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* Deceased

We apologize for any omissions or errors. Please contact us with any changes.

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JCHE In 2010...

- The average age of JCHE residents was 80.
- The average income was \$12,445. According to the U.S. Department of Housing and Urban Development guidelines, 94% of JCHE's residents living in subsidized units were considered to be "extremely low income."
- Nearly 800 people were on JCHE's wait list at any point in time.
- Only 4% of JCHE residents relocated to a nursing home.
- Residents who had moved or passed away had been at JCHE for an average of 11.3 years.

JCHE promoted a healthy lifestyle.

- There were 3,500 visits to the on-site staffed fitness centers.
- Residents attended and/or led 1,257 exercise classes.
- There were 401 wellness programs held in our buildings.

JCHE fostered supportive living.

- Residents used nearly 17,500 units of service through JCHE's CaringChoices™ program, including case management, personal care, escorts, meal preparation, medication reminders, and homemaker services.
- There were 3,000 trips in JCHE's van to grocery stores, pharmacies and other destinations.

JCHE offered opportunities to be engaged and connected.

- Over 22% of residents contributed their time and talents as volunteers in the buildings and in the community.
- Generations Together programs thrived: nearly 200 residents participated in 21 year-long intergenerational programs to mentor, tutor and share experiences with over 850 young people throughout Greater Boston. Many of the seniors participated in at least two Generations Together programs.
- Lifelong learning was valued - there were 1,244 onsite educational programs.
- There were nearly 1,200 social and cultural programs held in our buildings.

Annual Financial Report*

December 31, 2010

JCHE ANNUAL OPERATIONS

REVENUE SOURCES

Rents from Tenants	4,081,747
Gov't Rental and Mortgage Subsidies	11,676,223
Gov't Service Subsidies	322,386
Grants & Contribution	1,730,506
Food Programs	1,293,974
Interest and Miscellaneous	357,015

TOTAL REVENUE SOURCES **19,461,851**

PROGRAM USES

Housing

Housing Operations	9,919,776
Mortgage Payments	2,609,325
Real Estate Taxes	1,721,957

TOTAL FOR HOUSING **14,251,058**

Services

Supportive Services	977,837
Food	1,275,053
Transportation	79,200
Communications & Public Education	87,048

TOTAL FOR SERVICES **2,419,138**

Fundraising 595,961

TOTAL PROGRAM USES **17,266,157**

Net Cash Flow from Operations **2,195,694**

PROPERTY INVESTMENTS

Capital Improvements	496,406
Net Contribution to Reserves	1,510,391
Brighton Resident Program Center	4,335,399 **

TOTAL PROPERTY INVESTMENTS **6,342,197**

Real Estate Development

Developer Fee Income from Shillman House Project	2,280,000 ***
Shillman House Development Expenses	1,104,286

NOTE:

* This report is a consolidation of nine audited financial statements

** Funded from Special Purpose Reserves approved by HUD and Property Reserves approved by MHFA

*** A substantial portion of developer-fee-income was provided as equity for the construction of Shillman House

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Dear Friends:

An annual report is an excellent opportunity to consider the accomplishments of the past year and think about the directions ahead. 2010 was an exciting year at JCHE as we built a solid foundation. Here are some of the highlights:

Morton and Etta Shillman House on the Harry and Jeanette Weinberg Campus: This exceptional mixed-income senior community was in construction throughout 2010. Week by week we posted images on our website to give everyone a virtual front row seat at the construction site. The workmanship of Shillman House is exquisite. The common space is generous and inviting. The innovative environmentally-friendly components enabled us to receive certification as an Enterprise Green Community. The cooperation we received from the Town of Framingham enabled the project to move forward. Today, Shillman is home to nearly 160 older adults. Their enthusiasm and appreciation well exceeds the hopes we shared with our generous donors whose thoughtful contributions made Shillman House a reality.

Resident services: At JCHE, the wellbeing of our residents remains our primary focus. We offer a wide array of services to enable seniors to age successfully and remain at JCHE as long as possible: our fitness centers and exercise program; our CaringChoices™ in-home supports; our van; our resident services coordinators; our Generations Together opportunities; and more. Together they create an environment of hope, security and engagement. We are proud that, for many, these supports postpone or avoid institutional care. In 2010 only 4% of our residents who left JCHE moved to nursing homes. There is a lot of life to live at JCHE!

Preservation: Preserving the integrity of all our buildings remains paramount. We are developing an integrated strategy for routine capital improvements and more comprehensive modernization in each of our buildings. Maintaining the highest standards in our properties is a top priority to ensure that our residents live in a safe and healthy environment.

Fundraising and Visibility: The programs and services discussed above are possible only through the contributions of our wonderful donor community. Their commitment has continued solidly even in a difficult economy. We are so pleased that our circle of friends continues to widen. In 2010, we welcomed an enthusiastic overflow crowd to our spring event. We also launched a social media strategy to extend our visibility to new audiences.


Staff development: To support JCHE's talented and committed staff, we have implemented new internal communication strategies. Our focus on staff development has resulted in enhanced respect and accountability. New leadership opportunities continue to emerge within the organization inviting creativity and empowerment.

To all who were part of these achievements and to everyone who cares deeply about our aging community, we extend our warmest thanks. Our 2010 accomplishments have enabled us to begin 2011 with energy, passion and focus. We look forward to reporting continuing successes next year!

Sincerely,



Merle Grandberg, Chair



Amy Schectman, President & CEO

