

COMMUNITY
HOUSING
SONOMA COUNTY

ANNUAL REPORT 2007–2008



Dear Friends,

This past year has brought great success and many changes to Community Housing Sonoma County (formerly known as Community Housing Development Corporation of Santa Rosa).

Paula Cook was appointed our first full-time executive director. And we moved into our new office across the street from Burbank Housing, who graciously shared their space with us for two years.

We continue to work with Burbank Housing, Committee on the Shelterless (COTS) and Sonoma County Department of Mental Health to complete Vida Nueva (*new life*), a 24-unit rental development in Rohnert Park and Sonoma County's first permanent supportive housing project for families. Thanks to the generous support of our many funders, and especially the City of Rohnert Park, individuals and families living with mental illness, chronic substance abuse or physical disabilities will call Vida Nueva home in December 2008.

In partnership with Vietnam Veterans of California, Inc., we are creating transitional and permanent housing for veterans. We purchased an ideal southwest Santa Rosa property in February and will rehabilitate the existing buildings for occupancy in 2009. There are currently only eight beds for homeless veterans in Sonoma County.

We also are working with Burbank Housing on a 48-unit affordable housing development in Guerneville, to include 17 units of permanent supportive housing. This will be the first new affordable housing in Guerneville in at least 20 years.

Further north, with Cloverdale Community Outreach Committee, we will develop 10 units

of permanent supportive housing for people living with disabilities, particularly those who are chronically homeless.

None of this would be possible without essential grant funding from:

- Community Foundation Sonoma County Donor Advised Fund
- The Partners in Philanthropy Program of Community Foundation Sonoma County
- The Sonoma County Community Development Commission HOME program
- The United Way Community Capacity Building program
- The US Department of Housing and Urban Development HOME CHDO technical assistance program through Enterprise Community Partners

Equally vital to our success is our Board of Directors, whose generous donation of time and talent furthers our important mission. They are: Earl Cruser (Vice-President), Stephen Harper (Treasurer), Robert Berg (Secretary), Laura Edwards and Nancy Lisk.

We are focused on innovative approaches to creating permanent supportive housing, and we are committed to building the capacity of service providers to own and operate. At Community Housing Sonoma County, *providing permanent supportive housing is our passion and our business.*

Thank you for being our supporters, our partners, and our friends. In these challenging times, your presence is ever more important as we help our neighbors in need of permanent supportive housing.



Onward!

Paula Cook
Executive Director

Margo Warnecke Merck
President



Hunter Cornell has lived at **Larkfield Oaks** for two years. He receives support from Buckelew and Project Hope.

"I like it very much. I have a regular apartment, with great neighbors and friends living here. This is a good location, close to everything in the city."



Tracee Lowry moved to **Stony P** after having been homeless for ab

"This is my first time in a perma but I was welcomed with open staff person) with any problems

Since 2003, **Community Housing Sonoma County** has helped create **179 housing units** for very low-income families and individuals, with **71** of those set aside as **permanent supportive housing** for persons living with disabilities. Permanent supportive housing enables residents to maintain the maximum possible level of independence, stability and participation in the community.

2009
2008
2006
2005
2003

WEST HEARN

- 12 units transitional housing
- 20–30 units permanent supportive housing



VIDA NUEVA



- 24 units total
- 23 units permanent supportive housing

LARKFIELD OAKS



- 56 units total
- 7 units permanent supportive housing

BROWN STREET



- 15 units, all permanent supportive housing

STONY POINT COMMONS



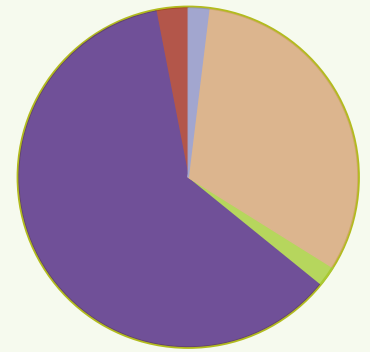
- 16 units, all permanent supportive housing

CARRILLO PLACE

- 68 units total
- 10 units permanent supportive housing

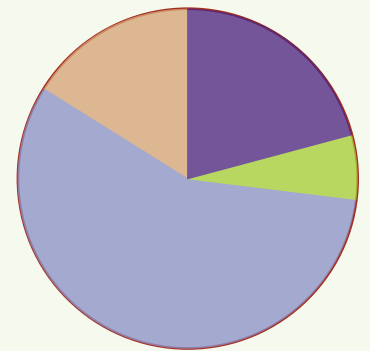


2008 Revenues



61% - Grants
32% - Partnership Fees
3% - Rental Income
2% - Interest
2% - Contribution
Total Revenues - \$246,136

2008 Expenses



57% - Program
21% - Administration
16% - Projects
6% - Fundraising
Total Expenses - \$154,798

Stony Point Commons in July 2008
 about two years.

"Permanent home. I didn't know anyone here
 farms. I can go to Susie (the on-site CSN
 s. I'm planning on going back to college"



Program Manager Thai Gallo has been at **Brown Street** since it was converted from Board and Care to Permanent Supportive Housing. "All of the previous residents were allowed to stay. Some have lived here over 30 years! 24-hour support staff help residents know when they need to do things like contact their doctor for help with medications."

What is

PERMANENT SUPPORTIVE HOUSING



Permanent supportive housing is a national model for ending the cycle of homelessness by addressing issues of health, employment, mental health, and substance abuse. It provides independent, affordable rental housing for people living with disabilities who have been homeless or are at risk of homelessness. Permanent supportive housing enables residents to lead fuller lives, and is an alternative to more costly institutional settings.

AT COMMUNITY HOUSING SONOMA COUNTY,
PROVIDING PERMANENT SUPPORTIVE HOUSING

IS OUR

PASSION

AND OUR

BUSINESS

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