2020 ANNUAL REPORT

Community Housing Innovations

Breaking the cycle of poverty through housing and human services
Dear Friends,

Maybe you know CHI and have been a friend to us and supported our efforts for the past thirty years. Maybe this is the first time that you have heard about us, but you support the idea that everyone deserves a quality, affordable place to call home. Our team provides housing and human services to over 1,000 people every day in New York’s Nassau, Suffolk, Westchester, Dutchess and Orange Counties and soon New York City, with a longer-term goal to expand nationwide.

We have the know-how and team in place to continue to build on CHI’s thirty-year long mission to provide housing and human services that support social and economic independence. And we won’t stop there. We have a plan to increase our affordable and supportive housing portfolio, expand our homeownership program, provide financial literacy, substance misuse and mental health services as well as new innovative housing models.

**CHI’s vision is to break the cycle of poverty by ensuring that all families and individuals live in quality housing, have a home of their own and a job to support them.**

CHI believes quality, affordable housing provides a firm foundation for a prosperous life.

All can agree that the upward mobility of a family or individual due to an improved economic status and housing situation has a positive effect on all that family’s and individual’s neighbors! I encourage you to support the critical work we are doing at CHI—providing emergency temporary housing to families and single adults, moving people into permanent housing, providing supportive housing and affordable housing options for low and moderate income and previously unhoused people, helping many reach the dream of homeownership and preventing many from being evicted from their apartment or foreclosed from their house.

Together we can make this happen!

You can count on CHI to be here for our neighbors in need. Please let us know that we can count on you.

Sincerely,

Ron Abad
CEO & Executive Director
When Jay, a single father to two young girls, found himself homeless early in the pandemic, he turned to CHI for help. The family found respite at one of CHI’s family shelters on Long Island. Although Jay described himself as frequently frustrated by the daily grind of experiencing homelessness, parenting and looking for employment, he was determined to turn it all around. With his children safely attending their remote schooling from the shelter’s community room, Jay turned his focus toward developing his parenting skills. He attended the Fatherhood Initiative program offered at the site, providing him with more insight into his girls’ social and emotional development. Guided by these insights, Jay became even more determined to find work and permanent housing for his family. His perseverance paid off when he landed a fulltime job just a short bus ride from the shelter. With a secure job, Jay was then able to work with CHI’s housing specialist to find permanent housing. After he and the girls had settled into their apartment, Jay paid his success forward—lending his time and talents to producing TV and radio ads for the Fatherhood Initiative.

Success
36% percent of people experiencing homelessness suffer from a chronic substance abuse problem, a severe mental illness, or both. When James first came to one of CHI’s temporary to permanent houses, he was struggling with addiction. CHI staff knew that treatment was necessary and gave him a warm hand-off to a treatment provider (Behavioral Enhancement and Substance Abuse Treatment), as well as to care coordination services (Options for Living). With these services and other CHI support in place, James has been able to maintain his sobriety and is now ready to move to Supportive Permanent Housing.
Community Housing Innovations (CHI) provides shelter, as a temporary measure, for individuals and families who are homeless; as well as, programs and services for low and moderate income households. CHI manages emergency shelters as well as transitional and supportive housing for over 1,000 individuals per night. CHI also provides permanent affordable housing and partners with community-based organizations, government agencies, and private sector entities to develop and maintain properties. CHI operates a total of 255 locations consisting of shelters/emergency housing, affordable, supportive, and permanent housing. Of the 255 properties CHI owns 112.

In addition to ensuring that individuals and families are provided safe housing and supportive services, CHI runs a Homeownership Program to help people achieve the dream of homeownership—the stepping-stone to upward mobility and economic independence. CHI provides individuals and families with first-time homebuyer education, one-on-one counseling, and financial assistance to guide them through the home purchase process. Approximately 2,100 individuals have participated in CHI’s Homeownership Counseling, Education, and Grant Assistance Program.

CHI also provides Foreclosure Prevention Counseling for homeowners experiencing financial distress. The goal of the program is to secure a loan modification thereby preventing potential homelessness. In addition, CHI offers Eviction Prevention Services to prevent eviction, one of the primary causes of homelessness.

CHI is expanding its homeownership, affordable housing and permanent housing portfolio and developing a new Financial Literacy Program in Long Island. In addition, CHI is working on expanding its CHI Realty entity, an independent brokerage that works to place homeless clients into permanent housing.
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