FY 2015 FINANCIAL REPORT

INCOME (Estimated):
- The Associated: Jewish Community Federation of Baltimore: $732,397
- Housing Development Fund: $459,756
- Asset Management: $431,724
- Foundation & Corporate Giving: $413,169
- Community Development Fund: $240,956
- Public Funding: $159,659
- Program Income (Including CHAI Home Solutions): $142,980
- Maryland Public Service Commission: $125,000
- Community Investment Tax Credit: $93,600

Total Income: $2,800,761

EXPENSES (Estimated):
- Total Income: $2,800,761

FY 2015 CHALIGHTS
FY 2015 ACCOMPLISHMENTS

AFFORDABLE HOUSING DEVELOPMENT
- CHAI completed construction on Westminster Manor South, a 96-unit, building for low-income seniors and people with disabilities, marking the first new construction of affordable senior housing in CHAI’s General Service Area (GSA) since 1999.
- CHAI received contributions for 75 percent of renovation funds for our first family housing project, Fallstaff Apartments, with construction scheduled to begin in FY 2014.
- CHAI is in the process of recording two single-family homes for a total of seven individuals with disabilities to live in new family housing in CHAI’s General Service Area (GSA) since 1999.

ASSET MANAGEMENT
- CHAI established 100 new assets in its asset management portfolio through the opening of Westminster Manor South and the acquisition of the Warner Path Apartments. Warner Path South was completed and occupied by 300 seniors before it closed.
- With the help of a grant from the Enterprise Community Partners, CHAI opened a new Asset Management Department through the hire of 10 full-time staff to oversee the management of CHAI’s expanding portfolio of assets.
- CHAI continues to provide high quality leadership to over 1,700 tenant families.

LIVING RESIDENTS
- CHAI residents without screening counts to the median, CHAI’s rental program operates efficiently in three buildings, added five new Energy Star-certified buildings. CHAI expanded its existing limited property management services to include family housing.

CHAI HOME SOLUTIONS
- CHAI welcomed 232 HOMES in the GSA and 220 homes outside the GSA.

COMMUNITY ENGAGEMENT
- With the support of Healthy Neighborhoods, Inc., CHAI engaged 73 families in a $75,000 brick beautification project. CHAI also added five new families to Healthy Neighborhoods, Inc., the new GNA Neighborhood sign.
- Fallstaff Apartments were named 3rd on a scale of 1 to 5 for their level of trust in their neighbors at a 3.7 on a scale of 5, and 97 percent stated they speak to their neighbor daily.
- CHAI continues to welcome a community leader to engage over 100 parents, government officials, and activists along with community members at the formation of the Pikesville Schools Coalition, where CHAI assisted in the creation of the first Pikesville Schools Coalition (PSC) and继续ed to work with it.

SENIOR HOME SERVICES
- CHAI helped to rally close to 300 students from three high schools to volunteer during the 2015 Holiday Book Drive.
- CHAI supported the Baltimore Education Coalition, a network of local civil rights organizations and their families to raise $18,000,000 in Tax-Exempt Bond Sales, including Fallstaff and Cross Country Senior Homes.
- CHAI helped to support the Diabetic and Cross Country Senior Homes.
- CHAI supported the Baltimore Coalition for Fair Housing.
- CHAI provided 11 Homebuyer Loans, five Home Improvement Loans and four Senior Home Repair Loans, with a total of $215,000 invested in homes in CHAI’s General Service Area (GSA).
- CHAI expanded the Cross Country and Fallstaff Community Outreach Mobile Teams: visit over 1,000 locals and 117 local schools.
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