

A group of eleven diverse professionals, including men and women of various ethnicities, are posed in two rows. They are all dressed in business attire, such as suits, blouses, and dresses. The background is a plain, light-colored wall.

34 Years of Service

Breaking the cycle of poverty through housing and human services.

Community Housing Innovations, Inc. · Serving Westchester, Long Island, Hudson Valley & New York City

IN THIS REPORT

Contents

03 Letter from the CEO

04 Mission & Vision

05 About CHI

06 Our Programs

07 Emergency Housing

08 Supportive Housing

09 Homeownership

10 Financials — Revenue

11 Financials — Expenses

12 Partners & Supporters

13 Board & Leadership

14 Locations & Connect

LETTER FROM THE CEO

Dear Friends,

"Housing is more than shelter — it is the foundation for healthier families, stronger communities, educational opportunity, and economic independence."



As Community Housing Innovations (CHI) celebrates 34 years of service, we reflect with pride on the impact we have made together across New York — from a small organization with a bold mission to one of the region's leading housing and human services nonprofits.

None of this work would be possible without the support of our partners, donors, staff, and community members. Thank you for believing in CHI's mission and for helping us continue creating housing, opportunity, and hope for those who need it most.

A handwritten signature in black ink, appearing to read "Ron Abad".

Ron Abad, Chief Executive Officer

34 YEARS OF HOUSING & HOPE

34

Years
serving
New York

\$125M

Annual operating
budget

700+

Employees

2,600+

Individuals served per
night

798 households moved into permanent housing this year — and 1,127 individuals began their journey toward homeownership at a CHI orientation.

WHAT DRIVES US

Mission & Vision

MISSION

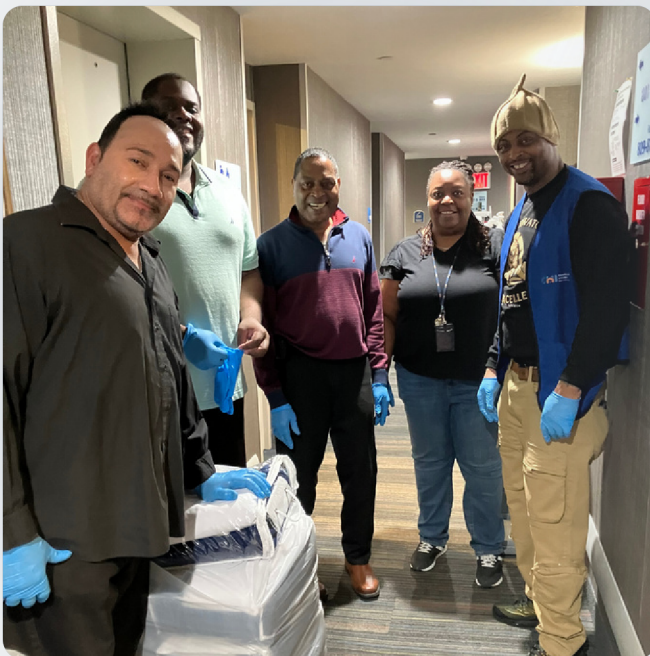
The mission of Community Housing Innovations is to provide housing and human services that support social and economic independence.

► [Watch why we do what we do here](#)

VISION

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.

"Quality, affordable housing provides a firm foundation for a prosperous life."



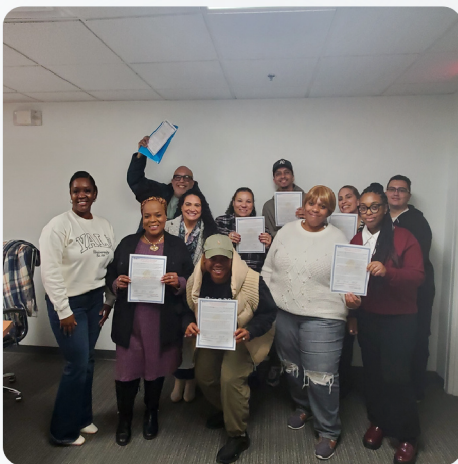
ABOUT US

Founded in 1991, built for the long run

Community Housing Innovations (CHI) is a not-for-profit housing and human services organization serving Westchester, Long Island, the Hudson Valley, and New York City. CHI believes quality, affordable housing provides a firm foundation for a prosperous life.

CHI provides shelter, as a temporary measure, for individuals and families experiencing homelessness, alongside programs for low- and moderate-income households. Beyond emergency shelter, CHI manages transitional and supportive housing for over three thousand individuals per night, and partners with community-based organizations, government agencies, and private-sector entities to develop permanent affordable housing.

Looking ahead, CHI is expanding its Rental Supplement Program into Suffolk and Nassau Counties, growing its new Financial Literacy Program, and building out CHI Realty, an independent nonprofit brokerage that places homeless clients into permanent housing.



WHERE WE WORK

Westchester

Long Island

Hudson Valley

New York City

WHAT WE DO

Our Programs

Eight programs, one mission: stability that lasts.

Emergency Housing

Temporary shelter for individuals and families experiencing homelessness.



Homeownership Program

First-time homebuyer education, one-on-one counseling & grant assistance.



Permanent Affordable Housing

Developed and operated with government and private-sector partners.



Transitional & Supportive Housing

Longer-term housing paired with services for people rebuilding stability.



Foreclosure Prevention Counseling

Loan modification support to help homeowners avoid displacement.



Rental Supplement & Eviction Prevention

Keeping at-risk households in Westchester, Suffolk & Nassau housed.



Financial Literacy Program

Building the money skills that make housing stability last.



CHI Realty

An independent nonprofit brokerage placing homeless clients into permanent homes.



2025 ACHIEVEMENTS

Emergency Housing

Shelter is a first step, not a destination — every household is paired with a housing plan from day one.

798+

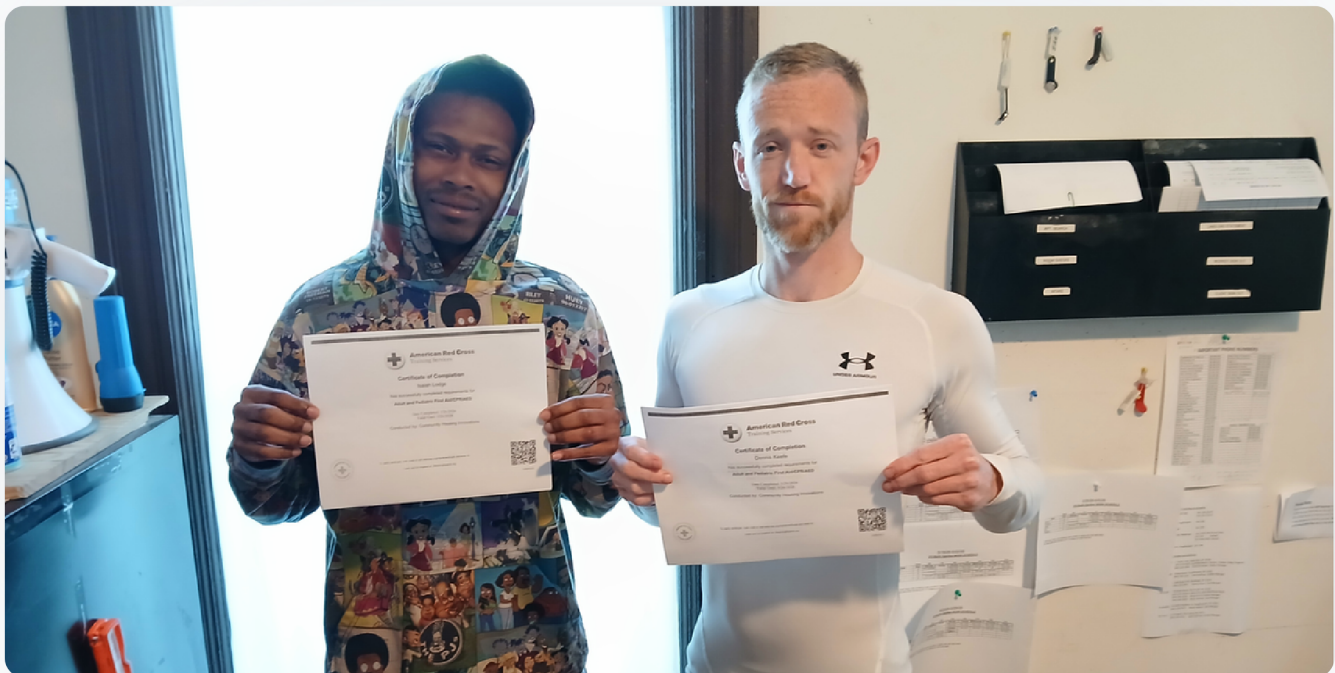
Total households — families and individuals — moved to permanent housing

2,600+

Average individuals served per night across CHI's shelter network

SUCCESS STORY

*"Before coming to CHI, I worried that an emergency shelter would be overcrowded. Instead, the staff at North Hamilton have helped me stay focused, manage my anxiety, and work toward my goals — renewing my confidence and helping me pursue a future in the EMT field." — **Dennis Keefe***



Isaiah Lodge (L) and Dennis Keefe (R) with certificates from a recent CPR course in CHI's single-men emergency housing program in Poughkeepsie, NY

2025 ACHIEVEMENTS

Supportive Housing

Stability isn't just a roof — it's the case management that keeps families moving forward.

135+

Average individuals
served per night

48+

Average households
served

225

Total households
enrolled in the Rental
Supplement Program

SUCCESS STORY

"I felt ashamed. I felt like I had failed my son. But the support we received changed everything. The people at CHI didn't judge us — they saw our potential. Today, Jamel is 18 years old and graduated with honors. Stability changed everything. Support changed everything. Love changed everything."

— TANYA HAYNES



2025 ACHIEVEMENTS

Homeownership

First-time homebuyer education, one-on-one counseling, and grant assistance — the stepping-stone to upward mobility.

1,127

Attended first-time homebuyer orientations

812

Received first-time homebuyer education, foreclosure & eviction prevention counseling

18

Homes purchased with CHI's grant program

109

Served with the rental safe housing incentive program

A proud Bronx native raised by hardworking Dominican immigrant parents, Janet is the first college graduate in her family and, as a single mother, spent nearly eight years working toward homeownership while building a career in the FDNY's Financial Administration as a certified EMT and firefighter.

SUCCESS STORY

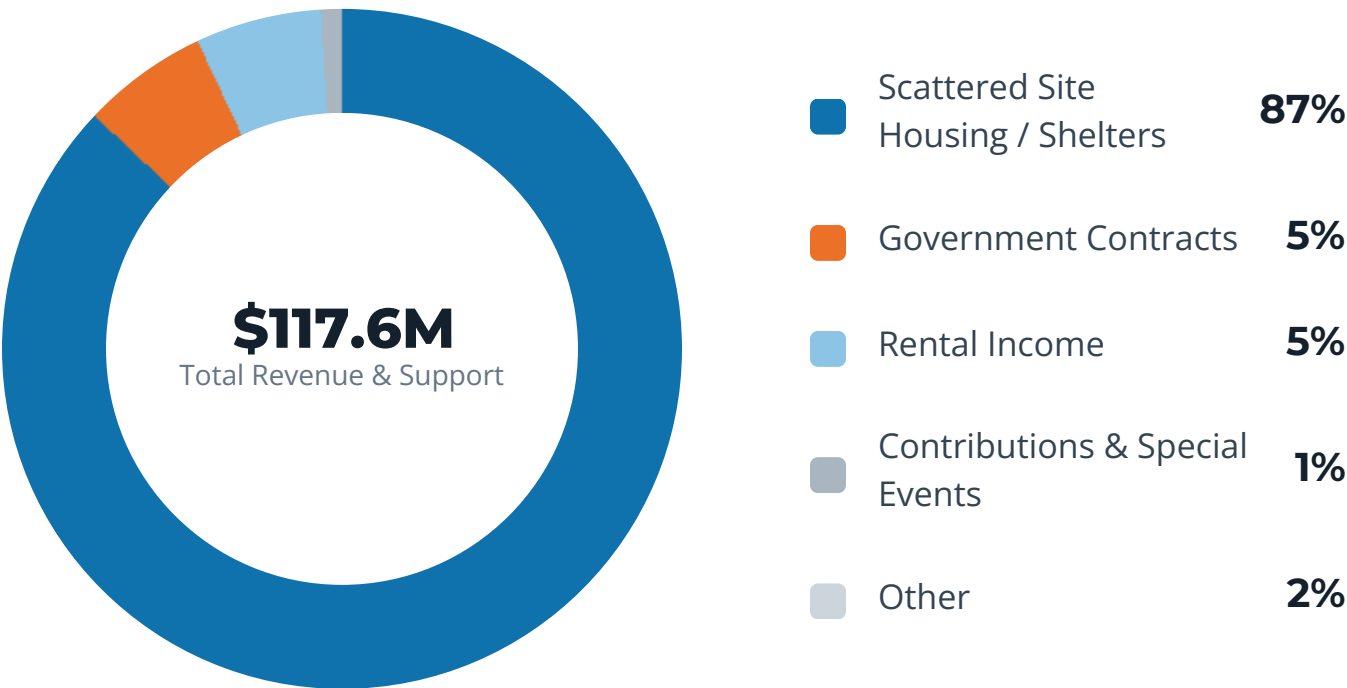
► Watch Janet's Story



"About eight years ago, I began the journey to buy a home. I thought it would take a year, maybe two, but it became a test of my patience, faith, finances, and strength. I faced setbacks and moments when I wondered if homeownership was meant for me. What kept me going was faith, perseverance, and people who refused to let me quit. CHI didn't just provide resources—they provided possibility. Today, this home is more than walls and a roof. It is safety, stability, peace of mind, and the foundation for a different future for my children."

— Janet S. Lopez

Revenue & Support

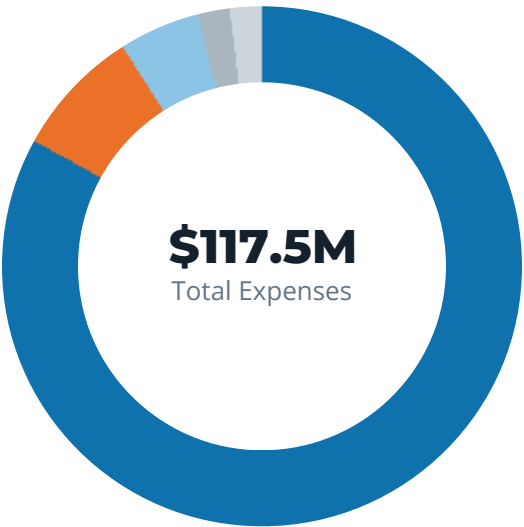


97% of revenue comes directly from housing operations and government contracts — a durable base that lets CHI plan for the long term.



Expenses

Total Expenses \$117,501,831



Scattered Site Housing / Shelters	83%
Support Services	8%
Other Programs	5%
Permanent Housing	3%
Home Grant Programs & Government	1%

WHERE THE MONEY GOES

Emergency Shelters	Transitional & Supportive Housing	Permanent Affordable Housing
Homeownership Program	Homeownership Counseling & Grant Assistance	Foreclosure Prevention Counseling
Eviction Prevention Services	Financial Literacy Program	CHI Realty

83% of expenses go directly into scattered-site housing and shelter operations — keeping overhead lean so more of every dollar reaches the people we serve.



WITH GRATITUDE

Thank You to Our Partners & Supporters

CHI's work is only possible because of the government agencies, financial institutions, and community organizations who partner with us every day.

American Housing Corporation
Association of Development Officers
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
Feeding Westchester

Health & Wellness Council of Long Island
HUD – HOPWA
Hudson Gateway Association of Realtors
Hudson Valley Credit Union
Human Services Council
KeyBank
Leviticus Fund
M&T Bank
Marathon Development Group
NAMI
Nassau County DSS
National Community Reinvestment Coalition
New Rochelle YMCA
NYC DHS/HRA
NY Homeowner Protection Program

NYS Affordable Housing Corp.
NYS Office of Mental Health
NYS OTDA
Nonprofit Westchester
NYS Homes & Community Renewal
Orange County DSS
Pro Bono Partnership
Ridgewood Savings Bank
Suffolk County DSS
Sustainable Westchester
United Way of Westchester
U.S. Green Building Council LI Chapter
Webster Bank
Westchester County DSS
William George Agency

OUR LEADERSHIP

Board & Leadership

BOARD OF DIRECTORS

Steve Gifford — Chairman

Patricia Wilson — Secretary

Frances Pierre — Treasurer

Ron Abad — Chief Executive Officer

Gerry Feinberg, Esq.

Mike F. Puntillo, Jr.

Quwane Johnson

Emanuel Hatjygeorge

C-SUITE

Ron Abad — Chief Executive Officer

David Daniello — Chief Financial Officer

Robert Nocera — Chief Administrative Officer

Cynthia Miles — Chief Human Resources Officer

Karen Primack — General Counsel

Alida Quiñones-Reyes — VP of Development

Alaina Thaler — Executive Assistant to the CEO & Communications Manager

EXECUTIVE LEADERSHIP

Nicole Falkman — Senior VP of Housing

Fanta Solly — VP of Housing

Deborah Anderson — VP of Housing

Cynthia Fernandez — VP of Property Management / Permanent Housing

Tiffany Kilpatrick - VP of Homeownership & Housing Retention

Annette Cobos — VP of Human Resources / Compliance Officer

Diane Amiel — VP of Finance

Sherranda Harris — Controller



REACH US

Locations & Connect

ADMINISTRATIVE HEADQUARTERS & REGIONAL OFFICES

Westchester County

One North
Broadway, Suite
602
White Plains, NY
10601
T (914) 683-1010 ·
F (914) 683-6158

Suffolk County

285 Sills Road
Building 16
East Patchogue,
NY 11772
T (631) 475-6390 ·
F (631) 475-6393

Fishkill

300 Westage
Business Center
Drive
Suite 315, Fishkill,
NY 12524
T (914) 683-1010 ·
F (914) 683-6158



FOLLOW ALONG



www.communityhousing.org
@communityhousinginnovations ·
@ChiPosts · @CHI_Community



**Every family should
have a home.**

Donate Now

Get Help Now

COMMUNITY HOUSING INNOVATIONS, INC. · WWW.COMMUNITYHOUSING.ORG