## 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 homes in our neighborhoods.
- 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 areas through community engagement.

## ACKNOWLEDGEMENTS
CHAI thanks all of its supporters for their generosity.

### INCOME

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Total Income</td>
<td>$3,365,874</td>
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<tr>
<td>Estimated</td>
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### EXPENSES

<table>
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<th>Category</th>
<th>Amount</th>
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## CHAI BOARD OF DIRECTORS FY2014

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ina Singer</td>
<td>President</td>
</tr>
<tr>
<td>Jeffery Rosen</td>
<td>Treasurer</td>
</tr>
<tr>
<td>Todd Tilten</td>
<td>Executive Vice</td>
</tr>
<tr>
<td>Dori Greenfield</td>
<td>Secretary</td>
</tr>
<tr>
<td>Van Witten</td>
<td>Vice President</td>
</tr>
<tr>
<td>Merle Greenfield</td>
<td>Assistant Treasurer</td>
</tr>
<tr>
<td>barbara</td>
<td>Vice President</td>
</tr>
<tr>
<td>Larry Rosenthal</td>
<td>Assistant Secretary</td>
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</table>

## CHAI STAFF

- **Michael Rosen**
- **Marcia Cohen**
- **Henry Levinson**
- **Rachel Stein**
- **Susan Stein**
- **Tom Phillips**
- **Tanya Tushman**
- **Joan Lasker**
- **Sara Rose**

## FY 2014 HIGHLIGHTS

- **Total Income:** $3,365,874
- **Total Expenses:** $3,365,874
- **Support our neighborhoods:** 100%
- **Provide services:** 100%
- **Develop and manage:** 100%
- **Rehabilitate:** 100%
- **Strengthen areas:** 100%
Sincerely,

continue to serve our community with gratitude and humility.

are delighted to report that CHAI is vibrant and thriving, and will

2014 was a year of successful change and transition and we

so successful. Our hats are also off to the staff who work tirelessly

talented and dedicated group of people who have made this year

creative year ever.

Being of service to the community. Innovative programming is

neighborhoods and beyond. As a result, because of the strength of

designed to meet and exceed the needs of the residents of our five

services are many and varied, but at the end of the day, they are all

some of the highlights of this past year. CHAI’s programs and

and advocacy to access resources and entitlements from public and private benefits and entitlements programs.

COMMUNITY ENGAGEMENT

In partnership with Whole Ange Youth, Marks CHAI’s Community Conversations program worked with 15 public schools and

A MESSAGE FROM THE PRESIDENT AND THE EXECUTIVE DIRECTOR

AFFORDABLE HOUSING DEVELOPMENT

November 2013, in partnership with Rockbridge Ventures, CHAI completed Renaissance Gardens, a 50- unit senior building which was fully leased, April 2014.

• CHAI began construction of Weinberg Manor South, a 30-unit senior building next to the Bnos Yisroel School.

• CHAI continued 197 home retention clients, 188 of whom remained in their homes. One wins over front doors by choice of the owner.

• In October 2013, CHAI began offering Energy Assistance Loans through a $2 million grant released from the Public Service Commission. Twenty-two loans totaling $180,000 have been made—more than enough to fully market the program and expand into Baltimore County in FY15.

ASSET MANAGEMENT

• CHAI has purchased The Fallsfall Apartments, a 13-unit market rate rental property. CHAI’s first affordable housing project for families.

• Affordable rental support from several funders, CHAI was able to purchase two new homes, and take over operations of the Northwest Senior Shuttle.

HOMEOWNERSHIP

• Between July 2013 and March 2014, CHAI provided 61 families with CHAI homebuyer and/or home improvement loans totaling $238,000, and envisaged $850,000 from other lender programs, resulting in a total of $2.4 million in new mortgage investment in the CHAI neighborhoods.

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SENIOR SERVICES

• Senior Homemaker and Senior Home Repair & Modification Program served 2,000 seniors and people with disabilities, with 688 repairs, modifications and handyman services.

• The Senior Home Benefits Coordination Program assisted 166 highly vulnerable seniors with applicant assistance and advocacy to access resources and entitlements from public and private benefits and entitlements programs.

• Cross County Elementary Middle School’s playground was significantly improved this year with the support of the school’s PTA and CHAI community.

• Under the leadership of the Senior Home Benefits Coordination Program, assisted 166 highly vulnerable seniors with applicant assistance and advocacy to access resources and entitlements from public and private benefits and entitlements programs.

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