

COMMUNITY HOUSING COALITION OF MADISON COUNTY

ANNUAL REPORT 2023



EXECUTIVE DIRECTOR'S MESSAGE

Dear Friend of Community Housing Coalition,

When CHC and ReClaim moved into our new Home for Housing in Spring of 2022, we had critical needs and objectives in mind. Our urgent needs to create space for our growing staff, find a permanent home for ReClaim Madison retail operations, launch new programs that would expand our reach and effectiveness, and increase access and visibility for CHC clients and ReClaim Madison customers, were imperative.

In 2023, with your support, we were able to meet major milestones made possible by that move.

- We brought our dream of offering affordable housing to life with our first new construction affordable replacement housing, for a client whose home could no longer be repaired.
- The Healthy Opportunities Pilot (HOP) program expanded beyond all expectation, with opportunities to provide home repair services and evidence-based non-medical interventions related to housing to Managed Medicaid clients.
- CHC launched its Construction Apprenticeship program aiming to grow available construction labor resources in high demand in our State, and WNC in particular.
- We created a 2024-2026 Strategic Plan designed to align our efforts – today and moving into the future – with the needs of Madison County, and to underpin our operational planning.

The increase in demand for our services continues to grow, and our staff has grown, too, as we attempt to keep pace with the community's needs. Today we are transforming and expanding our office space to accommodate our growth and make room for new educational programming.

Looking ahead to 2024 there is organizational evolution on the horizon that will enable CHC and ReClaim Madison to expand our reach even further. As we develop deeper relationships with our supporters and partners in the community and increase community engagement, we are humbled by the generosity we are shown in so many ways.

With sincere gratitude,



Chris Watson, Executive Director
Community Housing Coalition of Madison County

CHC Board of Directors

Tim Malone, Chair

Danalee Cook-Pipes, Co-Chair

Sidney Mashburn, Treasurer

Graeme Frelick, Secretary

Patricia Ruscoe

Susan Sewell

Emily Wood

Jill Cleveland

Dan Olson

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CHC 2023 KEY INITIATIVES



- Developed 2024-2026 Strategic Plan to ensure direction of the organization aligned with the stated priorities of Madison County
- Launched planned giving program as part of sustainable funding development efforts
- Launched Home Construction Apprenticeship program aligned with strategic workforce development goals and need for additional home repair capacity at CHC
- Created series of monthly community yard sales at ReClaim Madison for greater engagement and awareness, strengthening its alignment with the CHC mission
- Capacity building for Healthy Opportunities Pilot program repairs for referrals driven by Medicaid expansion and greater program awareness
- Enhanced process for client assessment for more efficient use of resources in support of the increasing needs of the County

Pinnacle of Excellence Award

“We are pleased to recognize the commitment of CHC to repair homes in Madison County, North Carolina. Safe, healthy, affordable homes are fundamental to thriving communities. CHC is meeting that need with a home repair program carried out with excellence deserving of recognition from their peers across the nation.”

*– Freyja Harris, Coalition for Home Repair
Executive Director*



CHC KEY 2023 IMPACTS



Community Housing Coalition

- 95 homes served and 133 individuals
- 42 accessibility improvements
- 7 roofs repaired or replaced
- 9 septic and 12 plumbing system repairs
- 7 HVAC systems replaced
- 8 electrical repairs

Volunteer Hearts and Hands

- Summer Youth Groups volunteered 6,551 hours
Value of in-kind labor at \$15/hr = \$98,265
- Local Neighbors Helping Neighbors Volunteers gave 790 hours and
CHC board members volunteered 548 hours = 1338 hours
Value of in-kind labor at \$15/hour = \$20,070

ReClaim Madison Impacts

- 150+ tons of furniture and other materials kept out of the landfill
- 35 appliances and furniture provided free or at discount to neighbors in need of assistance
- 215 donation pickups
- 18 individuals volunteered 850 hours
- 6 Community Yard Sales hosted connecting more community members to our mission

Grants Impact

NC Housing Finance Agency Urgent Repair Program (URP) to mitigate conditions posing imminent threats to life, health, or safety

- Served 40 homes and 49 individuals with \$120,000

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

- Served 5 homes and 10 individuals with a total of \$118,413

Healthy Opportunities Pilot (HOP) to facilitate home repairs through Managed Medicaid clients to those that otherwise may not have qualified for assistance

- Served 44 homes and 96 individuals with a total of \$394,843

Other grant funding provided unrestricted repair funding for individuals at or below 80% AMI

- Served 17 homes and 27 individuals with \$50,000

"When I think of CHC, I think of them as rescuing me from situations that I felt like I didn't have a way to solve on my own...But there are some times when you have to reach out and ask for help. The hand that reached back was warm, comforting, and reassuring that they were going to help me get my house back in order again."

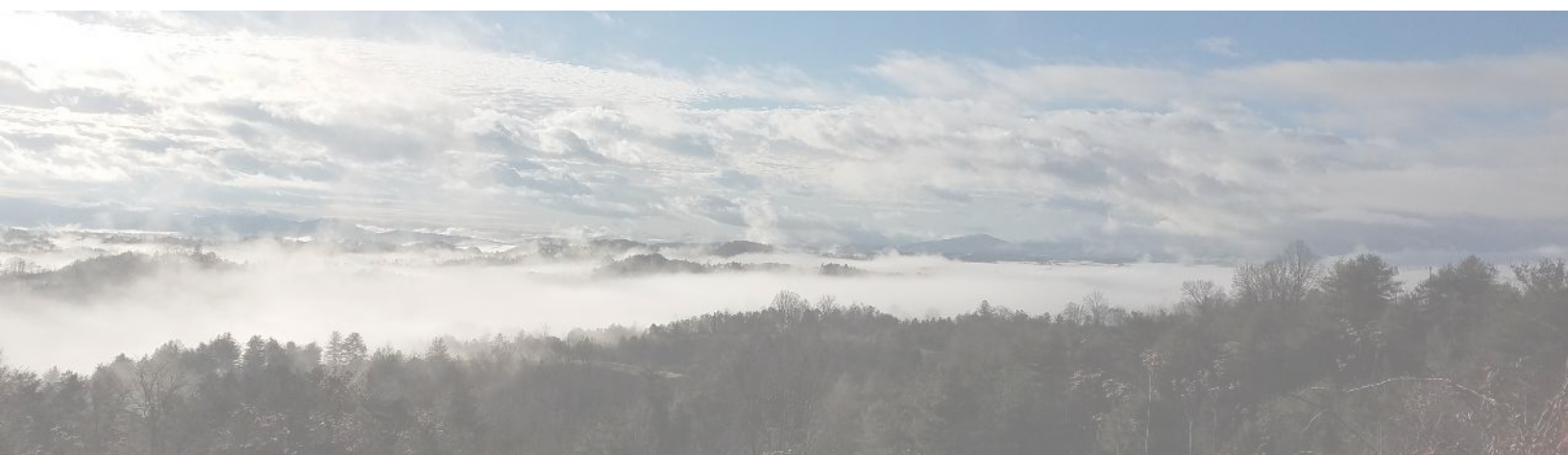
-Celina , Marshall Client

NOTE: These homes and individuals may have been served using more than one grant.



CHC Financial Overview

	FY 22	FY 23
	Jan-Dec 22	Jan-Dec 23
Ordinary Income/Expense		
Income		
- Housing Program Income	684,932.09	941,266.62
- ReClaim Madison Income	139,048.25	158,099.09
- Grants & Foundations	127,438.88	169,149.65
- Direct Public Support	224,678.52	139,871.19
- Misc Revenue	2549.06	47,049.94
Total Income	1,178,646.80	1,455,436.49
Cost of Goods Sold		
- Cost of Goods Sold ReClaim	-	144.50
Total COGS	-	144.50
Gross Profit	1,178,646.80	1,455,291.99
Expense		
- Compensation and Benefits	290,222.89	333,349.80
- Administrative	213,304.98	96,241.77
- Fundraising, Advertising & Outreach	25,510.94	38,147.56
- Housing Program Services	496,545.42	775,647.85
- ReClaim Madison Operations	114,361.04	137,361.51
Total Expense	1,139,945.27	1,380,748.49
Net Income	38,701.53	74,543.50





COMMUNITY HOUSING COALITION OF MADISON COUNTY

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*Community Housing Coalition of Madison County is a
501(c)(3) non-profit organization. EIN #11-3660564*