

Community Housing Coalition of Madison County

ANNUAL REPORT
2022



Director's Message

At the end of 2021 CHC welcomed the light at the end of the long COVID tunnel that had constrained our work and our lives.

We began 2022 with continued efforts to raise capital for the purchase and renovation of a real "Home for Housing" for CHC and ReClaim Madison Thrift & Salvage. It was not long before the generosity of grant funders, individuals, local businesses and other organizations helped us meet our fundraising goal, enabling us to move into what is now our permanent home.

This critical move forward has enabled us to expand our services reach to meet growing needs of our community while achieving these milestones:

- The launch of our participation in the Healthy Opportunities Program as a Human Service Organization and our Affordable Replacement Housing Program (see 2022 Key Initiatives)
- The ability to move our CHC program offices and ReClaim Madison operations under one roof, with greater accessibility to our clients and customers
- A Community Day celebration of two decades of CHC's formal non-profit status and honoring all those who made it happen more than 20 years ago
- A record number of home repair projects completed and dollars invested to preserve Madison County housing

We experience the reality of growing housing needs in Madison County every day. We have just begun three-year strategic planning and budgeting so that CHC is positioned to sustain the high service levels we offer today, while building in the needs of the future.

It is an honor to serve our Madison County neighbors, and we appreciate the generosity of everyone in our giving community.



Chris Watson, Program Director
Community Housing Coalition of Madison County

CHC Board of Directors

Tim Malone, Chair

Danalee Cook-Pipes, Co-Chair

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2022 Key Initiatives

- Successfully achieved capital campaign targets for purchase and Phase 1 renovations of a permanent *Home for Housing*
- Launched Healthy Opportunities Pilot (HOP) with CHC as a certified Human Service Organization (HSO) enabling new repair opportunities for eligible residents to be paid by Medicaid
- Moved CHC and ReClaim into space under one roof, becoming fully operational in the new space by mid-May
- Staffed and launched the new CHC Affordable Replacement Housing Program with first client identified and new construction to break ground Dec 2022 - Jan 2023
- Launched 20th Anniversary program with outreach to and acknowledgement of clients, donors, volunteers, and partners, incorporating a Community Day of celebration
- Participated in a Falls Prevention cohort with Coalition for Home Repair and its study to measure impact of repair programs, reinforcing our focus on keeping clients safe in their homes



Community Housing Coalition was named a 2022 Housing North Carolina Award winner for Home Ownership Impact by the North Carolina Housing Finance Agency (NCHFA)



2022 Key Impacts

Community Housing Coalition

A total of 89 homes served

- 29 accessibility improvements
- 34 roofs repaired or replaced
- 5 septic and 7 water system repairs
- 4 HVAC systems replaced
- 5 electrical repairs

Volunteer Hearts and Hands

Summer Youth Groups volunteered 5,697.25 hours

- Value of in-kind labor @15/hr = \$86,673.75

Local Neighbors Helping Neighbors Volunteers gave 616 hours

CHC board members volunteered 562.25 hours

- Value of in-kind labor @ 15/hour = \$76,065

Grants Impact

NC Housing Finance Agency Urgent Repair Program (URP) combined with Department of Environmental Quality and Pisgah Health Foundation to mitigate conditions posing imminent threats to life, health, or safety

- Served 49 homes and 78 individuals with a total of \$379,883

HOME Investment Partnership Program/Essential Single Family Rehabilitation Loan Pool (ESFRLP) to bring rural homes up to essential housing standards

- Served 4 homes and 10 individuals with a total of \$212,632

Healthy Opportunities Pilot (HOP)

- Served first CHC project in December for \$10,750

ReClaim Madison Impacts

- More than 125 tons of furniture and other materials kept out of the landfill
- 25+ appliances and furniture provided free or at discount to neighbors in need of assistance
- Over \$500 in donated materials used in CHC home repair projects
- 175 donation pickups
- 26 individuals volunteered 1005 hours



2022 Income and Expenses

	FY21 Nov - Oct 2021	FY22 Jan - Dec 22
Ordinary Income/Expense		
Income		
HOUSING PROGRAM INCOME	445,882.15	684,932.09
RECLAIM MADISON INCOME	145,702.98	139,048.25
GRANTS & FOUNDATIONS	383,634.77	127,438.88
DIRECT PUBLIC SUPPORT	94,394.96	224,678.52
MISC REVENUE	775.5	2,549.06
Total Income	1,070,390.36	1,178,646.80
Gross Profit	1,070,390.36	1,178,646.80
Expense		
COMPENSATION & BENEFITS	244,334.99	290,222.89
ADMINISTRATIVE	68,064.35	213,304.98
FUNDRAISING, ADVERTISING & OUTREACH	10,296.18	25,510.94
HOUSING PROGRAM SERVICES	388,135.76	496,545.42
RECLAIM MADISON OPERATIONS	121,449.62	114,361.04
Total Expense	832,290.57	1,139,945.27
Net Ordinary Income	238,099.79	38,701.53



Community Housing Coalition of Madison County

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**The Community Housing Coalition of Madison County is a
501(c)(3) non-profit organization. EIN #1103660564**