

PARTNER

IMPACT

ANNUAL REPORT 2023



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A Year in Review.

A recent blog post titled "Reflecting on 2023: Major Events Shaping Our World" published on the UN's website was written from a global perspective, yet closely aligns with the challenges we face here in the United States.

In 2023, we experienced severe weather events, devastating violence, and crucial discussions on artificial intelligence.

At the G20 Summit this year, Secretary-General Guterres addressed world leaders, underscoring these very challenges. He highlighted climate disruptions, conflicts, and hunger, forming a perfect storm. UN experts agree, characterizing 2023 as a pivotal moment in human history. Julie Kofoed, Senior Director of Sustainable Development Initiatives at the UN, remarked, "History has shown that in times of great pressure, turmoil, and despair, new things can grow."

The article summarized that as we reach 2024, the concept of solidarity must transcend mere rhetoric; it has become crucial for survival. And finally, Guterres, in his year-end message, stressed the urgency, stating, "We need all hands on deck, collaborating and cooperating in unprecedented ways."

Collaboration and cooperation are the very foundation of how we operate our social programs. 2023 marked significant growth in our social program efforts and it is due to the exceptional partnerships that willingly joined forces throughout the year. **Your support for our residents has had a profound impact! Our team is eternally grateful to you.**

Anita Rodriguez
Impact Program Director



A Tornado Tore the Community Apart. Human Kindness Brought it Back Together.



On April 19, 2023, multiple tornadoes touched down in Oklahoma, including Shawnee, where Chapel Ridge Apartments are located. Like many others, residents experienced direct impact as the tornado swept through the complex, tearing the roof off one building, toppling old large trees, demolishing parked vehicles, and causing extensive damage that left a significant portion of the community without electricity or water for days. Some residents sustained minor injuries, but received proper treatment.

After the storms subsided, a collective effort involving residents, staff, volunteers, and rescue teams took place to assess and address the aftermath. People mobilized immediately to contribute in any way possible. The broader community, including both existing and new partners, rallied together in a remarkable display of unity. We, at Kairos, are deeply grateful to everyone who played a role.

Thank you for your support!



Make a Car Payment or Buy Groceries? It's Not Hypothetical. It's a True Story.

Millions of households are grappling with food insecurity, and despite a gradual decline in inflation, the high cost of food remains. Families facing financial challenges find themselves torn between essential purchases, bill payments, and buying groceries.

"Today, a resident approached us during a food delivery, expressing relief because he had to choose between making his car payment or purchasing food. Thanks to the food pantry program, he can now fulfill his car payment," shared Helen Macht, Property Manager at Willamette Gardens.

Facilitating residents' access to food resources has become a crucial aspect of our social programs. In 2023, we reconnected with existing partners and forged new collaborations to significantly enhance our food offerings to residents. Throughout the year, our efforts resulted in the delivery of a substantial quantity of senior groceries, student snacks, and summer lunches, as well as groceries through on-site food pantries. In total, these initiatives saved our residents \$258,229 in the quantified value of food.



Community Building Through National Night Out.

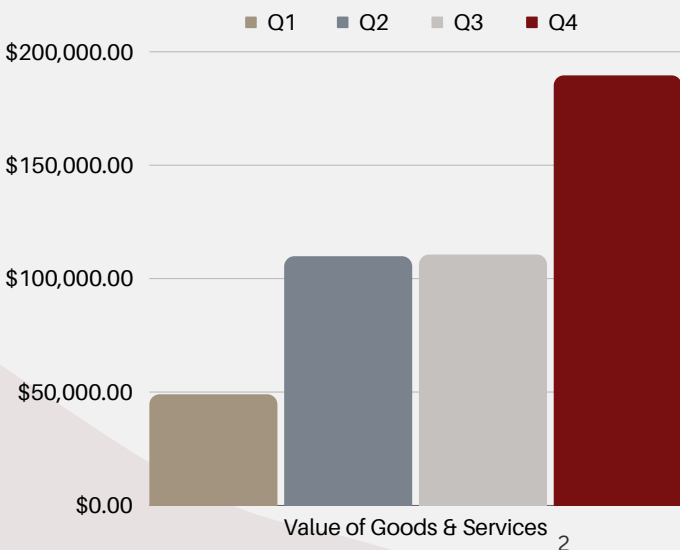
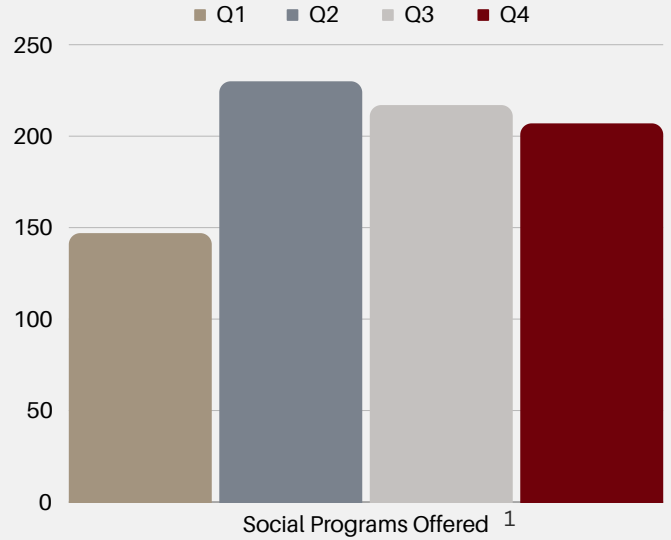
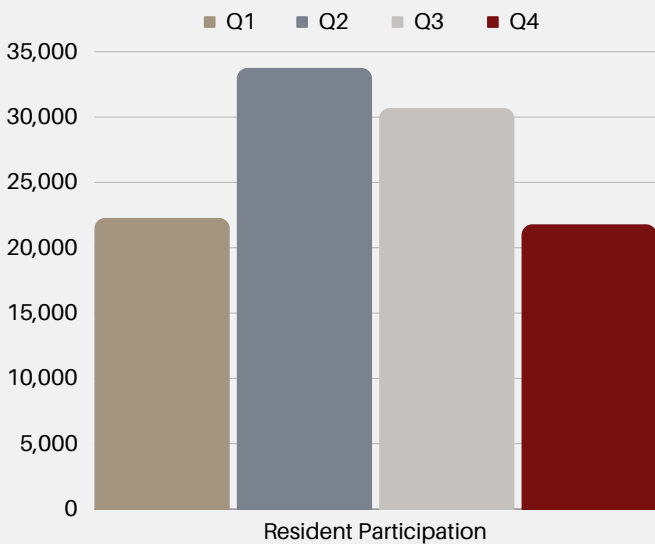
National Night Out is a yearly initiative dedicated to promoting community bonds through collaboration between the police and residents, fostering a sense of camaraderie in neighborhoods, and striving to improve the overall safety and quality of living in our communities.

In our efforts this year, we aimed to implement the National Night Out campaign across all properties. This endeavor was driven by the desire to strengthen the connections between neighbors and law enforcement, revitalizing a genuine community spirit that contributes to a safer living environment. The initiative serves as a valuable opportunity to bring local police and residents together in positive interactions, simultaneously conveying a powerful message to criminals that the community is united against crime.

As part of overall our commitment to National Night Out, we hosted a combination of In-Person and Grab & Go events at nearly every property. Across all events, 683 residents participated in this first year's campaign to build community.

Impact by the Numbers.

In 2023, Kairos coordinated Social Programs across apartment communities as part of its impact strategy. Located in 11 states, these communities accommodate a diverse population, encompassing Seniors, Families, Veterans, Single Adults, and others. By conducting resident and community surveys, Kairos tailors programs to address the specific needs of each tenant group, aiming to facilitate each individual's path towards economic stability.



SOCIAL PROGRAM TOTALS FOR 2023

Total Social Programs Offered ¹	801
Total Resident Participaton	108,529
Total Value of Goods & Services ²	\$459,100

¹ Programs are educational initiatives and resource events offered to tenants living at participating Kairos properties. ² \$459,100 of value in goods and services includes food assistance programs, holiday gifts, and back to school programs delivered to tenants at participating Kairos properties through various sources such as non-profits and community groups.

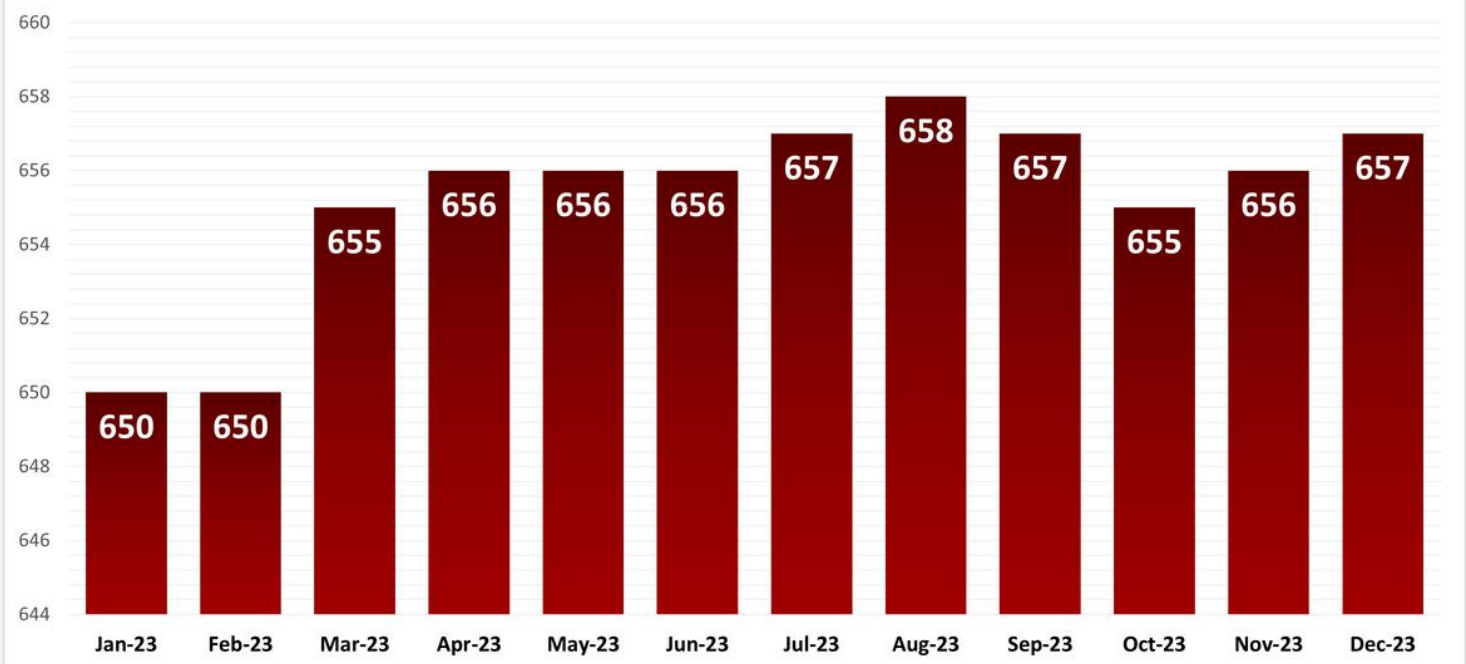
Boosting Credit Scores.

Building and maintaining good credit is critical to one's financial future as it offers increased financial flexibility and opportunities for economic stability. Kairos partnered with Esusu in 2021 because we recognized the positive impact this would generate for our residents.

Since then, we have witnessed tremendous improvement in tenant credit scores and appreciate how the microloan program provides an affordable financial option when additional funds are needed to make rent.

Average Credit Score

Esusu Rent Reporting | January 2023 - December 2023



6,825 residents reporting

Number of families helped remain in their homes through interest free rent relief microloans.

76

63% of residents that saw a credit score improvement

\$119K Total rent relief in microloans deployed by Esusu to Kairos tenants.


1,132 credit scores established since enrollment

9% of residents moved from subprime to prime

Esusu Rent Relief is made possible through a partnership with Stable Home Fund, a 501(c)(3) public charity organization, to provide rent relief funds to keep renters in their homes as they navigate economic shocks and periods of severe financial distress. Residents who apply may be eligible for up to 3 months of rental assistance (at a maximum of \$5,000 in total assistance).

Impacting Lives.





“There is nothing more beautiful than someone who goes out of their way to make life beautiful for others.”
~ Mandy Hale

Active Partners in 2023.

Special thank you to over 100 partners that made a big impact on the lives of our residents!

AARP Foundation	Crestmark Construction	PeopleFund
Ability Hospice & Home Health	Dogtopia of Rocklin	Perfect Resurface
All Floors	Dollar Days	Pioneer Library System
American Painting & Service	Draper Police Department	PJ's Services
American Red Cross	ECHO Inc.	Place of Restoration Resource Ctr
Andrea Smotherman	Esusu	Placer County
Arapahoe County Libraries	Eugene Police Department	Preston Henrie
ASPCA	Eugene School District 4J	Primerica
Austin Police Department	Federal Trade Commission	Salvation Army
BakerRipley	Food for Lane County	Santa Fe Police Department
Benefits in Action	Glendale Police Department	Second Harvest Food Bank
Blue Peak	Goodwill of Central Florida	Seth Charlestin
Board & Brush League City	Graciano & Isabel Contractors	Shawnee Police Department
Boys & Girls Club of Brazoria County	Grassa Construction	Shawnee Public Library
Cascade Health	Harris County Public Health	South Ogden Police Department
Center for Disease Control	Healthy Start of Coalition of OC	Spradley Services
Children's Safety Village	Heart of Florida United Way	Spring Creek BBQ
City of Austell Police Department	Judah Brown Project	Substance Abuse & Mental Health
City of Austin	Lane County - Public Health	Services Administration
City of Austin Animal Center	Las Vegas Metro Police Department	Sweetwater Mission
City of Austin Police Department	League City	Tarrytown Pharmacy
City of Clute Police Department	League City Police Department	Texas A& M University Extension
City of Eugene Police Department	Life Church	Underwood Painting
City of Glendale	Manatee County School District	United Way of Brazoria County
City of Murray Police Department	Meeker Youth Group	United Way Suncoast
City of Pasadena	Mr. Color	University Baptist Church
City of Phoenix	National Safety Council	University of Florida Extension
City of Rocklin	Nothing Bundt Cakes, Rocklin	University of Georgia Extension
City of Rocklin Police Department	Ogden Regional Medical Center	US Dept of Health & Human Svcs
City of Santa Fe	Oklahoma State University Extension	Utah Food Bank
City of West Jordan Police Dept	Orange County Public Library	Utah State University Extension
Community First ER	Orange County Sheriff's Department	Vision Source
Community Nursing Services	Oregon State University Extension	Weber Human Services Aging
Community Renewal of	Palace Social	Services
Pottawatomie County	Pasadena Public Health	Xfinity
Contractors Inc.	PCS Creative Surface	
County of Harris Sheriff's Department		

Special thank you to our property management teams for working so diligently to ensure social impact programs were successfully delivered to residents.

Your Impact Team.



Anita Rodriguez

Impact Program Director

"A life is not important except in the impact it has on other lives."

- Jackie Robinson

Justine Ventura Mejia

Impact Program Coordinator

"Somewhere inside all of us is the power to change the world."

- Roald Dahl





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