



# Grounded in Strategy, Growing Impact: A Two-Year Reflection

2023 - 2024



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# Letter from Our Leaders

As we reflect on 2023 and 2024, we do so with deep gratitude and renewed determination. These two years have been a time of both momentum and recalibration, a period where CSH remained grounded in our mission while navigating a shifting landscape.

In 2023, we launched our strategic plan with bold aspirations and a clear vision: to expand and preserve supportive housing, advance fair access to housing, and strengthen systems that serve our most vulnerable neighbors.

That same year, we convened more than a thousand, including leaders, advocates, and changemakers at the CSH “Building the Field” Supportive Housing Summit in Philadelphia. It was a powerful gathering that reminded us of the collective strength behind supportive housing as an effective and innovative solution to homelessness.

The changing policy landscape in 2024 prompted a thoughtful reassessment of our strategic direction. While we revised our roadmap, our commitment never wavered.

Across every business line — from lending and New Markets Tax Credit investments to technical assistance and training, to advocacy and systems change — CSH continued to deliver measurable, meaningful impact.

This report captures that story: two years of progress, partnership, and perseverance. It highlights the projects we helped bring to life, the communities we empowered, and the systems we helped transform. It also honors the people — tenants, providers, policymakers, funders, and partners — who make this work possible.

As we look ahead, we do so with clarity and conviction. The path forward may shift, but our purpose remains the same: to ensure that everyone, regardless of circumstance, has a safe, stable place to call home.

**Deborah De Santis**  
President & CEO

**Michelle Norris**  
Chair, Board of Directors



# Grounded in Strategy, Growing Impact

## A 2023-24 Reflection

The year 2023 kick started our strategic plan, which combined with our entrepreneurial approach, and nonpartisan advocacy, which provided us a solid foundation for both organizational growth and local community impact. CSH's relentless focus on strengthening the field and empowering those who build and manage supportive housing led to creating new pipelines for housing, preserving existing housing, and leveraging private and public resources to fund the services that are so critical to the model's success.

Creating new supportive housing pipelines begins with our technical assistance and training. Through signature initiatives like the CSH Supportive Housing Institutes, as well as consulting, financial modeling, and needs assessments, we equip communities with the tools to turn complex challenges into actionable results.

Our Community Investment team accelerated new housing development by providing critical financial support—through loans, New Markets Tax Credit (NMTC) investments, and grants. Reinvesting our financial capital jumpstarted new supportive housing projects across the country.

We also advanced funding for supportive housing services through advocacy and our comprehensive analysis of Medicaid as a source of funding for housing related services. Through our advocacy with state lawmakers, Nevada and Michigan passed historic legislation funding supportive housing.

Further, we helped providers advocate in their states for supportive housing services benefits through Medicaid, and guided providers with strategies for leveraging Medicaid for creating new supportive housing in states that currently offer waivers.

The progress we made throughout 2023 and 2024 positioned us well to effectively navigate changing political headwinds that undoubtedly will bring new challenges.

**We remain grateful to our funders, partners, collaborators, and advocates who joined us in our mission ensuring that everyone has a safe place to call home and a community where they can thrive.**



# Building the Field

2023-2024 Highlights





# Supportive Housing Institutes

## Forming Collaborations to Turn Vision into Housing

Throughout 2023 and 2024, we hosted **16 Supportive Housing Institutes**, including a milestone 15th Institute in Indiana, bringing together more than **90 teams across 10 states**.

A signature CSH initiative, the Supportive Housing Institute unites housing developers and service providers to form collaborative teams that design viable supportive housing projects. Over several months, these teams engage in intensive workshops, culminating in final presentations where they showcase their project plans.

Most of these projects are now underway or progressing toward implementation, turning vision for housing into viable development projects.

*“The Supportive Housing Institute really opened my eyes to the potential of supportive housing, and we have now embraced that model. The training helped the project move more quickly than I expected.”*

– Julie Wischer, Executive Director  
Elevate, Henderson, Kentucky

### Supportive Housing Institutes Host States 2023-2024





# Supportive Housing Institutes

## Two Years in Photographs



Indiana Institute Team



Missouri Institute Team



Texas Institute Kick Off Event



Ohio Institute Team



Oregon Institute Team at a Site Visit



# Creating New Homes and Services Funding Through Technical Assistance and Advocacy

Homes end homelessness. Every new unit of supportive and affordable housing we create offers stability and dignity to individuals, couples, or families who might otherwise face homelessness. In 2023 and 2024, we helped create more than 50,000 new supportive housing units through TA and on-the-ground advocacy efforts — a major step toward our goal of 150,000 units by 2027.

## HOUSING UNITS CREATED OR PRESERVED



By Affordable or Supportive Housing Units and Year



\* 2024 data pending 2024 federal units reported including LIHTC.

## FUNDING GENERATED BY OUR ADVOCACY



By Affordable or Supportive Housing Units and Year



## Advocating for Services Funding

Quality services are critical for supportive housing to be effective for individual tenants and the community at large. CSH advocates at the federal and state levels for adequate funding and through our TA, helps communities leverage every opportunity available to secure funding and report on outcomes.



# CSH Advocacy in Action

## 30 states

As of December 2024, 30 states have authorized Medicaid to cover supportive housing services through their state programs—an increase from 22 states the previous year.

CSH advocates for Housing-Related Services (HRS) to be formally recognized as supportive housing services eligible for Medicaid coverage at the state level.

These programs include the ability to access Medicaid funding for HRS and give states the potential to scale the evidenced-based model of supportive housing



[Download our Medicaid policy brief.](#)

## \$32 million

In 2023, Nevada established its first-ever Supportive Housing Development Fund with a \$32 million state appropriation. The fund includes \$30 million for comprehensive supportive housing services, \$1.5 million to build long-term capacity among developers and providers, and \$700,000 for evaluation and impact measurement.

CSH and the Nevada Housing Coalition partnered with Assemblywoman Daniele Monroe-Moreno (D) to advocate for the legislation. The Nevada state legislature passed the legislation with near-unanimous support and the governor signed it into law shortly after.

## \$20 million

In a historic move, the Michigan Legislature appropriated \$20 million in the fiscal year 2024 budget to fund supportive housing services through the Michigan Supportive Services Transformation Fund (SSTF)—based on CSH's national SSTF funding model.

The investment closed a \$25 million gap in service funding to ensure long-term stability for individuals experiencing homelessness. CSH worked with Ann Arbor-based Avalon Housing to advocate for the much-needed funding. State Senator Jeff Irwin and former State Representative Felicia Brabec championed the funding.



# Building the Field

## CSH 2023 Supportive Housing Summit | Philadelphia

In June 2023, CSH hosted its most well-attended Supportive Housing Summit to date in Philadelphia, drawing more than 1,000 participants. With the theme "Building the Field," attendees left equipped with tools and a network of practitioners dedicated to advancing supportive housing as a data-driven, cost-effective solution to homelessness.

It was CSH's first in-person Summit since the COVID pandemic.

### Snapshot of attendees

**1,066** attendees

**71** break-out sessions

**42** states represented

### Author and Professor, Matthew Desmond, Speaks at CSH's Summit

Plenary speaker Matthew Desmond, sociologist and Maurice P. Daring Professor of Sociology at Princeton University, spoke about his newly published book, "Poverty, By America."

Drawing from his research, Professor Desmond explained that poverty in the United States persists not due to scarcity, but because it is actively sustained by systems that benefit from inequality.

His critique of housing policy underscored the urgent need for stable, affordable homes. Supportive housing answers this call—offering both a home and the services needed to break the cycle of poverty and promote lasting stability.





# Building the Field Through Training

# 232

Webinars conducted  
during 2023-24.

# 9807

Training Center  
attendees over 2023-24.

# 89%

Attendees said the  
trainings fully prepared  
them to apply what  
they learned.

# 1

Quality Program of the  
Year Award from the  
American Public Human  
Services Association.

The CSH Training Center equips professionals across the supportive housing field—from frontline staff and supervisors to property managers and service providers—with practical knowledge and skills to improve housing stability and quality of life for tenants.

Courses are offered live and on-demand, and are shaped by real-time developments in the field. Trainings help participants navigate complex challenges and apply trauma-informed practices to deliver high-quality supportive housing.

In 2024, the Training Center achieved a major milestone: accreditation from the International Accreditors for Continuing Education and Training (IACET).



This prestigious recognition—awarded for the first time in CSH's history—confirms that our training content meets rigorous industry standards for quality and effectiveness. It also enables attendees of live webinars to earn continuing education units (CEUs), further supporting professional growth and development across the field.

"I found this training to be exceptional and highly beneficial to the work environment."

– Course Review of From Hiring to Onboarding-Setting New Team Members up for Success

"Excellent Program! These courses were informative and insightful. I learned something new in every session."

– Course Review Trauma Informed Approaches Certification

# Grounded in Evidence: Outcomes That Matter

## National Institute of Justice Rates the Denver SIB as One of Nation's Most Effective Justice Solutions

The Denver Social Impact Bond (SIB) Initiative, a groundbreaking collaboration led by CSH and partners, was rated "Effective" by the National Institute of Justice's CrimeSolutions Clearinghouse in 2023. The rating is one of the highest honors in the field. Using an innovative pay-for-success model, the initiative provided supportive housing to hundreds of individuals with histories of chronic homelessness and justice involvement.

This recognition marks the first-ever supportive housing program to receive the "Effective" rating and only the second housing program overall to earn this distinction, underscoring the initiative's proven impact on reducing justice system interactions, improving housing stability, and enhancing health outcomes.



## The FUSE 10-Year Follow-Up Report Showed that Supportive Housing is Cost-Effective and Impacts Stability Over the Long-Term

The CSH Frequent User Systems Engagement (FUSE) 10-Year Follow-Up Report published in 2023 by researchers from the Columbia University Mailman School of Public Health. The researchers conducted a critical, data-driven analysis showing that supportive housing is a cost-effective solution that helps reduce the utilization of local jails, prisons, and other crisis systems like emergency rooms and temporary shelters.

It was the first 10-year longitudinal study of supportive housing ever conducted. This report offered an unprecedented opportunity to examine the value of investments in supportive housing and its long-term impact on crisis systems and communities.

FUSE participants spent

**261**

fewer days in shelters, and

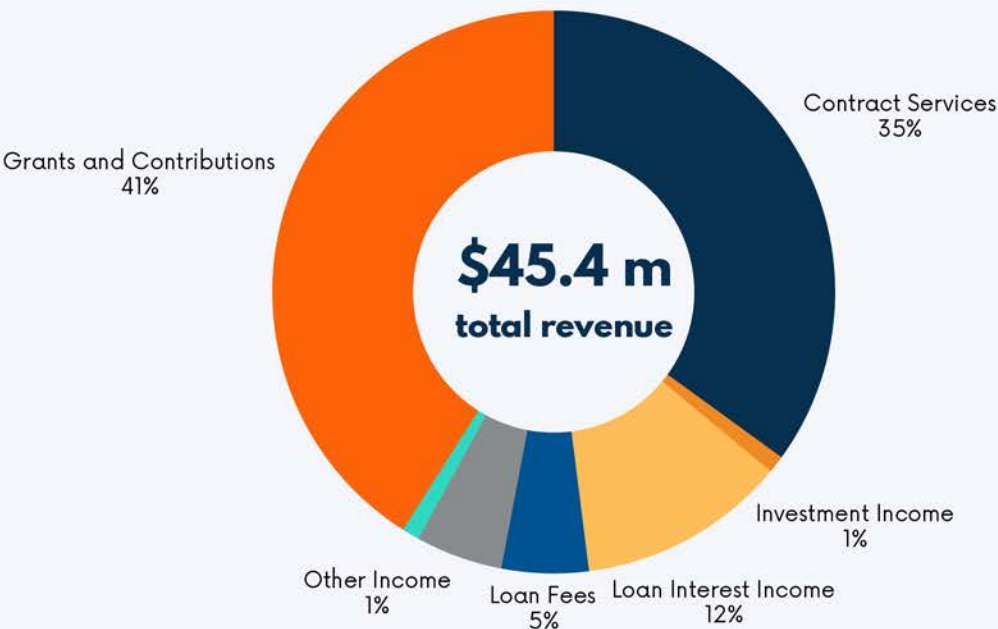
**104**

fewer days in jail.



# 2023 Revenue and Expenses

## 2023 REVENUE

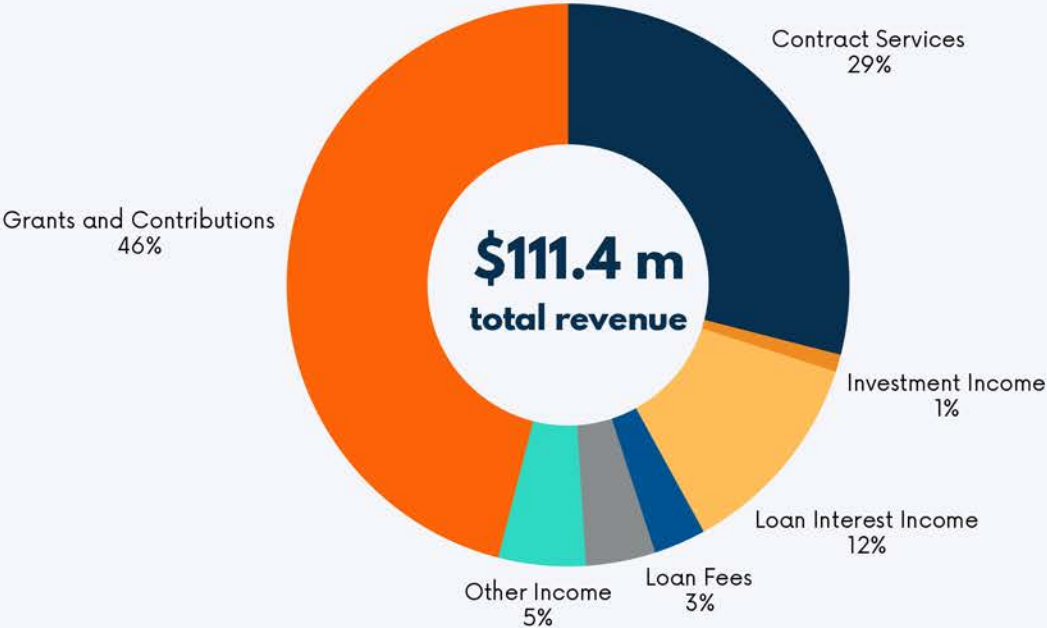


## 2023 EXPENSES



# 2024 Revenue and Expenses

## 2024 REVENUE



## 2024 EXPENSES





# Our Funders, Supporters, and Investors

# 2023

## Grants and Contracts

### ADVOCATES

2-1-1 San Diego  
ACMH  
Broward County Family Success Administration  
Division  
C4 Innovations  
Care Advisors  
Center for Healthcare Strategies, Inc.  
Civic Engagement Commission  
Coalition for the Homeless of Houston and Harris  
County, Inc  
Community Housing Partners  
ConAm Management Corporation  
Connecticut Housing Finance Authority  
Contra Costa Health Services  
The Cynthia & George Mitchell Foundation  
The Doe Fund  
Downtown Indy  
Edgewood/Brookland Family Support Collaborative  
The Fax Partnership  
Federal Home Loan Bank of Chicago  
Geel Community Service, Inc.  
Great Lakes Addiction Technology Transfer Center  
Great Northern Development Council  
Greater Green Bay Community Foundation  
Greater Minnesota Housing Fund  
Hartford Foundation for Public Giving  
Heartland Housed  
Henrico County Home ARP  
Jesse Brown VA Medical Center  
Lancaster Fairfield Community Action Agency  
Lane County  
The Lewin Group  
Life Link Training Institute  
LISC-Greater Newark  
Los Angeles Homelessness Services Authority  
The M&T Bank Charitable Foundation  
MHP Salud  
MHS Indiana  
Missoula, City of  
Montana CoC Coalition  
Montgomery County HHS Behavioral Health  
National Affordable Housing Trust  
National Alliance to End Homelessness  
New Editions Consulting  
The NHP Foundation  
Operation Pathways  
Opportunities, Inc.  
Orange County Health Care Agency

People's United Community Foundation  
Pine Street Inn  
PNC Foundation  
Preservation of Affordable Housing (POAH)  
Communities  
Prince Charitable Trusts  
St. Peter's Health Foundation  
Tenderloin Neighborhood Development Corporation  
United Way of Greater Kansas City  
University of Texas Health Science Center at San  
Antonio  
USAgings

### LEADERS

Ability Housing, Inc.  
ACTION-Housing, Inc.  
Archstone Foundation  
Arizona Department of Housing  
Arizona Housing Coalition  
Blacksburg-New River Valley Consortium  
City of Boston  
Brilliant Corners  
Caritas of Austin  
Central Indiana Community Foundation  
Charitable Partnership Fund  
Charles Schwab Bank  
CHI Health  
The Collins Foundation  
Community Health Improvement Partners  
Council of State Governments  
County of Bucks  
Douglas County, KS  
Enterprise Community Partners  
The Fan Fox and Leslie R. Samuels Foundation  
Federal Home Loan Bank System  
Hamilton County  
Harris Family Foundation  
Heart of Illinois United Way  
Home Forward  
Homes for Good  
Human Resource Development Council  
Illinois Council on Developmental Disabilities  
Indiana Association of Area Agencies on Aging  
Indianapolis Foundation  
King County Regional Homelessness Authority  
Local Initiatives Support Corporation  
Michigan Health Endowment Fund  
Montana Healthcare Foundation  
The National Academy for State Health Policy



# Our Funders, Supporters, and Investors

# 2023

## Grants and Contracts

### LEADERS cont'd

National Association of Counties  
New Jersey Department of Children and Families  
Nonprofit Finance Fund  
North Dakota Department of Human Services  
NY Presbyterian Hospital  
Ohio Capital Corporation for Housing  
Oregon Metro  
Polk Bros. Foundation  
Santander Bank Foundation  
City of Seattle Mayor's Office - Office of Housing  
Superior Health Plan  
Supportive Housing Provider Association (SHPA)  
Tenderloin Housing Clinic, Inc.  
Texas Housing Finance Corporation  
United Way of Anchorage  
United Way of Yellowstone County  
University of Notre Dame  
Vitalyst Health Foundation  
Washoe County  
Western Australia Alliance to End Homelessness

### CHAMPIONS

Alameda County Health Care Services Agency  
Alliance Behavioral Healthcare  
Amalgamated Bank  
Arnold Ventures  
Baltimore, City of Department of Housing and Community Development  
Bank of America Charitable Foundation  
Bay's Future Fund  
City of Boise  
C00841 Virgin Islands Housing Authority  
C02498 Nevada Housing Coalition  
California Community Foundation  
California Department of Housing and Community Development  
California Endowment  
California Health Care Foundation  
Capital One  
CareSource Management Group  
Casey Family Programs  
Cedars-Sinai  
Centene Management Company LLC  
Chesterfield County Procurement Department-VA  
The Chicago Community Trust

City and County of Denver, Department of Housing Stability  
The Coalition for Homelessness Intervention and Prevention  
Colorado Department of Local Affairs  
The Colorado Trust  
Community Foundation for Southeast Michigan  
Community Partnership for the Prevention of Homelessness  
Connecticut Department of Mental Health & Addiction Services  
Connecticut Health Foundation  
Conrad N. Hilton Foundation  
Crown Family Philanthropies  
Delaware State Housing Authority  
Destination Home  
Deutsche Bank  
First Republic Bank  
Franklin County Office of Justice Policy and Programs  
Funders for Housing and Opportunity  
Georgia Department of Public Health for Goods and Services  
Greater Washington Community Foundation  
City of Greensboro-NC  
Guilford County North Carolina  
Hampton-Newport News Community Services Board  
Harry and Jeanette Weinberg Foundation  
Health Share of Oregon  
Hennepin County  
The Henry and Marilyn Taub Foundation  
HomeBridge  
Homeless Action Network of Detroit  
Illinois Housing Development Authority  
Illinois Supportive Housing Providers Association  
Indiana Department of Health  
Indiana Family & Social Services Administration  
Indiana Housing and Community Development Authority  
John and Marilyn Wells Family Foundation  
Joint Office of Homeless Services  
JP Morgan Chase Bank  
Kaiser Permanente Community Benefit Program  
City of Kansas City  
Kentucky Housing Corporation  
The Leona M. and Harry B. Helmsley Charitable Trust  
Los Angeles Housing and Community Investment Department  
Margaret A Cargill Philanthropies  
Massachusetts Alliance for Supportive Housing  
May and Stanley Smith Charitable Trust



# Our Funders, Supporters, and Investors

## Grants and Contracts

# 2023

### CHAMPIONS cont'd

McGregor Fund  
The McKnight Foundation  
Michigan Department of Health and Human Services  
Michigan State Housing Development Authority  
Missouri Behavioral Health Council  
Montgomery County Department of Health and Human Services  
New Jersey Housing Mortgage and Finance Agency  
New York State Health Foundation  
NYC Family Funders Collaborative  
NYS Developmental Disabilities Planning Council  
NYU Grossman School of Medicine  
Oak Foundation  
Ohio Department of Rehabilitation and Correction  
Ohio Housing Finance Agency  
Old Pueblo Community Services  
Opportunity Finance Network  
Orange County Community Resources  
Orange County Housing Finance Trust  
Oregon Community Foundation  
Oregon Department of Human Services  
Partners for H.O.M.E.  
Pennsylvania Housing Finance Agency  
Pima County  
PrimeWest Health  
Pritzker Family Foundation  
Rhode Island Housing  
Robert Wood Johnson Foundation  
Robin Hood Foundation  
Saint Paul & Minnesota Foundation  
San Diego County Behavioral Health Services Administration  
San Diego Housing Commission  
San Diego Workforce Partnership  
San Francisco Mayor's Office of Housing  
Sauer Family Foundation  
Silver Summit Health Plan  
Sozosei Foundation  
Speak Up Campaign  
State of Illinois Department of Human Services  
State of Oregon Office of Housing and Community Services  
Technical Assistance Collaborative  
Texas State Affordable Housing Corporation  
Trinity Church Wall Street  
U.S. Department of Health and Human Services  
U.S. Department of Housing and Urban Development  
U.S. Department of Treasury

United Way of Greater Charlotte  
US Bank  
van Ameringen Foundation, Inc.  
Virginia Dept of Behavioral Health and Disability Services  
Volunteers of America Utah  
Wake County Govt. (NC) Dept. of Housing  
Wake County NC Health and Human Services  
Washington State Department of Social and Health Services  
Washington State Health Care Authority  
Washington State Housing Finance Commission  
Webster Bank  
Weingart Foundation  
Wells Fargo Community Development Corp.  
Willamette Health Council  
Wisconsin Housing and Economic Development Authority

## Individuals

Sue Augustus  
Peggy Bailey  
Karen Bartos  
Vagabond Beaumont  
Jeffrey Brodsky  
Deborah Burkart  
Alison Corter  
Henry Courtney  
Jesse Dean and Evan Elisseou  
Diana Devine  
Terence Digan  
Jordan Drachman  
Sandra Forquer Dransfield  
Dorothy Edwards  
Marjorie Ellenbogen  
Donald Falk  
John Garger  
Maria George  
Edith Gimm  
Nancy Goroff  
Benjamin Groetsch  
Nichole Guerra  
Zahra Haque  
Eileen Hawes  
Brent Holl  
Karen Holl  
DeAnna Hoskins  
Matthew Hughes  
Judith Ignall-Snyder



# Our Funders, Supporters, and Investors

## Individuals (Continued)

# 2023

Nancy Jacobs  
Carla Javits  
Daniel Kayser  
Lisa Kern  
Katie Kitchin  
Roland Lamb  
Ray Lay  
Michael Lee  
Steve Leifman  
Brendan Looby  
Sally Luken  
Maralea Lutino  
Qahir Madhany  
Kellam Marcus  
Nancy McGraw  
Sue McPhedran  
Nancy Mercer  
Bonnie Mill  
DeAnna Minus-Vincent  
Paula Morabito  
Andrea Morgan  
Matthew Morton  
Maddie Nagel  
Alexander Nanos

Stephen Norman  
David Norris  
Michelle Norris  
James O'Connell  
Christopher Osma  
Janet Perez  
Arnold Potosky  
Carolyn Powell  
Terri Power  
Tania Ryalls  
Deborah De Santis  
Joella Sawyer  
Victoria Schussler  
Margret Schwartz  
Leah Sininsky  
Lori Phillips- Steele  
Constance Tempel  
Linda Ventola  
Adam Walker  
Elke Wardle  
Douglas Weill  
Carol Wilkins  
Daron Willison  
Jany Xu



A community garden for residents of the NewCourtland Apartment located in Philadelphia. Attendees of the 2023 Supportive Housing Summit toured the facility that provides affordable housing and a vibrant community to seniors including those who formerly experienced homelessness, in collaboration with InnovAge.



# Our Funders, Supporters, and Investors

# 2024

## Grants and Contracts

### ADVOCATES

2-1-1 San Diego  
Alpha Project  
Aurrera Health Group  
Caritas of Austin  
Center for Healthcare Strategies, Inc.  
Coalition for the Homeless of Houston and Harris County, Inc  
ConAm Management Corporation  
Contra Costa Health Services  
Greater Green Bay Community Foundation  
Heartland Housed  
HSBC Bank USA  
Lancaster Fairfield Community Action Agency  
Liberty Bank Foundation  
Life Link Training Institute  
Medina Metropolitan Housing Authority  
Metropolitan Nashville-Davidson County  
MHS Indiana  
Montana CoC Coalition  
Nashville Metropolitan Development and Housing Agency  
Ohio Housing Authorities Conference  
Pennsylvania Department of Community and Economic Development  
Phoenix Community Development Services  
Pima County  
PNC Foundation  
Supportive Housing Network of New York  
Transition Projects  
United Jewish Council of the East Side  
United Way of Greater Kansas City  
University of Texas Health Science Center at San Antonio  
Vecino Group  
Way Finders

### LEADERS

Abt Associates  
Alliance Behavioral Healthcare  
Archstone Foundation  
Arizona Health Care Cost Containment System  
Blacksburg-New River Valley Consortium  
City of Boston  
Central Indiana Community Foundation  
Charitable Partnership Fund  
Charles Schwab Bank  
Community Health Improvement Partners

Douglas County, KS  
Greater Minnesota Housing Fund  
Harris Family Foundation  
Illinois Council on Developmental Disabilities  
King County Department of Community and Human Services  
Metro Denver Homeless Initiatives  
Montana Healthcare Foundation  
National Alliance to End Homelessness  
New Jersey Department of Children and Families  
North Dakota Department of Human Services  
Parker Foundation  
Polk Bros. Foundation  
Santander Bank Foundation  
City of Seattle Mayor's Office - Office of Housing  
Texas Housing Finance Corporation  
TGTHR  
University of Notre Dame  
Vitalyst Health Foundation  
Washington State Department of Social and Health Services  
Western Australia Alliance to End Homelessness

### CHAMPIONS

Arnold Ventures  
Baltimore, City of Department of Housing and Community Development  
Bank of America Charitable Foundation  
Bay's Future Fund  
City of Boise  
California Community Foundation  
California Health Care Foundation  
California Pollution Control Financing Agency  
Capital One  
CareSource Management Group  
Centene Management Company LLC  
CHI Health  
Churchill County Social Services  
City and County of Denver, Department of Housing Stability  
Colorado Department of Local Affairs  
The Colorado Trust  
Community Foundation for Southeast Michigan  
Connecticut Department of Mental Health & Addiction Services  
Conrad N. Hilton Foundation  
Delaware State Housing Authority  
Destination Home  
Deutsche Bank  
Enterprise Community Partners



# Our Funders, Supporters, and Investors

## Grants and Contracts

# 2024

### CHAMPIONS cont'd

Franklin County Office of Justice Policy and Programs  
The Georgia Department of Community Affairs (DCA)  
Going Home Hawai'i  
Greater Washington Community Foundation  
City of Greensboro-NC  
Guilford County North Carolina  
Hampton-Newport News Community Services Board  
Harry and Jeanette Weinberg Foundation  
Health Share of Oregon  
Hennepin County  
Henry and Marilyn Taub Foundation  
HomeBridge  
Illinois Housing Development Authority  
Illinois Supportive Housing Providers Association  
Indiana Family & Social Services Administration  
Indiana Housing and Community Development Authority  
Indianapolis Foundation  
Iowa Finance Authority  
Jamboree Housing Corporation  
John and Marilyn Wells Family Foundation  
Joint Office of Homeless Services  
JP Morgan Chase Bank  
Kaiser Permanente Community Benefit Program  
City of Kansas City  
Kentucky Housing Corporation  
King County Department of Community and Human Services  
The Leona M. and Harry B. Helmsley Charitable Trust  
Los Angeles Homelessness Services Authority  
Los Angeles Housing and Community Investment Department  
Margaret A Cargill Philanthropies  
Massachusetts Alliance for Supportive Housing  
May and Stanley Smith Charitable Trust  
McGregor Fund  
The McKnight Foundation  
Michigan Department of Health and Human Services  
Michigan State Housing Development Authority  
Montgomery County Department of Health and Human Services  
National Affordable Housing Trust  
National Council for Mental Wellbeing  
Nevada Housing Coalition  
New Jersey Housing Mortgage and Finance Agency  
New York City Human Resources Administration  
New York State Health Foundation

Nina Mason Pulliam Charitable Trust  
NYS Council for Developmental Disabilities  
NYU Grossman School of Medicine  
Ohio Capital Corporation for Housing  
Ohio Department of Mental Health and Addiction Services  
Ohio Department of Rehabilitation and Correction  
Ohio Housing Finance Agency  
Orange County Community Resources  
Orange County Housing Finance Trust  
Oregon Metro  
Otto Bremer Trust  
Policy Research, Inc.  
PrimeWest Health  
Pritzker Family Foundation  
Rhode Island Housing  
Robert Wood Johnson Foundation  
Robin Hood Foundation  
Saint Paul & Minnesota Foundation  
San Diego County Behavioral Health Services Administration  
San Diego Housing Commission  
San Diego Workforce Partnership  
San Francisco Mayor's Office of Housing  
Saver Family Foundation  
Sierra Health Foundation  
Solari, Inc.  
State of Illinois Department of Human Services  
Technical Assistance Collaborative  
Texas State Affordable Housing Corporation  
U.S. Department of Health and Human Services  
U.S. Department of Housing and Urban Development  
U.S. Department of Treasury  
United Way of Greater Charlotte  
US Bank  
Virginia Dept of Behavioral Health and Disability Services  
Virginia Housing Development Authority  
Washington State Health Care Authority  
Washington State Housing Finance Commission  
Washoe County  
Willamette Health Council  
William Josef Foundation  
Wisconsin Housing and Economic Development Authority  
Yield Giving



# Our Funders, Supporters, and Investors

# 2024

## Individuals

### CHAMPIONS

Anonymous  
Jeffrey Brodsky  
Christine James Brown  
Charity Aid Foundation of America  
Combined Federal Campaign  
Jane Chuang  
David and Michelle Crosby  
Jesse Dean and Evan Elisseou  
Diana Devine  
Sandra Forquer Dransfield  
Marjorie Ellenbogen  
Martha Faibisoff  
Donald Falk  
Yogi-Carroll of the Horizons Foundation  
Give Lively Foundation  
Sandaloram Fund  
John Garger  
Elizabeth H. Genovese  
Nancy Goroff  
Brent and Karen Holl  
Judith Ignall-Snyder  
Abby Ingber  
Carla Javits  
Vasundhara Kalasapudi  
Wdanie Kayserl  
Lisa Kern  
Katie Kitchin  
Roland Lamb  
Ray Lay  
Eric Lee  
Steve Leifman  
Jim Logue  
Paula Morabito  
Andrea Morgan  
Matthew Morton  
Stephen Norman  
David and Michelle Norris  
James O'Connell  
Christopher Osma  
Janet Perez  
TisBest Philanthropy  
Arnold Potosky  
Carolyn Powell  
Frank Rango  
Pedra Sage  
Deborah De Santis  
Victoria Schussler  
Tracey Scott

The Jewish Board of Family and Children's Services  
Kathleen Shore  
Stephanie Sideman  
Leah Sininsky  
Ruth Sininsky  
Lori Phillips- Steele  
Constance Tempel  
Jonel Thaller  
Nancy Ignall Thorpe  
Katherine Tyler  
Katrina Van Valkenburgh  
Chris Velez  
Elke Wardle  
Ds Winters  
Jany Xu

We made every effort to list names accurately. If you notice an error, please contact us by email at [fund.development@csh.org](mailto:fund.development@csh.org). Thank you.



Lisa Talma, Vice President of Philanthropic Initiatives at Deutsche Bank, speaking at the 2024 launch of the NY Supportive Housing Institute. Photo: CSH

# Our Leadership

## BOARD OF DIRECTORS

**Michelle Norris** | Chairperson  
**Carolyn Powell** | Vice-Chairperson  
**Paula Morabito** | Secretary  
**Peggy Bailey**  
**Jeff Brodsky**  
**Debbie Burkart**  
**Dede Yazzie Devine**  
**Deborah De Santis** | President and CEO  
**Don S. Falk**  
**Chris James-Brown**  
**Roland Lamb**  
**Ray Lay**  
**Judge Steven Leifman**  
**Qahir Madhany**  
**Matthew Morton**  
**Stephen Norman** | Director Emeritus  
**Dr. Jim O'Connell**  
**Tracey Scott**

## SENIOR LEADERSHIP

**Deborah De Santis**, President & CEO  
**Eileen Hawes**, Chief Financial Officer  
**Nancy Ignall Thorpe**, Chief Development Officer  
**Brigitt Jandreau**, Chief Lending Officer  
**Robin Robin**, Chief People and Administrative Officer  
**Liz Drapa**, Vice President, Field Operations  
**Ryan Moser**, Vice President, Strategy and External Affairs  
**Edith Gimm**, General Counsel  
**Damián Ruiz**, Special Advisor  
**Katie Kitchin**, Senior Advisor  
**Barbara Green-Flood**, Managing Director  
**Brooke Page**, Managing Director  
**Irene Peragallo**, Managing Director  
**Katrina Van Valkenburgh**, Managing Director

As of August 2025



## Our Mission

CSH works to advance affordable housing aligned with services as an approach to help people thrive. We do this by advocating for effective policies and funding, investing in communities, and strengthening the supportive housing field.

## Our Vision

A world in which all people are thriving. People have a safe and affordable home, a community in which they feel belonging, and the services and wealth they need to sustain it.



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