

FINANCIAL REPORT

INCOME (Estimated)

| | |
|--|---------|
| The Associated: Jewish Community Federation of Baltimore | 744,316 |
| Maryland Public Services Commission | 666,000 |
| Housing Development Fund | 470,332 |
| Foundation & Corporate Giving | 464,000 |
| Asset Management Income | 354,229 |
| Community Development Fund | 263,580 |
| Program Income (including CHAI Home Solutions) | 246,167 |
| Public Funding | 125,750 |
| Community Investment Tax Credit Gifts | 21,500 |
| Miscellaneous | 10,000 |

Total Income (Estimated) **\$3,365,874**



EXPENSES (Estimated)

| | |
|--|-----------|
| Salaries & Benefits - Program Staff | 1,437,334 |
| Salaries & Benefits - Administrative Staff | 361,188 |
| Energy Loans & Grants | 541,000 |
| Housing Development Expenses | 361,397 |
| Asset Management & Resident Services | 288,966 |
| Program Expenses | 128,203 |
| Administration/Occupancy | 247,786 |

Total Expenses (Estimated) **\$3,365,874**



CHAI'S MISSION

To develop and support thriving, stable communities in neighborhoods with a substantial Jewish population.

WHAT WE DO

Promote homeownership and provide incentives to purchase and upgrade homes

Provide services to the most vulnerable populations in our neighborhoods

Support neighborhood organizing and community development

Develop and manage affordable senior housing

Rehabilitate housing and provide weatherization services

Strengthen area schools through community engagement

CHAI BOARD OF DIRECTORS FY2014

| | | | |
|---|--|---|--|
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ACKNOWLEDGEMENTS

CHAI thanks all of its supporters for their generosity.

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| Andrew and Nancy Siegel Family Philanthropic Fund | Harry and Jeanette Weinberg Foundation |
| The Associated: Jewish Community Federation of Baltimore | Harry Weinberg Family Foundation |
| Baltimore City | Healthy Neighborhoods, Inc. |
| Baltimore Community Foundation | The Herbert Bearman Foundation, Inc. |
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| Baltimore Neighborhood Collaborative, Inc. | The Jacob and Hilda Blaustein Foundation, Inc. |
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| David & Barbara B. Hirschhorn Foundation | State of Maryland |
| Eastern Savings Bank | Susquehanna Bank |
| Enterprise Community Partners | Wells Fargo Housing Foundation |
| Fordleigh Apartments | Wheels for Change and the Judi and Steven Fader Family Foundation |
| Maryland Public Service Commission | The Whiting Turner Contracting Company |
| The Fund for Change at the Zanvyl and Isabelle Krieger Fund | William & Irene Weinberg Family Foundation |
| Goldseker Foundation | The Zanvyl and Isabelle Krieger Fund |
| The Goldsmith Family Foundation | Zimmerman Fund for Children |
| Gower Thompson Inc. | |
| The Grandchildren of Harvey M. and Lyn P. Meyerhoff Philanthropic Fund | |

CHAI would like to especially thank all of its supporters who made a gift through the State of Maryland's Community Investment Tax Credit Program.

CHAI STAFF

| | | | | |
|----------------------|-----------------|-------------------|-----------------|------------------|
| Mitchell Posner | Maya Colbert | Laura Hartman | David Moray | Megan Sherman |
| Henry Abuquah | Stephanie Davis | Yolanda Hobbs | Rachel Moses | Martha Weinrauch |
| Babak Akhtar-Khavari | Risyl Edelman | Michelle Hutchins | Tzahi Posner | Jeremy Weiss |
| Molly Amster | Rachel Elliott | Ellen Jarrett | Rochel Ruben | Joyce Wolpert |
| Parviz Baraghi | Aryeh Goetz | Roy Kiewe | James Sanders | |
| Steven Block | Rona Gross | Lane Levine | Ed Schaffer | |
| Kristerfer Burnett | Juan Guzman | Joann Levy | Jacke Schroeder | |



FY 2014 HIGHLIGHTS



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Baltimore, MD 21215
chaibaltimore.org
410-500-5300



A MESSAGE FROM THE PRESIDENT AND THE EXECUTIVE DIRECTOR

2014 was a very busy year at CHAI! We are pleased to present some of the highlights of this past year. CHAI's programs and services are many and varied, but at the end of the day, they are all designed to meet and exceed the needs of the residents of our five neighborhoods and beyond. As a result, because of the strength of CHAI and our mission, our community is stronger.

From improving housing stock through loans and repairs to ensuring and enhancing the quality of life of our seniors, we take pride in being of service to the community. Innovative programming is a cornerstone of our work, and 2014 has proven to be our most creative year ever.

We want to thank CHAI's Board of Directors – an incredibly talented and dedicated group of people who have made this year so successful. Our hats are also off to the staff who work tirelessly each day to meet CHAI's mission.

2014 was a year of successful change and transition and we are delighted to report that CHAI is vibrant and thriving, and will continue to serve our community with gratitude and humility.

Sincerely,



Ina Singer
President



Mitchell Posner
Executive Director

FY 2014 ACCOMPLISHMENTS

AFFORDABLE HOUSING DEVELOPMENT

- In November 2013, in partnership with Park Heights Renaissance, CHAI completed Renaissance Gardens, a 60-unit senior building which was fully leased by April 2014.
- CHAI began construction of Weinberg Manor South, a 90-unit senior building next to the Bnos Yisroel School. Construction will be completed by December 2014.
- CHAI is developing two single-family homes for residents with disabilities.

ASSET MANAGEMENT

- CHAI has purchased The Fallstaff Apartments, a 13-unit market rate rental property, CHAI's first affordable housing project for families.
- With generous support from several funders, CHAI was able to purchase two new buses, and take over operations of the Northwest Senior Shuttle.

HOMEOWNERSHIP

- Between July 2013 and March 2014, CHAI provided 21 families with CHAI homebuyer and/or home improvement

loans totaling \$238,000, and leveraged \$69,000 from other lender programs, resulting in a total of \$2,252,405 in new mortgage investment in the CHAI neighborhoods.

- CHAI counseled 107 home retention clients, 106 of whom remained in their homes. One went into foreclosure by choice of the owner.
- In October 2013, CHAI began offering Energy Assistance Loans through a \$2 million grant received from the Public Service Commission. Twenty-two loans totaling \$195,000 have been made; the program will expand into Baltimore County in FY15.

SENIOR SERVICES

- Since July 2013, the Senior Home Repair & Modification Program served low and moderate-income seniors and people with disabilities, with 658 repairs, modifications and handyman services.
- The Senior Home Benefits Coordination Program assisted 164 highly vulnerable seniors with application assistance and advocacy to access resources and entitlements from public and private benefits and entitlements programs.

COMMUNITY ENGAGEMENT

- In partnership with Wide Angle Youth Media, CHAI's Community Conversations program worked with 15 pre teen and teen Orthodox and African American girls to use photography to capture the positive and negative aspects of life in their neighborhood. In April 2014 an exhibit opening was held with 100 people in attendance, and the exhibit will travel throughout the community.
- CHAI will be receiving funding from the Video Lottery Terminal revenue to fund four projects in CHAI's General Service Area (GSA) totaling \$260,000. They are a multi-lingual community organizer for Fallstaff, Single Family Acquisition/ Renovation, rental housing support, and the Responsible Homeownership Campaign.
- As 50 percent of the residents in GSA live in rental housing, CHAI convened a Rental Housing Task Force comprised of property owners and managers, tenants and community leaders. The Task Force is studying landlord/tenant relations, emergency preparedness, sanitation, rental increases and solutions for tenants in crisis.

- Cross Country Elementary Middle Schools' playground was significantly improved this year with the support of more than \$200,000 in private and government funds raised by CHAI and the community.
- In FY14, 38 enrichment programs were held in schools encompassing 893 participants.

SUPPORTIVE COMMUNITY NETWORK (SCN)

- In July 2014, SCN hired a full-time director of NNC (Northwest Neighbors Connecting) and now has over 160 dues-paying members. NNC celebrated its first birthday in March 2014 with over 200 people in attendance.
- In FY14 NNC programming included social and educational events, advocacy, training and much more. Total attendance at events in FY14 was 711 people.

CHAI HOME SOLUTIONS

- In FY14 CHAI weatherized 105 homes and projects to complete 250 by the end of the fiscal year.



"I just wanted to thank you for accompanying me on the harrowing journey of getting my loan modification; we made it! I couldn't have done it without you."

- Home Retention client

"As I watched Lane helping a senior down the front steps, into a car that would shuttle her home, I knew that I was witnessing what our village stands for and how privileged we are to be a part of it."

- NNC member

"I had a flooded basement after all the rain. I called CHAI and Ed came to my home right away. Ed set up a sump pump to dry out the basement on Friday. He came back on Monday and Tuesday and was on his hands and knees, crouching on the floor to fix the pilot light on the hot water heater. I am so grateful for Ed and CHAI."

- Mrs. R.K., Senior Home Repair client

"On behalf of my family, I would like to thank CHAI for providing us the resources to make several needed improvements to our home and adding value to our house as well as the Fallstaff neighborhood at large."

- CHAI loan recipient

"Thank you for all the dedicated employees that help us every day. Because of you, we do not just exist from day to day. We are living and enjoying life to the fullest capacity. Paradise is at Weinberg."

- Weinberg Village resident

