



2021-22 ANNUAL REPORT



Breaking the cycle of
poverty through housing
and human services

Greetings

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 thousands of families and individuals every day in Westchester, Long Island, Hudson Valley, and New York City.

We have the know-how and team in place to continue to build on CHI's over thirty-year mission to provide housing and human services that support social and economic independence. And we won't stop there. We continue to implement our plan of action to increase our affordable and supportive housing portfolio, expand our homeownership program, provide financial literacy, workforce readiness as well as develop and implement new innovative housing models.

CHI's vision is to break the cycle of poverty, foster upward mobility, 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, helping many reach the dream of homeownership and preventing many from being evicted from their apartment or foreclosed from their house.

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



Success

“When my family came into the shelter system, (not within CHI) it was very overwhelming and quite frankly disheartening. Transitioning into the CHI shelter was easy. The staff was so welcoming and did everything they could to help us in getting settled and also in finding permanent housing.”

Belinda was placed in emergency housing with her 11-year-old twin sons after becoming homeless in January of 2022. Belinda and her children were renting a house that the landlord had decided to sell.



Unfortunately, the new owners decided to move into the house and only gave Belinda a few months to find new housing. At the time, Belinda was unable to work due to a physical disability, and unable to get the surgery she needed because she was desperately searching for housing.

When Belinda and her children entered the shelter system, it was an extremely difficult transition for the boys. The children did not understand why they had to leave the home they were born and raised in, where memories of their grandmother, who passed in 2019, lingered. They also could not grasp what it meant to be homeless. The boys were very apprehensive about being around new people and socializing. The onset of homelessness, coupled with the difficulty of navigating life after COVID, brought on a decline in their grades and increased reclusiveness. Belinda did not expect to be homeless for long because she had already found housing and was awaiting approval. To the family’s dismay, two months after entering the shelter, they were advised that the house was given to someone else.

Belinda was devastated and depressed by this turn of events, but she couldn’t let her boys down. She relied on her faith and perseverance to be a role model for her sons. They needed to see her fight and not give up! Her sons followed her lead. Dekari became an Honor Roll student and joined the chorus and Denari became involved in school sports and other outside activities.

Belinda set a goal of a year to get into permanent housing - and beat it! Belinda was working with a realtor and was ready to move into permanent housing with her Section 8 voucher, but the apartment failed inspection because it did not have the proper permits. The landlord was so moved and impacted by Belinda’s story that he worked diligently to get the rental permits before her voucher expired. Belinda worked closely with CHI staff and advocated for herself on several occasions to extend her voucher expiration date. It was a stressful and complicated process and through concerted resilience and perseverance, Belinda moved to permanent housing on December 30, 2022.

Community Housing Innovations (CHI), founded in 1991, is a not-for-profit housing and human services organization that serves Westchester, Long Island, Hudson Valley, and New York City.

CHI's mission is to provide housing and human services that support social and economic independence. CHI's vision is to end generational poverty and foster upward mobility 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.

CHI offers a comprehensive housing program that includes temporary housing, permanent housing, homeownership, and homeless prevention.

TEMPORARY HOUSING

CHI operates 29 **emergency housing** facilities across 7 counties in New York that provide shelter, relocation assistance, and case management services that link families and individuals to services and programs in the community to build their support system and self-sufficiency. In Westchester, CHI administers the **Emergency Housing Assistance Program (EHAP)**, a 2-year housing program that offers families a supported transition from homelessness to independent living.

PERMANENT HOUSING

CHI manages two **Supportive Housing** programs in Westchester and provides counseling and case management services to formerly homeless individuals with severe mental illness. CHI is working on three more supportive housing projects in Westchester and the Bronx with projected opening dates over the next two years.

CHI provides **permanent affordable housing** in Long Island and Hudson Valley and partners with community-based organizations, government agencies, and private sector entities to develop and maintain safe and healthy homes and provide low intensity support services. In addition, CHI is working on expanding **CHI Realty**, an independent nonprofit brokerage that works to place homeless clients into permanent housing.

HOMEOWNERSHIP

CHI operates a **Homeownership Program** to help people achieve the dream of owning a home – the stepping-stone to upward mobility and economic independence. CHI provides individuals and families with financial assistance, first-time homebuyer education, and one-on-one counseling to guide them through the home purchase process. Thousands of individuals have participated in **CHI's Homeownership Counseling, Education, and Grant Assistance Program**.

HOMELESS PREVENTION

CHI's **Foreclosure Prevention Counseling** assists homeowners experiencing financial distress secure a loan modification to preserve their homes. In addition, CHI offers **Eviction Prevention Services** to combat one of the primary causes of homelessness and promote housing stability. CHI continues to expand and develop a robust housing program while developing Financial Literacy and Workforce Readiness initiatives and innovative housing platforms to meet its mission to provide housing and human services that support social and economic independence.



2021-2022 Achievements & Accomplishments

TEMPORARY HOUSING

1,445 units of **Emergency/Transitional Housing** were provided to families or singles in need

4,200 households were served during this two-year period

PERMANENT HOUSING

1,149 formerly **homeless families moved to permanent housing**, offering stability and a myriad of supportive services

368 units of **permanent housing** are owned by CHI

HOME OWNERSHIP & FORECLOSURE COUNSELING

2,815 individuals **attended homebuyer orientations** on Long Island and in Westchester

535 individuals received counseling by **homeownership program**

32 homes were **purchased** with CHI down-payment **assistance grants**

215 homes were **purchased** through **education, counseling and grant assistance**

152 households were provided with **foreclosure prevention** counseling

81 individuals attended **Financial Literacy** Education Sessions



"After a year of searching and four months of closing, the day finally came when we said yes to the address! The combined efforts of CHI and SONYMA has helped my family and I become proud new homeowners. The journey was long and arduous, and defeating at times, but we thank God for providing the opportunity and the people to help this dream come true. With our growing family and tight budget, the programs and personnel helped us navigate the market and become beneficiaries of the CHI grant and SONYMA NRP. Thank you to the team and all glory to God!"

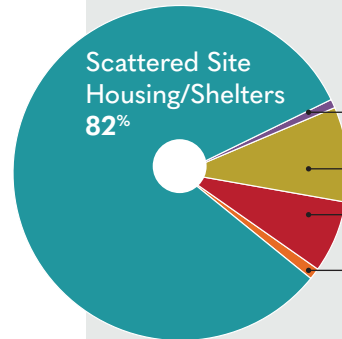
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Financials

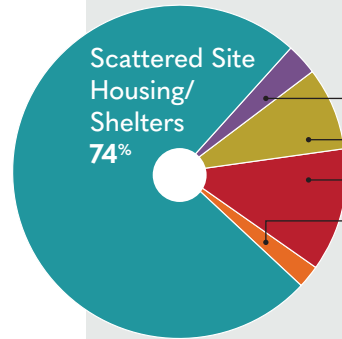
Community Housing Innovations, Inc.
 FY 2021 Financial Report
 January 1, 2021 - December 31, 2021

REVENUE & SUPPORT



CARES Act Funding - ERTC	1%
Government Contracts	9%
Rental Income	7%
Contributions & Special Events	1%
Other	0%
Total Revenue & Support	\$30,526,609

EXPENSES



Home Grant Programs	3%
Permanent Housing	8%
Support Services	12%
Other Programs	2%
Fundraising	0%
Total Revenue & Support	\$29,725,039

New Prog

In spring of 2022, CHI took over two emergency housing shelters in Brooklyn, NYC, serving single men.

In the summer of 2022, CHI opened two new emergency housing facilities in Smithtown serving families with children, adult only households, and single women.



emergency shelters



transitional and supportive housing



permanent affordable housing



homeownership program



homeownership counseling, education, and grant assistance program



foreclosure prevention counseling



eviction prevention services



financial literacy program

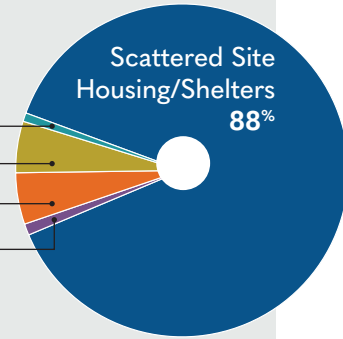


CHI Realty

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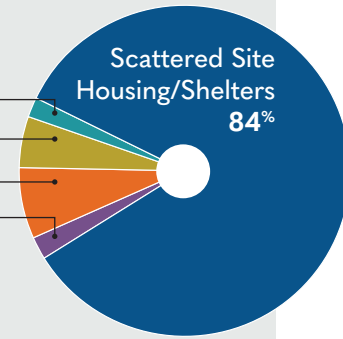
REVENUE & SUPPORT

Contributions &
 Special Events 1%
 Government Contracts 5%
 Rental Income 5%
 Other 1%
**Total Revenue
 & Support \$52,191,855**



EXPENSES

Home Grant Programs 2%
 Permanent Housing 5%
 Support Services 7%
 Other Programs 2%
 Fundraising 0%
**Total Revenue
 & Support \$51,408,085**



Programs

In fall of 2022, CHI opened one of the first sanctuary shelters in NYC serving families with children who are seeking asylum in the U.S.

In fall of 2022, CHI launched the Rental Supplement Program in Westchester to provide rental subsidies to formerly homeless families.



Board

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Quwane Johnson

Michael F. Puntillo, Jr.

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**retired 2022*

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Staff

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Robert Nocera, SVP OPERATIONS AND ADMINISTRATION*

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Melanie Rowe, ASSISTANT DIRECTOR OF PROGRAM ANALYTICS

**as of 2023*

Partners

Partners

American Housing Corporation

Bank of America

BRI

Chase

Cigna

Citibank

Citizens Bank

Dutchess County DSS

Emigrant Bank

Empire State Supportive Housing Initiative (ESSHI)

Empire Justice Center

EPIC

Equal Housing Opportunity

Family Residences & Essential Enterprises

First Republic Bank

Health and Wellness Council of Long Island

HUD - Housing Opportunities for Persons With AIDS (HOPWA)

Human Services Council

KeyBank

M & T Bank

Marathon Development Group

Nassau County DSS

New York City DHS/HRA

New York Homeowner Protection Program

New York State Affordable Housing Corporation

New York State Office of Mental Health

New York State OTDA

Nonprofit Westchester

Orange County DSS

Ridgewood Savings Bank

Suffolk County DSS

United Mortgage Corporation

Ulster Savings Bank

U.S. Green Building Council Long Island Chapter

Webster Bank

Wells Fargo

Westchester County DSS



Locations

WESTCHESTER COUNTY

75 South Broadway
Suite 340
White Plains, NY 10601
T (914) 683-1010
F (914) 683-6158

SUFFOLK COUNTY

285 Sills Road
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T (631) 475-6390
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