New York/New Jersey Area
Common Application Form
Cover Sheet

Date of application: August 5, 2026

Name of organization to which grant would be paid. Please list exact legal name:
ACMH, Inc.

Purpose of grant (one sentence): In order to support staff development and retention, this grant will provide scholarships to staff pursuing higher education.

Address of organization: 254. 31st Street, 9th Floor, New York, NY 10001

Telephone number: 212-274-8558 Fax: 212-925-7958E-mail: djohansson@acmhnyc.org

Executive director: Daniel K. Johansson, Executive Vice President/CEO

Contact person and title (if not executive director): Click here to enter text.

Is your organization an IRS 501(c) (3) not-for-profit?: Yes ☒ or No ☐

If no, please explain: Click here to enter text.

Grant request: $ $12,750

Check one (based on the organization's priorities and the funder's guidelines):

General support ☐

Project support ☒

Total organizational budget (for current year): $58,196,498

Dates covered by this budget (mo/day/year): July 1, 2026 – June 30, 2027

Total project budget (if requesting project support):$17,000

Dates covered by project budget (mo/day/year): July 1, 2026 – June 30, 2027

Project name (if applicable): Click here to enter text.

ACMH, Inc.

Grant Proposal to the Vidda Foundation
August 5, 2026

I. Proposal Summary

ACMH, Inc. is a 501 (c) (3) not-for-profit corporation founded in 1973. ACMH's mission is to promote the mental and physical wellbeing of vulnerable New Yorkers. We provide outreach and engagement, care transitions and care coordination, peer support, crisis residential services, supportive housing and psychosocial rehabilitation services to housed and homeless adults with serious mental illness and other chronic health conditions in New York City. Our work is informed by the values of teamwork, professionalism, mutual respect, continuous learning, equity, inclusion and commitment to excellence.

We face significant challenges recruiting and retaining our workforce. Providing services in the community to adults with serious mental illness and other chronic health conditions requires in-person, face to face client contact in an economy where remote work is often the employment of choice. Low wages due to inadequate government funding coupled with the high cost of living in New York City also shrink the pool of those able to do this work.

We have implemented retention bonuses, referral bonuses, staff development plans and staff appreciation events and, with grants from the Vidda Foundation, we have supported workforce retention and specifically, for the last two years, scholarships for staff advancing their education. All told, these efforts have reduced the staff turnover rate from 38% to 23% over the last four years.

We are committed to adopting additional measures to retain our skilled and dedicated staff. This year we conducted an Employee Retention survey, convened an Employee Retention Task Force, adopted a Board strategy to dedicate additional funds to staff recruitment, retention and development, and piloted two new uses of Artificial Intelligence to reduce staff time spent on paperwork.

A grant from the Vidda Foundation on this round would be used to expand educational advancement scholarships with preference for staff who have worked at least one year and commit to work at least one additional year at the organization.

II. Narrative

A. Background

ACMH has operated transitional housing programs with a rehabilitative focus which are licensed by the New York State Office of Mental Health (OMH) since 1979. Since 1993, ACMH has operated permanent supportive housing programs which provide both the financial subsidy and support services that many persons with serious mental illness need to access and maintain housing in the community.

In 2002, ACMH began providing care management services to the community at large, independent of ACMH operated housing.

Since 2015, ACMH has operated crisis residences for guests experiencing a psychiatric crisis or transitioning from a hospital stay which are staffed by peers with lived experience as consumers of mental health services,

In 2022, ACMH expanded its service offerings developing an Assertive Community Treatment (ACT) team in the Bronx and a Safe Options Support (SOS) team providing mental health outreach to people living on the street or in the public transit system in midtown Manhattan, with additional critical time intervention teams added in 2024.

ACMH works collaboratively with multiple hospitals and health systems and collaborates in developing standards of care, referral relationships and contracting opportunities with managed care organizations as a network provider in the Coordinated Behavioral Care Independent Practice Association (CBC).

During the Program Year ending June 30, 2026, ACMH operated:

- Care Management Services
- Safe Options Support (SOS)
- Permanent Supportive Housing programs
- Transitional Housing programs
- Crisis Residential Support
- Assertive Community Treatment (ACT)
- Critical Time Intervention

Awards from the City and State support the development of four new housing programs, two additional SOS teams targeting young adults and the deployment of a Critical Time Intervention team, serving adults with mental illness referred by hospitals who have not historically engaged successfully in services after discharge and are currently undergoing critical transitions.

Specialized initiatives within programs target unhoused young adults or those leaving foster care or institutional settings; sheltered and street homeless, justice-impacted individuals, including those returning to New York City from prison upstate, and those whose primary language is Spanish, Mandarin, or Cantonese.

Persons Served 2024-2025[1]

Program Type	Number Served	New Admissions
▪ Transitional Community Residence	202	41
▪ Treatment Apartments	184	43
▪ Permanent Supportive Apartments	630	55
▪ Young Adult Apartments	43	10
Total Served in Supportive Housing[2]	1,010	139
▪ Crisis Residential Support	191	185
▪ Care Management Services	582	95
▪ Safe Options Support	146	52
▪ Assertive Community Treatment	90	48
▪ Critical Time Intervention	9	9
Total Served[3]	**1,892**	**503**

Demographic Profile of Persons Served[4]

	Total Served	Housing	Care Management	ACT
Gender				
Female	40%	31%	51%	33%
Male	59%	67%	45%	64%
Transgender	0.9%	0.8%	0.7%	2%
Race				
Black	47%	49%	34%	66%
Latino/a	30%	26%	46%	20%
White	16%	16%	15%	8%
Asian	5%	7%	2%	0
Other	3%	4%	2%	6%
Age				
18-20	1%	1%	0.3%	2%
21-25	7%	6%	3%	13%
26-30	7%	6%	5%	13%
31-40	15%	13%	14%	29%
41-50	17%	18%	14%	21%
51-60	23%	26%	23%	13%
61-70	22%	24%	27%	10%
71+	8%	7%	13%	0
Primary Language				
Not English	13%	11%	21%	3%
Spanish	10%	7%	21%	3%
Chinese	2%	3%	0	0

[1] Note: Statistics for the June 1, 2025 – June 30, 2026 won't be available until August 31.
[2] Total unduplicated count of persons served. Total is less than the sum, as some persons were served in more than one supportive housing program during the year.
[3] Totals are unduplicated counts, therefore may be less than the sum of persons served in each program.
[4] As of June 30, 2025.

Other	1.4%	2%	1%	0
Incidence of Health Conditions				
Serious Mental Illness	98%	98%	97%	100%
Hx. Alcohol/Substance Abuse	51%	55%	40%	61%
Active Alcohol/Substance Abuse	22%	23%	18%	42%
Chronic Medical Condition	61%	56%	77%	29%
Hypertension	33%	26%	51%	8%
Diabetes	24%	22%	30%	8%
Cardiovascular Disease	19%	21%	17%	6%
Pulmonary Disease	20%	15%	32%	9%
Obesity	13%	11%	16%	6%
Liver Disease	4%	4%	3%	2%
HIV/AIDS	2%	1%	3%	2%
Cancer	1%	1%	1%	2%

Some ACMH Program Outcomes

Hospital Utilization

Psychiatric in-patient days as percentage of total client days:
Housing: 1.3% Care Management: 0.7% ACT: 11.3%
Medical in-patient days as percentage of total client days:
Housing: 0.7% Care Management: 1.3% ACT: 2.2%

Linked to Outpatient Care	Total	Housing	Care Mgt.	ACT
Clients with a Primary Healthcare Provider:	84%	84%	90%	36%
Clients with a Psychiatric Provider:	74%	72%	80%	82%

Medication Adherence	Total	Housing	Care Mgt.
Psychiatric Medication Adherent[5]			
Consistently:	62%	64%	60%
Most of the time:	24%	20%	28%
Sporadically or Non-Adherent:	14%	16%	11%
Not Prescribed Psychotropic Medication:	9%	8%	12%

Crisis Residential Support

Clients admitted in lieu of hospitalization[6]	40%
Clients admitted for step down services from a hospitalization:	13%
Average length of stay:	11days
Clients hospitalized from the Crisis Respite:	5%
Clients hospitalized for a medical issue:	1.6%
Clients hospitalized for a psychiatric issue:	3.7%

Consumer Satisfaction	Total	Housing	Care Mgt.
Overall satisfaction with services	88%	88%	97%

[5] Adherence to psychotropic medication for those prescribed psychotropic medications residing in independent or scatter-site housing only, not congregate settings.
[6] Per guest self-report.

ACMH currently employs 400 staff: 59% Black, 20% Latino, 12% White, 7% Asian, 2% Multi-racial. Staff reflect the race and ethnicity of the clients we serve and receive training and ongoing consultation in providing client-centered, culturally competent services.

In 2021 ACMH adopted a comprehensive strategic plan to create an intentional culture of antiracism that promotes actionable change at individual, interpersonal and institutional levels with the objectives of creating a broader acknowledgement of implicit bias, combat microaggressions and reduce disparities in access to resources and services for staff and clients.

In December 2025, the Board of Directors adopted a Strategic Plan focusing on workforce, infrastructure, growth and Board development.

ACMH works collaboratively with multiple hospitals and health systems and collaborates in developing standards of care, referral relationships and contracting opportunities with managed care organizations as a network provider in the Coordinated Behavioral Care Independent Practice Association (CBC IPA).

B. Funding Request

In 2022, recognizing the workforce crisis facing health and behavioral health providers like ours, New York State (NYS) funded a two-year Healthcare Worker Bonus (HWB) program which targeted certain job titles in in NYS funded programs. With support from the Vidda Foundation we were able to reward retention bonuses to staff with HWB excluded titles and in non-NYS funded programs.

For the past two years, in response to requests from staff for assistance with tuition or other school-related costs, with support from the Vidda Foundation we provided 11 scholarships in the amount of $750 each in 2024-2025, and 17 scholarships of $850 each in 2025-2026.

We propose to expand the scholarship program in 2026-2027 to provide 20 scholarships in the amount of $850 per semester for a total of $17,000, with a grant of up to $12,750 from the Vidda foundation and ACMH funding the balance. The scholarship would be paid to the employee as a reimbursement for school-related costs of the employee's choice. Preference would be given to full-time employees with at least one year of service. All recipients are required to have completed a staff development plan, be recommended by their supervisor and make a commitment to work at the agency for at one year after receiving the award. Applications are reviewed by a committee chaired by the Director of Learning and Talent Development with scholarship awards based on tenure and alignment of the applicant's academic program with ACMH program needs and goals.

ACMH is requesting a grant in the amount of $12,750 from the Vidda Foundation to sustain the Educational Scholarship Program.

C. Evaluation

ACMH comprehensively evaluates program outcomes at both a program specific and agency-wide level every 6 months, with an Annual Management Report provided to the Board of Directors. Goals of the Strategic Plan which include staff recruitment and retention are reviewed quarterly by the executive team and at least annually by the Board of Directors. Monitoring the number of applicants to the Educational Scholarship Program will be a part of this review in the coming year.

III. Attachments

A. Financial Information

- Consolidated Statement of Activities March 31, 2026 (unaudited)
- Operating Expense Budget

ACMH receives no Foundation or Corporate Support other than from the Vidda Foundation.

B. Other Supporting Materials

- Board List
- IRS Letter
- Key Staff
- Annual Management Report, 2025
- Strategic Plan adopted December 9, 2024

ACMH, Inc.

Consolidated Statement of Activities

Fiscal 2025 - 2026

	FY 2025-2026	FY 2025-2026 Jul. 1, 2025 - Mar 31, 2026				FY 2024-2025		
	Annual Budget	YTD Budget	YTD Actuals	Fav/(Unfav) Var	% Variance	YTD 3/31/25	Fav/(Unfav) Var	Fav/(Unfav) %
OPERATING REVENUE AND EXPENSE								
Revenue								
OMH Contract Advances	$ 34,858,187	$ 26,143,640	$ 26,195,838	$ 52,198	0.2%	$ 23,550,504	$ 2,645,334	11.2%
SSA & Client Fees Net of Client Allowance	4,506,172	$ 3,379,629	3,307,268	(72,361)	(2.1%)	2,803,358	$ 503,910	18.0%
NYC DOHMH	3,686,922	$ 2,765,192	2,429,844	(335,347)	(12.1%)	2,502,972	(73,128)	(2.9%)
HUD/HPD Tenant Assistance Payments	1,069,354	$ 802,016	693,043	(108,973)	(13.6%)	720,572	(27,529)	(3.8%)
Medicaid	9,659,674	$ 7,244,756	7,765,356	520,600	7.2%	7,246,140	519,216	7.2%
Community Apartments	567,688	$ 425,766	454,352	28,586	6.7%	424,357	29,996	7.1%
Coordinated Behavioral Care			$ 881,049			861,916	$ 19,133	2.2%
Laundry & Vending machines	-		8,194			7,030	$ 1,163	16.5%
Misc. Income			186,575			21,898	$ -	0.0%
	54,347,998	40,760,998	41,921,519	84,703	0.2%	38,138,747	3,618,095	9.5%
Expenses								
Personal Services	$ 20,722,996	$ 15,542,247	$ 15,246,796	295,451	1.9%	$ 12,406,682	(2,840,115)	(22.9%)
Fringe Benefits	6,119,989	$ 4,589,992	$ 3,941,282	648,710	14.1%	3,306,677	(634,605)	(19.2%)
Other Than Personal Service (OTPS)	6,993,752	$ 5,245,314	$ 4,158,035	1,087,279	20.7%	3,775,621	(382,414)	(10.1%)
Property - Provider Paid	15,515,499	$ 11,636,624	$ 12,280,974	(644,350)	(5.5%)	11,440,071	(840,904)	(7.4%)
Agency Administration	4,995,761	$ 3,746,821	3,983,043	(236,222)	(6.3%)	3,524,214	(458,829)	(13.0%)
				-				
	54,347,998	40,760,998	39,610,131	1,150,868	2.8%	34,453,265	(5,156,866)	(15.0%)
Gross Margin	$ (0)	$ (0)	$ 2,311,389			$ 3,685,482		
Other Operating Income								
Revenue			90,170			100,709		
Expenses			90,421			100,409		
	-	-	(250)	-		300		
Net Other Operating Income	$ -	$ -	$ (250)			$ 300		
Other Income								
Donations			38,060			4,083		
Expenses applied to Donations								
Misc Fees			227,831					
Interest & Dividend Income			718,525			81,588		
Investment gains/(losses)			390,592			492,403		
Net Other Income			1,375,008			578,074		
NET INCOME FROM OPERATIONS & OTHER INCOME	$ -	$ -	$ 3,686,146	$ -		$ 4,263,855		
NON-OPERATING REVENUE & EXPENSE								
Revenue								
Mortgage-related grants *		-	2,589,052			992,786		
GAAP Reconciling Items/Misc. Non Operating Revenue			10,000			55,718		
Interest income on mortgage loans			1,043,932			216,752		
Total Non-Operating Revenue	-	-	3,642,984	-		1,265,256		
Expense								
Mortgage & Loan Interest *	-	-	2,091,453			743,146		
GAAP Reconciling Items/Misc. Non Operating Expenses			(150,458)			873,300		
Depreciation & Amortization **		$ -	2,623,018			(78,837)		
Total Non-Operating Expense	-	-	4,564,014	-		1,537,609		
NON OPERATING NET INCOME	$ -	$ -	$ (921,029)			$ (272,353)		
TOTAL NET INCOME	$ -	$ -	$ 2,765,117			$ 3,991,503		

* Budget amounts for Mortgage-related revenues and expenses are based on amortization schedules published by NYS OMH to be confirmed at year-end

**Budget amount for Depreciation & Amortization is based on the fixed assets & accumulated depreciation schedules

	FY 2025-2026	FY 2025-2026 Jul. 1, 2025 - Mar 31, 2026				FY 2024-2025		
	Annual Budget	YTD Budget	YTD Actuals	Fav/(Unfav) Var	% Variance	YTD 3/31/25	Fav/(Unfav) Var	Fav/(Unfav) %
SUMMARY OF ACTIVITIES								
Revenue								
Operating & Misc.	$ 54,347,998	$ 40,760,998	$ 42,011,689	$ 1,250,691	3.1%	$ 38,239,456	$ 3,772,234	9.9%
Non-Operating	-	-	5,017,992			1,843,330	3,174,662	172.2%
Total Revenue	$ 54,347,998	$ 40,760,998	$ 47,029,682			$ 40,082,788	$ 6,946,896	17.3%
Daily Operating Revenue			$ 153,327			$ 139,560	$ 13,767	9.9%
Funding Sources % of Total Operating Revenue								
Contract Income			69.8%			70.0%		(0.2%)
Client Contributions (Net of Allowances)			7.9%			7.3%		0.5%
Medicaid Income			18.5%			18.9%		(0.5%)
Community Apartments			1.1%			1.1%		(0.0%)
Other Income			4.4%			4.1%		0.3%
Total:			101.59%			101.51%		
Expense								
Operating	54,347,998	40,760,998	39,700,551	1,060,447	2.6%	34,553,674	(5,146,877)	(14.9%)
Non-Operating	-	-	4,564,014			1,537,609	(3,026,405)	(196.8%)
Total Expense:	$ 54,347,998	$ 40,760,998	$ 44,264,565			$ 36,091,283	$ (8,173,282)	(22.6%)
Daily Operating Expense			$ 144,893			$ 187,792	$ (42,899)	(22.8%)
Net Income/(Deficit)								
Operating	(0)	(0)	2,311,138			3,685,782	(1,374,643)	(37.3%)
Non-Operating	-	-	453,979			305,721	148,257	48.5%
Total Net Income/(Deficit)	$ (0)	$ (0)	$ 2,765,117			$ 3,991,503	$ (1,226,386)	(30.7%)

ACMH, INC
Consolidated Statement of Financial Position
Fiscal Year 2025-2026

	Year to Date March 31,2026	Year to Date June 30,2025
Assets		
Current Assets		
Cash and Cash Equivalent	14,541,015	16,440,808
Accounts Receivable		
Medicaid Receivable	878,980	640,392
Contracts Receivable	1,221,995	1,871,534
Client Receivable, Net	871,805	812,942
Prepaid expense	4,717,252	1,327,112
Total Current Assets	22,231,046	21,092,788
Property, plant and equipment, net	184,629,387	154,823,329
Right of use assets, operating	4,966,263	4,966,263
Assets limited as to use	5,095,024	5,067,330
Security Deposits	1,044,019	1,044,644
Interest Receivable	655,354	0
Investments	18,241,854	17,282,417
Investments held for retirement plan	627,632	627,632
Insurance recovery receivable	0	0
Total Assets	237,490,579	204,904,403
Liabilities & Net Assets		
Current Liabilities		
Accounts Payable and accrued expenses	2,201,173	8,742,052
Accrued Salaries and related benefits	777,912	777,912
Refundable Advances	25,257,636	23,688,002
Tenant Security Deposit	49,888	50,514
Due to third party payors	228,823	198,592
Mortgage & Notes Payable-Current	2,956,957	2,835,246
Total Current Liabilities	31,472,388	36,292,318
Long-Term Liabilities		
Deferred compensation payable	627,632	627,632
Paycheck protection loan program	0	0
Accrued interest payable	3,246,698	2,374,050
Professional Liabilities	0	0
Capital Advance	25,206,413	21,342,670
Right of use liabilities	5,133,521	5,133,521
HPD SHLP Loan	39,795,900	25,130,186
Mortgage & Notes Payable, net of current po	66,065,729	51,052,804
Total Liabilities	171,548,281	141,953,181
Net Assets		
Net Assets beginning of year	28,692,648	28,016,268
Limited Partner Equity	34,484,532	34,258,575
Change in unrestricted net assets	2,765,118	676,380
Total Liabilities and Net Assets	237,490,579	204,904,403

ACMH, INC
Consolidated Statement of Cash Flow
Fiscal Year 2025-2026

	Year to Date December 31,2025	Fiscal 2024 - 2025 June 30,2025
OPERATING ACTIVITIES		
Net Income	$ 2,765,118	$ 676,380
Adjustments to reconcile Net Income		
to net cash provided by operations:		
Depreciation and Amortization	2,616,578	3,570,477
Transfer of Fixed Assets to related party		
Loss on transfer of fixed assets		
Decrease(increase) in assets		
Medicaid Receivable	(238,587)	(166,639)
Contract Receivable	649,539	725,525
Client Acct Receivable	(58,864)	(512,044)
Due from Related Party	170,501	(1,267,488)
Prepaid Expenses and other current assets	(2,256,979)	(150,379)
Security Deposits	-	(161,656)
Interest Receivable	(473,447)	-
Increase(decrease) in liabilities		
Accounts Payable & Accrued Expense	(5,925,841)	4,159,177
Accrued Salaries and related benefits	-	-
Refundable Advances	796,602	17,753,241
Tenant Security Deposit	(626)	2,445
Due to third-party payors		
Deferred compensation payable	999,244	(559,175)
Net cash provided by Operating Activities	(956,763)	24,069,864
INVESTING ACTIVITIES		
Increase in assets limited as to use	(58,893)	(870,537)
Purchases of assets held for deferred comp	-	(118,292)
Fixed asset acquisition	(33,525,932)	(38,857,737)
Sponsor Loan Issued	-	-
NYSERDA Loan Issued	-	-
Net cash provided by Investing Activities	(33,584,825)	(39,846,566)
FINANCING ACTIVITIES		
NYS/CAPITAL ADVANCE	3,863,743	4,031,000
Mortgages	31,685,968	34,335,024
Ryer Ave Apts LLC financing		-
Principal payments on mortgages	(1,948,479)	(3,356,249)
Deferred Retirement Plan	-	-
Net cash provided by Financing Activities	33,601,232	35,009,775
Net cash increase for period	(940,356)	19,233,073
Cash at beginning of period	33,723,225	14,490,152
Cash at end of period	$ 32,782,869	$ 33,723,225

ACMH Financial Indicators

Fiscal 2025 - 2026

	FY26 12/31/2025	FY25 Full	FY24 Full	FY23 Full	FY22 Full	FY21 Full
Total Operating Revenue	$42,011,689	$52,482,358	$45,302,265	$43,911,848	$39,757,422	$35,862,045
Total Operating Expense	$39,700,550	$50,428,738	$48,232,767	$46,597,711	$37,575,895	$36,535,950
Income from Operations	$2,311,139	$2,053,620	($2,930,502)	($2,685,863)	$2,181,527	($673,905)
Daily Operating Income	$153,327	$143,787	$123,777	$120,306	$108,924	$98,252
Daily Operating Expense	$144,893	$138,161	$131,784	$127,665	$102,948	$100,098
Non Operating revenue and expense						
Non Operating revenue	$5,017,992	$4,278,963	$4,295,036	$4,125,998	$4,752,210	$3,752,083
Non Operating expenses	$4,564,013	$5,656,203	$2,157,775	$2,322,026	$6,582,832	$1,845,417
Net Non Operating Income	$453,979	($1,377,240)	$2,137,261	$1,803,972	($1,830,622)	$1,906,666
Total Assets & Liabilities						
Total Liabilities	$171,548,281	$141,953,181	$92,683,548	$95,325,828	$74,955,738	$64,531,174
Total Assets	$237,490,579	$204,904,403	$149,744,254	$150,655,999	$129,805,193	$95,313,053
Debt Asset Ratio	72%	69%	62%	63%	58%	68%
Current Assets & Liabilities						
Current Assets	$22,231,046	$21,092,787	$7,909,085	$14,251,995	$8,263,761	$16,831,235
Current Liabilities	$31,472,388	$36,175,657	$14,900,223	$19,505,225	$11,639,158	$10,869,164
Working Capital	($9,241,342)	($15,082,870)	($6,991,138)	($5,253,230)	($3,375,397)	$5,962,071
Current Ratio	0.71	0.58	0.53	0.73	0.71	1.55
Days Cash on Hand	100	119	23	80	52	85
Cash & Cash Equivalents	$14,541,015	$16,440,808	$3,016,581	$10,175,178	$5,376,859	$8,508,821
Daily Operating Expense	$144,893	$138,161	$131,784	$127,665	$102,948	$100,098
Days in Accounts Receivables	19	23	27	24	15	15
Client Income Receivable	$871,805	$812,942	$300,897	$896,567	$100,957	$192,013
Medicaid Receivable	$878,980	$640,392	$473,753	$438,687	$490,538	$356,054
Contracts Receivable	$1,221,995	$1,871,534	$2,597,059	$1,555,509	$1,085,735	$902,173
Total Receivables:	$2,972,780	$3,324,868	$3,371,709	$2,890,763	$1,677,230	$1,450,240
Daily Income	$153,327	$143,787	$123,777	$120,306	$108,924	$98,252
Days in Accounts Payable	15	63	34	22	19	14
Acct Payable & Acc. Exp	$2,201,173	$8,742,052	$4,533,330	$2,841,712	$1,942,968	$1,375,264
Daily Operating Expense	$144,893	$138,161	$131,784	$127,665	$102,948	$100,098
Debt-Service Coverage Ratio	0.94	0.24	(0.29)	(0.39)	0.17	0.58
Mortgage payable current	$2,956,957	$2,835,246	$2,718,585	$2,283,888	$2,110,546	$2,110,546
Loans Payable current						
Total Payable	$2,956,957	$2,835,246	$2,718,585	$2,283,888	$2,110,546	$2,110,546
Net Income/(Deficit)	$2,765,118	$676,380	($793,241)	($881,891)	$350,905	$1,232,761

Developer's Fees Restricted for Future Projections Statement
As of 3/31/2026

Beginning Balance	**1,705,071**
Markus Gardens Construction insurance adjustment-Expensed	(10,071)
1746 Andrews Avenue South-Expensed	(7,455)
2602 Pitken Avenue-Expensed	(62,459)
Archer Avenue-Expensed	(3,135)
FEGS 811 Projects-Expensed	(31,835)
The Atlantic-Expensed	(600)
The Grand-Expensed	(3,000)
454 Convent Avenue	(600,000)
1760 Jerome Avenue	(128,432)
Ending Balance	**858,084**

Cash on hand as of 3/31/2026	
Cash and cash Equivivalent	32,782,869
Refundable Advances	(25,257,636)
Acccounts Payable & Accrued Expenses	(2,201,173)
Due to Third Party payors	(228,823)
Security Deposit-Sublease	(7,500)
Developers Fee Restricted for Future Projects	(858,084)
Total Unrestricted cash on hand	**4,229,654**

Restricted Cash

Grand & Supportive Apts Reserve	793,447
Ana House Reserve	1,112,230
OMH - Residential Reserve	4,724,481
SAHA - Reserve	600,797
St Hilda's PDG	14,973
Total Restricted Cash	**7,245,928**

ACMH, Inc.

Operating Budget

EXPENSES		2026-2027		2025-2026
Personal Services	$	23,312,294	$	21,473,645
Fringe Benefits	$	6,294,319	$	6,119,989
Other than Personal Service	$	7,146,161	$	6,993,752
Property	$	15,920,989	$	15,515,499
Administration	$	5,522,735	$	4,995,761
Total Expenses	**$**	**58,196,498**	**$**	**55,098,647**
REVENUE				
SSI & SSA	$	4,430,988	$	4,560,246
Medicaid/ MCO Income	$	10,250,572	$	9,659,674
NYS OMH	$	36,441,375	$	34,171,333
NYC DOHMH	$	4,101,968	$	3,686,922
Community Apartments	$	608,428	$	567,688
HUD/ HPD	$	979,738	$	1,069,354
CBC	$	1,383,429	$	1,383,429
TOTAL REVENUE	**$**	**58,196,498**	**$**	**55,098,647**

ACMH, INC.
BOARD OF DIRECTORS

AMY S. HOFFMAN, M.D., PRESIDENT
Physician

ROBERT JUDEM-CAUTIN, LCSW, M.Ed., SECRETARY
Licensed Clinical Social Worker

JAMES B. CLOONAN, TREASURER
Certified Financial Planner

PETER BALDONADO, L.C.S.W.
Licensed Clinical Social Worker

DANIEL B. GERARD
Real Estate Development

ALEXANDER KHANDJI, M.D.
Physician

KENNETH MERLO, ESQ.
Attorney

RICHARD ROBERTS, J.D.
Attorney

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248205661
Mar. 03, 2014 LTR 4168C 0
23-7293784 000000 00
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BODC: TE

ACMH INC
254 W 31ST ST FL 9
NEW YORK NY 10001

011441

Employer Identification Number: 23-7293784
Person to Contact: Ms. Johnson
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Feb. 20, 2014, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1974.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

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ACMH INC
254 W 31ST ST FL 9
NEW YORK NY 10001

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Susan M. O'Neill

Susan M. O'Neill, Department Mgr.
Accounts Management Operations

ACMH, Inc.

Key Staff

Daniel K. Johansson, M. Div. has been the Executive Vice President/CEO of ACMH, Inc. since July 2003. He currently serves on the Board of Directors of InUnity Alliance, a NYS member organization of behavioral health providers and presents at national forms on best practices in the field.

Carlos A. Garcia, M.A., Chief Operating Officer, has been employed at ACMH since 1997, advancing to positions of increasing responsibility holding his current position since 2019.

Bhaskar Sahni, MBA, with more than 13 years of management experience in health care, joined ACMH in March 2023, as Director of Finance & Administration/Chief Financial Officer.

ACMH Inc.
Care Management & Housing

ACMH, Inc.

Annual Management Report
July 1, 2024 – June 30, 2025

ACMH, Inc. is a 501 (c) (3) not-for-profit corporation founded in 1973. ACMH's mission is to promote the mental and physical wellbeing of vulnerable New Yorkers.

ACMH provides outreach and engagement, care transitions, care coordination, peer support, crisis residential services, supportive housing, treatment and psychosocial rehabilitation services to adults with serious mental illness, addiction disorders, and other chronic health conditions in Manhattan, Queens and the Bronx.

ACMH has operated transitional housing programs with a rehabilitative focus which are licensed by the New York State Office of Mental Health (OMH) since 1979.

Since 1993, ACMH has operated permanent supportive housing programs which provide both the financial subsidy and support services that many persons with serious mental illness need to access and maintain housing in the community.

In 2002, ACMH began providing targeted case management services to the community at large, independent of ACMH housing. In 2013, as part of the NYS Health Homes initiative, this program was converted to a care management service in contract with Health Homes and the NYC Department of Health and Mental Hygiene (DOHMH).

Since 2015, ACMH has operated crisis residences, staffed by peers with lived experience as consumers of mental health services, for guests experiencing a psychiatric crisis or transitioning from a hospital stay.

Since 2022, ACMH has operated a Safe Options Support (SOS) team in mid-town Manhattan providing mental health outreach to homeless people on the street or in the public transit system. In 2025, two additional SOS teams began mental health outreach to homeless young adults in the Bronx, Brooklyn and Manhattan.

In May 2023, ACMH began operation of an Assertive Community Treatment (ACT) team in the Bronx, an evidence-based model providing treatment and rehabilitation in the community to adults with high hospital utilization who are not engaged in the traditional outpatient mental health system.

In 2025, ACMH launched a Critical Time Intervention team serving individuals with mental illness who have not historically engaged successfully in services and are currently undergoing critical transitions, referred by the Mount Sinai and NewYork Presbyterian health systems.

During the 2024-2025 Program Year, ACMH operated:

- Care Management Services
- Safe Options Support (SOS)
- Permanent Supportive Housing programs
- Transitional Housing programs
- Crisis Residential Support
- Assertive Community Treatment (ACT)
- Critical Time Intervention

During the 2024-2025 Program Year, ACMH received 1,141 referrals for supportive housing:

Housing Referral Source	Share of Referrals
o Homeless Services & Shelters	21%
o Prison	13%
o State Psychiatric Centers	12%
o Supportive Housing Providers	9%
o Case/Care Management Programs	8%
o ACT/IMT	6%
o Non-State Hospitals	5%
o Outpatient Clinics	5%
o Child/Adolescent Providers	5%
o SOS & Homeless Outreach Teams	3%
o Other	13%

Persons Served 2024-2025

Program Type	Number Served	New Admissions
▪ Transitional Community Residence	202	41
▪ Treatment Apartments	184	43
▪ Permanent Supportive Apartments	630	55
▪ Young Adult Apartments	43	10
Total Served in Supportive Housing[1]	1,010	139
▪ Crisis Residential Support	191	185
▪ Care Management Services	582	95
▪ Safe Options Support	146	52
▪ Assertive Community Treatment	90	48
▪ Critical Time Intervention	9	9
Total Served[2]	**1,892**	**503**

[1] Total unduplicated count of persons served. Total is less than the sum, as some persons were served in more than one supportive housing program during the year.

[2] Totals are unduplicated counts, therefore may be less than the sum of persons served in each program.

Demographic Profile of Persons Served[3]

	Total Served	Housing	Care Management	ACT
Gender				
Female	40%	31%	51%	33%
Male	59%	67%	45%	64%
Transgender	0.9%	0.8%	0.7%	2%
Race				
Black	47%	49%	34%	66%
Latino/a	30%	26%	46%	20%
White	16%	16%	15%	8%
Asian	5%	7%	2%	0
Other	3%	4%	2%	6%
Age				
18-20	1%	1%	0.3%	2%
21-25	7%	6%	3%	13%
26-30	7%	6%	5%	13%
31-40	15%	13%	14%	29%
41-50	17%	18%	14%	21%
51-60	23%	26%	23%	13%
61-70	22%	24%	27%	10%
71+	8%	7%	13%	0
Primary Language				
Not English	13%	11%	21%	3%
Spanish	10%	7%	21%	3%
Chinese	2%	3%	0	0
Other	1.4%	2%	1%	0
Incidence of Health Conditions				
Serious Mental Illness	98%	98%	97%	100%
Hx. Alcohol/Substance Abuse	51%	55%	40%	61%
Active Alcohol/Substance Abuse	22%	23%	18%	42%
Chronic Medical Condition	61%	56%	77%	29%
Hypertension	33%	26%	51%	8%
Diabetes	24%	22%	30%	8%
Cardiovascular Disease	19%	21%	17%	6%
Pulmonary Disease	20%	15%	32%	9%
Obesity	13%	11%	16%	6%
Liver Disease	4%	4%	3%	2%
HIV/AIDS	2%	1%	3%	2%
Cancer	1%	1%	1%	2%

[3]As of June 30, 2025.

ACMH Program Outcomes

Hospital Utilization

Psychiatric in-patient days as percentage of total client days:
Housing: 1.3% Care Management: 0.7% ACT: 11.3%
Medical in-patient days as percentage of total client days:
Housing: 0.7% Care Management: 1.3% ACT: 2.2%

Linked to Outpatient Care	Total	Housing	Care Mgt.	ACT
Clients with a Primary Healthcare Provider:	84%	84%	90%	36%
Clients with a Psychiatric Provider:	74%	72%	80%	82%

Medication Adherence	Total	Housing	Care Mgt.
Psychiatric Medication Adherent[4]			
Consistently:	62%	64%	60%
Most of the time:	24%	20%	28%
Sporadically or Non-Adherent:	14%	16%	11%
Not Prescribed Psychotropic Medication:	9%	8%	12%

Prison Recidivism[5]

Not re-arrested for any new charges or parole violations:	53%
Arrested for a parole violation:	47%
Arrested for a new charge:	27%

Crisis Residential Support

Clients admitted in lieu of hospitalization[6]	40%
Clients admitted for step down services from a hospitalization:	13%
Average length of stay:	11days
Clients hospitalized from the Crisis Respite:	5%
Clients hospitalized for a medical issue:	1.6%
Clients hospitalized for a psychiatric issue:	3.7%

Consumer Satisfaction	Total	Housing	Care Mgt
Overall satisfaction with services	88%	88%	97%

[4] Adherence to psychotropic medication for those prescribed psychotropic medications residing in independent or scatter-site housing only, not congregate settings.
[5] For re-entry clients served by the Bronx Supportive Apartment Program.
[6] Per guest self-report.

Programs in Development

- Renovations were completed at St. Hilda's House at 454 Convent Avenue in the Sugar Hill neighborhood of Manhattan. Program start is pending receipt of a certificate of occupancy from the NYC Department of Buildings. St. Hilda's House will provide transitional housing with intensive skills training for 36 adults with mental illness transitioning from homelessness or institutional settings.
- ACMH is developing a 48-bed transitional housing project on the grounds of Creedmoor Psychiatric Center for adults with mental illness. Capital and operating funding will be from OMH.
- Construction began in January 2025 of Ilse Hoffman House, a 175-unit affordable housing project with 105 studios for homeless adults with mental illness. Located at 1760 Jerome Avenue in the Bronx, construction completion is anticipated in August 2027.
- With bridge loans from the Leviticus Fund, ACMH acquired two sites for affordable housing development this past year. A site on Webster Avenue in the Norwood section of the Bronx will provide 135 units, including 81 studios for homeless adults with mental illness. Construction is anticipated to begin in April 2027, and competed in June 2029. A site on Jamaica Avenue in Queens will provide 108, units including 65 studios for homeless adults with mental illness, with construction anticipated to begin in September 2026, and competed in November 2028.
- With conditional awards for capital and operating funding from OMH, ACMH is searching for suitable sites to develop two Short Term Transitional Residences (90-120 day stays) for adults with serious mental illness leaving incarceration or hospitalization. These 10-14 bed residences will offer intensive services to support skills development, as well as housing placement.

ACMH, Inc.

Strategic Plan

Adopted December 9, 2024

Our Mission

ACMH is committed to the mental and physical wellbeing
of vulnerable New Yorkers.

Our Vision

ACMH will:

- Empower everyone whose life we touch to achieve goals important to them
- Be a benchmark for quality and innovation in everything we do
- Be a workplace of choice
- Expand to serve more people in more communities
- Create an intentional culture of antiracism that promotes actionable change at individual, interpersonal and institutional levels

Our Values

- Teamwork
- Professionalism
- Mutual respect
- Continuous learning
- Equity
- Inclusion
- Commitment to excellence

Standing in Solidarity to Fight for Racial and Social Justice

ACMH is committed to becoming an anti-racist organization by promoting justice and equity. We are intentional in creating a culture of equity at individual, interpersonal and institutional levels while addressing racism, within and external to ACMH.

Through advocacy, ongoing training, and community partnerships, ACMH strives to end all forms of systemic racism while challenging unconscious bias, addressing racial disparities and creating equal opportunities for staff members and clients.

At ACMH, we strive to hear and learn from each other in an effort to combat hate and reject it in all its forms.

Strategic Goal #1

ACMH will develop a comprehensive workforce plan that fulfills our vision of being an employer of choice.

Objectives

- Evaluate recruitment and onboarding strategy
- Align recruitment and retention strategy with organizational needs and objectives
- Assess agency-wide and program and department specific training and staff development needs aligned with organizational objectives
- Create a senior management position to oversee staff training, education, mentoring, development and retention
- Strengthen staff development plan process and allocate funds to provide an allowance for individualized staff development goals
- Adopt a Learning Management System
- Conduct periodic staff surveys
- Strengthen communication mechanisms to inform staff of management decisions
- Continue in-person meetings of executive staff with program teams
- Recognize staff achievements
- Promote participation at all staff levels in agency wide committees
- Support work to become reduce bias and become an anti-racist organization
- Support contributions of peers in the workforce
- Explore adoption of a Just Culture system*

**Just culture is a values-based system in healthcare that encourages shared accountability between organizations and employees. It focuses on creating a safe and transparent environment where employees can report errors and system vulnerabilities without fear of punishment. The goal is to learn from mistakes and improve systems to prevent future errors, rather than hide them.*

Strategic Goal #2

ACMH will assess infrastructure needs in light of current and anticipated growth & develop plans to address.

Objectives

- Assess opportunities to expand the use of information technology, provide improved connectivity, hardware and Help Desk function, starting with the onboarding process
- Implement technology platform for asset management
- Continue revenue cycle management assessment with task group
- Explore implementation of new billing software
- Create new senior leadership positions to provide oversight and support and allow executive staff more time to engage in assessment and planning
- Develop policies related to the use of Artificial Intelligence
- Engage middle management in assessment of policies regarding remote vs. in-office work and the availability of space for in-office work

Strategic Goal #3

Provide leadership at executive & Board level to advance the ACMH mission.

Objectives
- Identify Board gaps in expertise and experience, clarify goals related to Diversity, Equity and Inclusion and develop a recruitment strategy.
- Assess skills and competency among senior staff to advance to executive positions & develop appropriate staff development plans
- Assess skills and competencies of executive staff & develop staff development plans for career advancement
- Engage in succession planning with the anticipated retirement of the CEO in 2028.

Strategic Goal #4

Serve more people in more communities.

Objectives
- Monitor current 1115 Waiver implementation and State plans and priorities
- Monitor NYC landscape: City government initiatives, funding, and need for growth or new services
- Conduct annual financial assessments and service line profit & loss trend analyses
- Assess internal capacity for new project development in light of strengths and existing infrastructure
- Expand off ACMH core services: supportive housing, care management, outreach and engagement, critical time intervention, crisis support, peer support, psychosocial rehabilitation, assertive community treatment and experience with young adult, justice impacted, and homeless populations and those with chronic substance use and medical conditions, when opportunities arise