This was a fantastic year at CHAI! We are very proud of the programmatic and organizational accomplishments achieved through the commitment of our outstanding professional staff and dedicated board members. Highlights of key strategic program successes include the official inauguration of our Pikesville Schools Initiative, the opening of our first affordable family housing project, and the procurement of financial resources necessary to implement the Tech-Knowledge Hub at the Myerberg Center.

During FY17, we launched our Aging in Community Division, uniting all of CHAI’s existing services to older adults while integrating the Myerberg Center into our program portfolio. We built our Aging in Community team and are now working together to bring more holistic services to older community members in our service areas. With a solid foundation, we are poised to grow the numbers of people served and add exciting new program elements. In the upcoming year, we will be expanding our Senior Home Repair and Benefits program to more fully serve seniors residing in our general service area as well as individuals on the waiting lists of our Weinberg Senior Living properties. This expansion will strengthen our collaboration with LifeBridge Health through Baltimore City’s Housing Upgrades to Benefit Seniors program and allow us to begin serving low-income seniors in Pikesville. Additionally, we are growing our volunteer program to recruit more drivers, companions, and phone callers to support our Northwest Neighbors Connecting village members and program participants. At Myerberg, we are deepening our focus on wellness by increasing our class offerings and engaging more people in the beautiful Harry and Jeanette Weinberg Foundation Fitness Center. Through the exciting new Tech-Knowledge Hub at the Myerberg Center, we will offer one-on-one and group instruction in mobile technology and introduce a new intergenerational program.

Also in FY18, CHAI will be expanding our work in Pikesville schools, launching the Glen Avenue Residential Main Street Project by replacing two vacant and deteriorating homes with new homes for sale to families, completing three more HOPED houses for people with chronic mental illness, and implementing a new marketing plan to increase homeownership and promote our neighborhood loans.

We look forward to sharing these successes and more with our community partners, residents, and stakeholders at this time next year.

Sincerely,

Jeffrey Rosen
President

Mitchell Posner
Chief Executive Officer
CHAI by the numbers

**Aging in Community**

- Funding raised to launch the CHAI Tech-Knowledge Hub at the Myerberg Center to engage older adults in the use of technology to enhance their lives
- $160,651
- $77,951 Housing related cost savings through Senior Home Benefits Counseling
- 17,000 Visits to the Myerberg fitness center this year

**Community Development**

- Students at Fallstaff Elementary Middle School received school supplies and backpacks from CHAI in partnership with Jewish Volunteer Connection
- 150+ Residents of the Fallstaff community attended four cultural nights, bringing together the Jewish, Latino, African American and Caribbean cultures
- 200
- 147 Households attended Homebuyer Education Workshops
- 93 Homes were saved from foreclosure

**Housing Enterprises**

- Weinberg Senior Living residents signed up to receive chronic care management through a new program with the goal of keeping residents healthier and out of the hospital
- 20
- $160,651
- 12,000+ Number of one-way rides provided to seniors by Northwest Senior Shuttle
- $500,000 Three-year grant from the U.S. Department of Housing and Urban Development to demonstrate the effectiveness of providing on-site health care coordination services to low-income seniors at Weinberg Village I
- $137,000 CHAI’s share of fees from Community Life Management, CHAI’s partnership with Edgewood Management
FY 2017 Financial Report

INCOME (Estimated)

- The Associated: Jewish Community Federation of Baltimore: $758,207
- Foundation & Corporate Giving: $636,290
- Housing Development Fund: $577,276
- Asset Management Income: $563,649
- Public Funding: $371,655
- Community Development Fund: $189,750
- Program Income: $157,750
- Maryland Public Service Commission: $125,000
- Community Investment Tax Credit Gifts: $55,000

Total Income (Estimated): $3,434,577

EXPENSES (Estimated)

- Salaries & Benefits - Program Staff: $1,631,965
- Salaries & Benefits - Administrative Staff: $544,988
- Asset Management & Resident Services: $437,082
- Administration/Occupancy: $418,168
- Program Expenses: $269,450
- Housing Development Expenses: $113,362

Total Expenses (Estimated): $3,415,015

LEadership of Chai FY2017

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Melissa Peters
First Vice President

Peter Burstein
Vice President
Mendy Greenfield
Vice President

Scott Brown
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Leon Sheynman
Irv (Yitzy) Shnidman

Howard Sobkov
Howard Sollins
Rikki Spector
Sheldon Stern
Esther Weiner
Nate Willner
Aging in Community

• CHAI has been selected as a Volunteer Maryland site to receive an AmeriCorps member for up to three years to serve as Volunteer Coordinator for the Aging in Community Division.

• The Supportive Community Network has helped Northwest Neighbors Connecting (NNC) to significantly increase members’ engagement in the work of the village. NNC members organized and led 107 social engagement activities, including monthly village gatherings, art classes, trips and exercise and healthy cooking classes.

• CHAI’s Senior Home Repair technician visits seniors in their homes to assess safety and provide trusted repairs. This year, we provided more than 700 repair and modification services to over 150 older adults in northwest Baltimore.

• In FY17, CHAI and the Edward A. Myerberg Center entered into a partnership for CHAI to provide management oversight to the Center. This partnership has exceeded expectations, resulting in stabilized operating costs, increased contributions and expanded programs and services.
• CHAI hosted its 1st Annual Housing Fest attended by 47 households who came to learn about becoming a homebuyer from CHAI staff, Healthy Neighborhoods, Live Baltimore Home Center and 27 vendor partners, including realtors, lenders, title companies, and home inspectors. At least 10 of the households subsequently came in to take advantage of CHAI’s Homebuyer Education Workshops and Pre-Purchase Counseling.

• CHAI distributed $24,125 in matching grant funds for façade improvement projects resulting in a total of $83,965 in façade improvement investments in the CHAI neighborhoods.

• CHAI brought the Dream Flag Project (an international program that teaches students advocacy, cultural awareness, and forward thinking for pursuing their dreams) to 800 students at Cross County Elementary Middle School and 400 students at Fallstaff Elementary Middle School.

• CHAI worked with Art with a Heart to facilitate a very successful partnership that brought together 50 third-graders from Milbrook Elementary School and Krieger Schechter Day School to create a mosaic to be installed in the Milford Mill Police Station.
The grand opening of Fallstaff Apartments, CHAI’s first affordable family housing project, was held in September 2016. The renovation of these apartments has enhanced the Fallstaff neighborhood and improved the housing conditions for existing residents as well as creating additional affordable housing for new families.

CHAI opened its third HOPED house for people with disabilities in December 2016 and has three more houses for 10 additional people in development.

CHAI’s Asset Management Department was awarded close to $100,000 in capital grants from the Maryland Department of Transportation for two new shuttle buses, which will allow CHAI to expand its Northwest Senior Shuttle services.

CHAI’s Weinberg Senior Living residences once again received top management ratings from the U.S. Department of Housing and Urban Development, Maryland Department of Housing and Community Development, Baltimore County and Baltimore City.
ACKNOWLEDGEMENTS

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The Associated: Jewish Community Federation of Baltimore
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