What would you do if...

You worked long hours, but still can’t afford housing in the community?

You lived in the community for decades, but with increasing medical costs and decreasing income, can no longer afford it?

You were a single parent working multiple jobs, and yet you could not afford housing?

You had to leave your community and pull your kids out of their schools due to an unexpected tragedy that left you unable to afford housing?

You worked long hours, but still can’t afford housing in the community?

You went from two incomes to one as a result of divorce or a death, and can no longer afford housing for your family?

You had to leave your job to care for a family member, leaving you without the resources to afford housing?
Affordable housing is a basic human need. The stability that safe, decent affordable housing provides allows people to dramatically improve their lives. In addition to providing safety, affordable housing leads to better health outcomes as well as increased success at school and work. CPAH has served over 100 families in its single-family homes, townhomes and apartments in Highland Park, Evanston and Lake Forest. Because all CPAH units are permanently affordable, each unit will continue to help family after family, changing lives now and in the future.
Nicole, a single mom, worked hard to build her credit and save for a down payment on a house so she and her daughter could live in their own home and escape difficult landlords and neighbors. But even with all her efforts, Nicole was unable to find a safe, decent home she could afford.

Feeling defeated, Nicole came to CPAH with her “dreams in my heart and my mind.” Just then, a family was selling their CPAH home, and it was a perfect match. Now Nicole and her daughter are safe, optimistic, loving their neighbors, and working on putting their own touch on their CPAH home.

“CPAH has given me and my daughter a new lease on life. Now we feel comfortable in our home, and ready to take on the world. This all feels like a dream. Thank you CPAH.

—Nicole
Life does not always go as expected, and in addition to other setbacks, Sherry and Charles found themselves caring for an adult child who suffered a traumatic brain injury. For many years, they rented a home that Sherry and Charles took care of and fixed up as needed. But after years of working on someone else's home, they longed for a place of their own to care for their son and for their other children. They saved for a down payment, but finding a home to buy that they could afford in the community proved impossible. Then Sherry attended a meeting about CPAH, and she was hooked. She told Charles that they “could do this.” Sherry was right, and now they own a home large enough for their family and where they can comfortably care for their son. The wait was worth it.

Owning a CPAH home has brought us peace along with a feeling of pride and happiness. We enjoy our home the way we want to, and feel lucky to have found CPAH. Even with all of life’s challenges, we feel so optimistic about the future.

—Sherry
Lisa, who has an estate sale business, and Victor, a grocery store worker, had nearly given up finding a suitable home in their price range. They craved a safe neighborhood and a home for their growing family, especially after a nearby building suffered a fire. But after two years of looking, they put their dreams of a more stable future on hold.

Then a family member told them about CPAH. Immediately, Lisa and Victor had hope and support as they moved through the process of purchasing. Now they relish the security of having a place to call home, and to top it off, their CPAH home is near their families.

“Having a safe, affordable place to raise our kids—it is hard to put into words how much less stress there is in our lives. Now instead of worrying about where we are going to live, we look forward to what’s ahead!” —Victor

CPAH makes dreams come true for people like us who work hard, but who can’t afford a home without a program like this. We can’t believe it—we are so happy. It makes you feel like you are welcome. That is a great feeling. —Norma

Norma and Victor have lived with their kids in the community for years, and desperately wanted to stay. In fact, one of Norma’s “biggest dreams” was to afford a house where she grew up. But they also wanted manageable housing costs, and having both seemed impossible.

After a long search and thoughts of relocating, CPAH helped them achieve two dreams—to buy a house, and to stay and be a part of the community they have loved for decades. They are grateful to have the feeling of belonging and permanency that came with their CPAH home.
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—Victor

—Norma

Having a safe, affordable place to raise our kids—it is hard to put into words how much less stress there is in our lives. Now instead of worrying about where we are going to live, we look forward to what’s ahead!

CPAH makes dreams come true for people like us who work hard, but who can’t afford a home without a program like this. We can’t believe it—we are so happy. It makes you feel like you are welcome. That is a great feeling.
Life was difficult for this family of 5. While Carlisha worked hard, she felt constant pressure. Her rent was too high, and the apartment was inadequate in many ways, yet Carlisha and her kids had no place else to go. Safe, decent affordable housing was out of reach.

But then a 3 bedroom CPAH rental home became available, and there has been no looking back. Carlisha no longer lives in fear of having to move, the kids are thriving at home and at school, and Carlisha is grateful every day for the opportunity of a CPAH home she can afford.

"Everyday I am grateful to have found CPAH and an affordable home. The stability that comes with it is life changing for my entire family. Thank you from the bottom of my heart.

—Carlisha"
Audited Consolidated Statement of Financial Position (CPAH, ECRP, HPICLT-Hyacinth, LLC, HPICLT-Hyacinth Rental, LLC and CPAH Senior Cottages, LLC)  
Assets and Liabilities as of December 31, 2016.

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>Consolidated</th>
<th>SUPPORT &amp; REVENUE</th>
<th>Consolidated</th>
<th>Total</th>
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<tbody>
<tr>
<td>CURRENT ASSETS</td>
<td>Total</td>
<td>SUPPORT &amp; REVENUE</td>
<td>Total</td>
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<tr>
<td>Cash and cash equivalents</td>
<td>$ 915,809</td>
<td>Support:</td>
<td>$ 131,053</td>
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<td>Grant receivables</td>
<td>1,235,110</td>
<td>Contributions</td>
<td>1,785,885</td>
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<td>Tenant receivables</td>
<td>2,230</td>
<td>Grant income</td>
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<td>Prepaid insurance</td>
<td>3,747</td>
<td>Revenue:</td>
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<td>Real estate homes for sale</td>
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<td>Interest income</td>
<td>14,255</td>
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<td>Rental revenue</td>
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<td>RESTRICTED CASH</td>
<td>Gross proceeds from home sales</td>
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<td>Real estate tax and insurance escrows</td>
<td>25,153</td>
<td>Miscellaneous income</td>
<td>207,389</td>
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<td>Replacement reserves</td>
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<td>TOTAL SUPPORT AND REVENUE</td>
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<td>Operating reserves</td>
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<td>EXPENSES</td>
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<td>Tenant security deposits</td>
<td>22,745</td>
<td>Program services</td>
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<td>Total restricted cash</td>
<td>124,005</td>
<td>Management and general</td>
<td>10,910</td>
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<td>PROPERTY AND EQUIPMENT</td>
<td>Depreciation</td>
<td>100,556</td>
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<tr>
<td>Land</td>
<td>6,981,840</td>
<td>Net assets at beginning of year</td>
<td>9,613,974</td>
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<tr>
<td>Buildings and improvements</td>
<td>2,733,154</td>
<td>Change in net assets</td>
<td>1,396,152</td>
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<td>Furniture and equipment</td>
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<td>Net assets at end of year</td>
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<td>Total property and equipment</td>
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<td>Less: Accumulated depreciation</td>
<td>(440,625)</td>
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<tr>
<td>Net property and equipment</td>
<td>9,281,774</td>
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<tr>
<td>OTHER ASSETS</td>
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<tr>
<td>Note receivables</td>
<td>3,332</td>
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<tr>
<td>Land, improvements &amp; construction in progress</td>
<td>563,766</td>
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<td>Total other assets</td>
<td>567,098</td>
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<tr>
<td>TOTAL ASSETS</td>
<td>$ 12,356,924</td>
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LIABILITIES AND NET ASSETS

<table>
<thead>
<tr>
<th>CURRENT LIABILITIES</th>
<th>Consolidated</th>
<th>LONG-TERM LIABILITIES</th>
<th>Unrestricted</th>
<th>Controlling</th>
<th>Temporarily restricted - controlling interest</th>
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<tbody>
<tr>
<td>Total</td>
<td>$ 571,887</td>
<td>Long-term debt, net of current portion</td>
<td>688,809</td>
<td>9,775,016</td>
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<td>Current portion of long-term debt</td>
<td></td>
<td>Total long-term liabilities</td>
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<td>1,235,110</td>
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<td>Accrued wages</td>
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<td>TOTAL LIABILITIES</td>
<td>1,346,798</td>
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<td>Real estate taxes</td>
<td>59,389</td>
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<tr>
<td>Property management fee payable</td>
<td>833</td>
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<tr>
<td>Tenant security deposits</td>
<td>176,85</td>
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<tr>
<td>Other payables</td>
<td>6,028</td>
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<tr>
<td>Total current liabilities</td>
<td>657,989</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

| TOTAL LIABILITIES AND NET ASSETS | $ 12,356,924 |
| Net assets at beginning of year | 9,613,974 |
| Net assets at end of year | $11,010,126 |
Partners
 Gifts of $5000 or more
 Meg and Tim Callahan Family Foundation
 City of Evanston
 City of Highland Park
 City of Lake Forest
 Evanston Community Foundation
 Janice and Joel Goldblatt
 Herbert C. Wenske Foundation
 Lake County
 Priscilla and Steven Kersten
 Morgante Wilson Architects
 Wintrust Financial Group
 Highland Park Bank & Trust
 North Shore Community Bank
 Bank of Highwood

Benefactors
 Gifts of $2500-4999
 @properties
 Baird & Warner Good Will Network Fund
 Brinshore Development
 John and Christine Bakalar
 Congregation Solel
 First Bank & Trust
 First Bank of Highland Park
 First Midwest Bank
 Betsy and Scott Lassar
 Moraine Township
 Marc and Kim Schwartz
 The Trillium Foundation
 Nathan and Beth Tross
 West Deerfield Township

Stewards
 Gifts of $1000-2499
 American Enterprise Bank
 Owen Beacon
 Jacelyn and John Bucksbaum
 Sue and Steve Carlson
 Richard Cortesi
 Derek Cottier and Laura Tilly
 Sharon Feigon and Steven Blaler
 Jack and Jan Frigo
 Frank and Sandy Gelber
 The Gelber Foundation
 Jill Graham
 Jonathan and Susan Kaden
 Terri and Rob Olian
 Ed and Marie Pastnesi
 Jeffrey M. Rattner
 The Rosenfeld Ilgen Family
 Mary and Terry Dillon

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 Jim and Wendy Abrams
 Jim and Diane Moore
 Rick Morgan
 Mark Muller
 Craig and Nicola Mylenbusch
 Jeff and Lori Nathan
 George and Peggy Pandaleon
 Marilyn Perlman and Harry Epstein
 Chris and Kathy Perry
 Beth and Ted Pickus
 Robin and Jon Plotkin
 Ralph Bradley Corp./Raynor Door
 Charla Reinganum and Dan Schwartz
 Laurie Reinstein
 Emie Reinstein and Mimi Shea
 CeCe and Tom Ricketts
 Tuni and Douglas Ross
 Elliot and Anne Rossen
 Nancy and Rob Rotering
 Gabrielle and David Rousso
 Laura and Larry Saret
 Jami and Howard Sharfman
 Shirley and Owen Siegel Foundation
 Debra Shore
 David and Robin Small
 Mary Cele Smith and Eli Siegel

Leaders
 Gifts of $250-499
 Joseph and Beth Alberts
 Ellen and Michael Alter
 Hal and Hollis Axelrod
 Janna and Keith Berk
 Sue Berman and Steve Libowsky
 Paul and Lisa Blumberg
 Marc J. Blumenthal, Ltd.
 Barbara and Ron Borden
 Mike Brody and Libby Ester
 Jean and Brad Cannon
 Alison and Adam Chalom
 Kate and Craig Collinson
 Peri and Rick Courtneaux
 Merle Teitelbaum Cowin
 Neal and Toby Deutsch
 Mary Dolan and Dave Haracz
 Estey Family Fund
 Ed and Bryna Gams
 Bob and Helene Gerstein
 Julia and Mark Gerstein
 Mary and Bruce Goodman
 Jordan and Kathy Goodman
 Steven and Susan Glover
 Rabbi Lisa Greene
 Janice and Steve Hefter
 Harold and Shirley Hoffman
 Gina Kennedy and Robert Shannon
 Dennis and Barbara Kessler
 Klassman Financial Services
 Dolores Kohn
 Fran Krasnow and Seth Pines
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 Lisa and Michael Kurton
 Peg and Bob Laemle
 The Lehman-Stamm Family
 Wendy Leopold and Lee Smith
 Jon and Caryn Levey
 Barbara and Steven Lippai
 Mariani Landscape
 Mr. and Mrs. Mark Mehlman
 Lois Melvoin
 Loreen Mershemier and Roberto Mustacchi
 Michael Abrams Interiors
 Nancy and Andy Mills
 Diana and David Moore
 Jim and Diane Moore
 Rick Morgan
 Mark Muller
 Craig and Nicola Mylenbusch
 Jeff and Lori Nathan
 George and Peggy Pandaleon
 Marilyn Perlman and Harry Epstein
 Chris and Kathy Perry
 Beth and Ted Pickus
 Robin and Jon Plotkin
 Ralph Bradley Corp./Raynor Door
 Charla Reinganum and Dan Schwartz
 Laurie Reinstein
 Emie Reinstein and Mimi Shea
 CeCe and Tom Ricketts
 Tuni and Douglas Ross
 Elliot and Anne Rossen
 Nancy and Rob Rotering
 Gabrielle and David Rousso
 Laura and Larry Saret
 Jami and Howard Sharfman
 Shirley and Owen Siegel Foundation
 Debra Shore
 David and Robin Small
 Mary Cele Smith and Eli Siegel

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 Contributions From:
 August 15, 2016 - July 31, 2017
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President
Tennyson Capital

Lee Smith, Vice President
Community Volunteer

Susan Berkun, Treasurer
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Marianne Woodward
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Senior Staff

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Amy Rosenfeld Kaufman
Associate Director

Community Partners for Affordable Housing

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Highland Park, IL 60035
847-681-8746
www.cpalphousing.org
Email: cpah@cpahousing.org

Design by Alex Beaton
www.alexbeatondesign.com

annual report

2016
2017