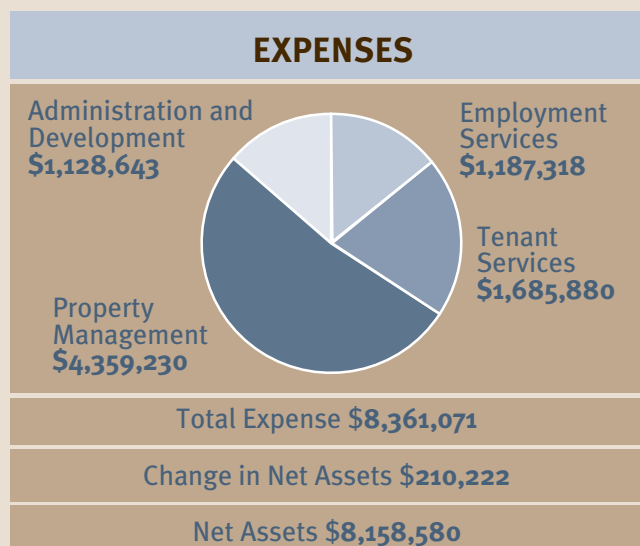
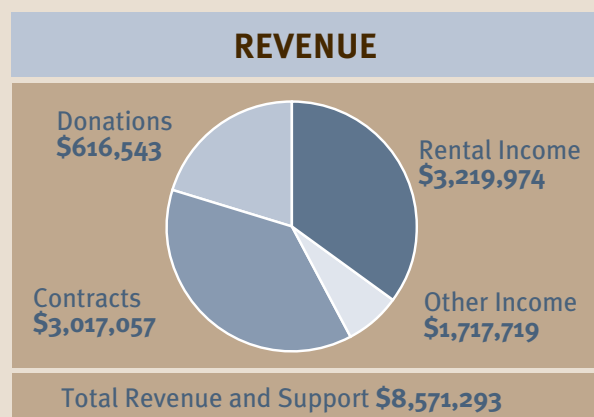
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