The Clayton family, along with members of the CHN executive team, stand in front of the Claytons’ new home, one of 32 in our Unity Park Rentals development in Pontiac.

Ten months earlier, the CHN executive team, from left Kirsten Elliott, Marc Craig and Dawn Calnen-Pischel, broke ground for the development on that same property.

Thank you to all of our generous donors, volunteers, supporters and community stakeholders. Our many accomplishments would not be possible without your support.

James Finley made $70,000 a year before becoming homeless. He found housing through CHN’s Leasing Assistance Program and then employment in the Housing Resource Center assisting others with a wide variety of housing issues and questions. Without Community Housing Network, “I would probably still be in my car and not know where else to go,” he says.

– James Finley
2014 Emmett Jones recipient
Dear friends, partners and community stakeholders,

“Happiness is having a HOME to enjoy” was handwritten on the back of an envelope Steven Boyd sent to our office. He included a smiley face and the words “Me” under his message. Steven, who lived on the streets for two years before becoming housed through our Leasing Assistance Program, says, “I am still sober and alive because of this housing program.”

The key for Steven was finding a safe, affordable apartment where he could lay a new foundation for his life off the streets. Welcome home, Steven!

Angel Wise, a veteran, fell behind on her house payments after becoming disabled. She was referred to us through the V.A. with the hope of saving her long-time and much-loved home. One of the team members in our Foreclosure Prevention Counseling program worked with her on all of the paperwork as well as the lending company procedures. The key for Angel Wise was being able to keep her home with a mortgage payment she could afford. Welcome home, April!

Pauletta Carson, a case assistant at the Oakland County Friend of the Court, long dreamed of owning her first home. The life-long Pontiac resident wanted to raise her family while remaining in her hometown. She qualified for one of the homeownership opportunities afforded by our Unity Park development with newly built single-family homes. The key for Pauletta Carson was in being able to realize her dream come true in a neighborhood of her choice and with a price she could afford. Welcome home, Pauletta!

The key to everyone’s front door is as different as the varied needs of those seeking a safe, affordable place to call home. Our work is done one front door at a time, utilizing many sources with individually tailored approaches.

Together with our community partners and supporters, in 2014 we:

**Announced our largest development ever** with news we will be constructing Grafton Townhomes, 48 townhome-style units, in Eastpointe. The $11 million development is funded through a housing tax credit reservation through Michigan State Housing Development Authority (MSHDA). The development includes project based vouchers, a mixed-income structure and 12 supportive housing units. Construction is expected to begin in spring 2015.

**Neared completion of Unity Park Rentals**, 32 scattered-site single family lease-to-purchase homes in Unity Park, Pontiac, along with a community building. The $8.47 million development is funded through a housing tax credit reservation through MSHDA. The development included the creation of a Community Revitalization program in Unity Park, Pontiac, connecting residents to each other and to programs and services available in the community.

**Launched the CHN Housing Hub blog**, www.chnhousinghub.com, to share a tremendous amount of knowledge we continue to acquire in a wide range of housing issues that is useful for stakeholders, community partners, program participants, funders, donors and the media. CHN staff members contribute posts in their area of expertise in the six categories designed to be helpful for those looking for specific information: Fair Housing; Housing Crisis; Housing Policy; Housing Stability; Inclusive Communities; and Long-Term Housing Solutions.

**Learned we were again receiving notable workplace honors** by being named as one of the Detroit Free Press Top 100 Workplaces, for the third year in a row. For a second time, Community Housing Network was named one of Crain’s Cool Places to Work. Both awards follow a survey of all employees and then a vetting process by each publication. We have been very intentional about the kind of culture we offer. CHN offers team members a lot of workplace flexibility. Creativity is encouraged and risk-taking is rewarded. This brings to us high quality people who appreciate our working environment, and I think that’s what’s reflected in the awards we’ve received.

Thank you for your ongoing partnership. We look forward to continuing our work next year and long into the future.

Sincerely,

Marc Craig
President

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**Executive Officers**

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<tr>
<th>Name</th>
<th>Position</th>
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<tbody>
<tr>
<td>Marc Craig</td>
<td>President</td>
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<tr>
<td>Dawn Pischel</td>
<td>Vice President of Operations</td>
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<tr>
<td>Kirsten Elliott</td>
<td>Vice President of Development</td>
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<td>Carrie Mendoza</td>
<td>Vice President/Chief Financial Officer</td>
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**Board of Directors**

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<tr>
<th>Name</th>
<th>Position</th>
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<tr>
<td>Thomas H. Landry</td>
<td>Board Chair</td>
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<td>Cindy Boudreau</td>
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<tr>
<td>Troy A. Butler</td>
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<td>Elmer L. Cerano</td>
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<td>Jon M. Fox</td>
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<td>Mary Hamilton</td>
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<td>Kiesha Jones</td>
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<td>Paul T. Landry</td>
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<tr>
<td>Charles O’Connor, Sr.</td>
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<td>William L. Robinson, Jr.</td>
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<td>Yvette Thomas</td>
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<td>Lou Ann Tompkins</td>
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<td>Jermaine Wells</td>
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<td>Mark Wiedelman</td>
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FIND US ON:

[facebook.com/CHNmi](https://www.facebook.com/CHNmi) [twitter.com/CHNmi](https://twitter.com/CHNmi) [Community Housing Network](https://www.communityhousingnetwork.org)
- Honored James Finley with the fourth annual Emmett Jones Memorial Award, which recognizes the hard work, perseverance, and accomplishments of participants in Community Housing Network's programs. James, who was formerly homeless, found help through CHN’s housing programs.

- Presented James C. Merritt with the inaugural James C. Merritt Volunteer Service Award for his extraordinary commitment and dedication to the mission of CHN. In addition, James served on our board of directors for more than a dozen years.

- Remained the largest permanent supportive housing provider in Oakland and Macomb counties, serving 316 people in the Leasing Assistance Program, including 163 children, previously homeless, in need and living with a disability. In addition, there were 75 people in Shelter Plus Care, a housing program offering additional supports, including 26 children.

- Assisted 18,517 individuals who contacted the Housing Resource Center call center with a wide variety of housing issues and questions. As part of the screening process and follow up linkage to programs, 1,209 individuals/households met with HRC Housing Specialist staff for face-to-face meetings to pursue housing resources. This included programs that could provide long-term stability for those with the most housing needs, including completion of web-based Homeless Preference Housing Choice Voucher online applications (262), completion of full Housing Choice Voucher applications after a waitlist pull (189 completed) and special need unit applications (248). In addition, program staff assisted with 37 applications for the Moving Up Voucher, a pilot program that offers program participants currently in permanent supportive housing to transition into a Housing Choice Voucher with less supportive services.

- Constructed and/or renovated 60 units of affordable housing for people in need, bringing the total number of rental units developed to 786 since 2001 (including current Leasing Assistance Program units). In addition, there are 48 units currently in the development process.

- Provided property and leasing management for 2,712 units of affordable housing serving as residences for people with disabilities in Oakland, Macomb, Wayne and St. Clair counties.

- Hit a milestone in our Wayne office as total assistance provided to CHN clients through the Step Forward Michigan mortgage and property tax assistance program exceeded $1 million, which represents the preservation of $8 million of real estate value. In addition, our foreclosure prevention services assisted 771 households experiencing mortgage or property tax delinquency.

- Counseled members of 451 households seeking to purchase a new home by providing homebuyer education.

- Celebrated eight people, five in Oakland County and three in Macomb County, who transitioned out of the Leasing Assistance Program and are now renting independently. In addition, there were 30 people, 24 in Oakland County and six in Macomb County, who exited the Leasing Assistance Program into housing with a rental subsidy. Also, one person transitioned out of the Shelter Plus Care Program housing program and is now renting independently and one person exited into housing with a rental subsidy.

- Expanded the Getting My Own Address (GMOA) program by reaching 777 people through presentations, two Oakland County support groups, individual counseling and networking opportunities. This included reaching people interested in the program at local, state and national levels. The GMOA Overview Presentation became part of the curriculum for the ARC of Michigan’s Leaders in Policy Advocacy training and was presented in Lansing, Ypsilanti and Grand Rapids, with plans for future expansion across the state. The program was also presented at the Michigan Community Mental Health Boards conference and for the Lapeer Intermediate School District. Three local presentations were funded through a grant from the Autism Society Oakland County. Since September 2011, the GMOA program has served 3,522 participants.

- Raised more than $100,000 through Bring it Home 2014, our annual event, attended by 356 people. More than $20,000 of the funds raised that evening came through the live auction to benefit Adopt A Family.

- Facilitated 12 in-office preliminary and voucher briefings with assigned MSHDA Housing Agents as part of a new system to expedite the voucher processing for those pulled for MSHDA Homeless Preference Vouchers. This allowed for a higher success rate for potential program participants to lease up in units and sustain housing.

- Attended 490 community events through Community Program and Outreach. These events included workshops, presentations, vendor tables and networking opportunities. Presented at both the Building Michigan Communities Conference and Homeless Summit on work being accomplished through Community Program and Outreach.

- Reached out through Projects for Assistance in Transition from Homelessnessness (PATH) to 507 individuals who were homeless, of whom 194 were enrolled in the program after meeting eligibility criteria and providing consent. Assisted 16 program participants with limited funding available through this program to secure housing or meet related housing needs. Additionally 10 program participants were bridged to short-term financial assistance through Emergency Solutions Grant Rapid Rehousing, 16 program participants transitioned to permanent supportive housing, and 33 program participant applications were pulled from the 137 program participants who were assisted with applying for a Homeless Preference Housing Choice Voucher.

- Wrapped up the Working With Continuum of Care Bodies Program by providing continued accessibility by making the guide curriculum available on flash drives with assistive technology in multiple formats.

- Supported 760 individuals and families through our 2014 holiday season annual Adopt A Family program at the Troy and Wayne offices with an unprecedented $54,559 in cash donations and $51,925 in in-kind donations.

- Served 360 individuals in Oakland County through the Emergency Solutions Grant program providing limited financial assistance for housing and/or case management. This included 117 single adults, as well as households composed of 84 adults and 159 children. Of the 360 individuals, 50 households were served with Rapid Rehousing, providing financial assistance and services to help those who are experiencing homelessness to be quickly re-housed and stabilized. In addition, 19 households were served with prevention funding, which provided short-term rental arrearages and services to prevent those households from becoming homeless.

- Grew the Springhill Housing Corporation pooled accounts trust for 220 individuals to more than $7 million.

- Offered volunteer opportunities totaling 10,865 hours. A significant amount of that time was contributed by four AmeriCorps members.

- Served in leadership positions on many boards and organizations including: the Federal Home Loan Bank of Indianapolis Affordable Housing Advisory Council; National Low Income Housing Coalition; Community Economic Development Association of Michigan; the Alliance for Housing, Oakland County’s Continuum of Care; the Macomb Homeless Coalition; Opportunity Resource Fund; Furniture Bank of Southeastern Michigan; Autism Society Oakland County; Homes for Autism; Michigan State Autism Plan; Leadership Oakland; Leadership 21; Out Wayne County Homeless Services Coalition; Oakland County Community and Home Improvement Division Citizen’s Advisory Council; OCCMHA Consumer Advisory Committee; Michigan Disability Housing Workgroup; PNC Community Development Banking Advisory Board; MSHDA Workgroup – Housing Assistance and Models; Building Michigan Communities Conference Planning – Ending Homeless Track; Oakland County Community Interagency Service Team; Oakland County PSH Partners Group; and others.
2014 Financials

**Operating Revenue 2014**

- Leases – OCCMHA: $3,396,444
- OCCMHA – Maintenance, Housing Resource Center and other related expenses: $3,165,479
- Federal supportive housing: $3,794,343
- Other federal funding: $301,693
- Other grant revenue: $892,432
- Grant matching: $27,275
- Lease and rental income: $186,473
- Service income and management fees: $1,729,127
- Interest and dividend income and other unrestricted revenue: $1,087,561
- Temporarily restricted revenue: $53,795
- **Total**: $14,634,622

**Functional Expense 2014**

- Supportive housing: $6,560,540
- Program operations: $4,746,620
- Maintenance/supportive services: $1,789,787
- Management/general: $571,263
- Other Expense: $105,900
- **Total**: $13,774,110

*4.1% of revenues were spent on administrative costs
**Per September 30, 2014, audited financial statements

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2014 Community Impact

$28.3 MILLION awarded in Leasing Assistance Program grants. Oakland County program ($20,225,878) started August 1, 2003. Macomb County program ($8,137,339) program started September 1, 2005

$24.6 MILLION in housing tax credit allocation

$13.3 MILLION in HUD Section 811 funding

$4.6 MILLION in HOME funding

$2.8 MILLION in Neighborhood Stabilization Program funding

$2.5 MILLION in Homeless Prevention and Rapid ReHousing

$2.5 MILLION for Shelter Plus Care, since 2006 program start

$2.3 MILLION Federal Home Loan Bank of Indianapolis funding for affordable housing development

Community Housing Network, its affiliates and managed entities, have made a powerful impact on the community since it was founded in 2001. Community impact evidence is based on financial impact as well as numbers of people served. All figures are since CHN’s inception, unless otherwise noted.

$792,797 Emergency Solutions Grant funding in Oakland ($586,874 since 2010) and Macomb ($196,808 since 2012) counties

$678,508 Homeless Management Information System funding since 2004

$72,500 financial education funding since 2011 program start

91,434 calls to the Housing Resource Center

3,522 individuals served through the Getting My Own Address program, since program start in the fall of 2011

2,554 individuals and households served through the foreclosure prevention counseling program, since 2012 program start

2,527 individuals in 1,200 families served through the Homeless Prevention and Rapid ReHousing Program since 2010 program start

1,640 individuals served through the Working with Continuum of Care Bodies program, since 2011 program start

1,390 individuals served through the Leasing Assistance Program, including 417 children, since 2003 program start

1,389 individuals and households served through the homebuyer education program, since 2008

786 units of affordable housing constructed or renovated for people in need

523 individuals served through the financial education program, since 2012 program start

192 individuals served through the Shelter Plus Care program, including 64 children, since 2006 program start

28 homeownership opportunities created for those in low- and moderate-income households
2014 Supporters and Funders

1-800-Water Damage
Marla Abney
ADN Administrators, Inc
Aetna
John Agrusa
AHS Community Services
Karlton Akins
Jillian Alexander
Carrie Alexander
Allegria Printing and Imaging
Deborah Anderson
Andrea Anjeski
ARC of Macomb County
Chrysl Arcicovich
Gerard & Frances Ashe
Steve Ashe
ASTI Environmental
Attorneys Title Agency, LLC
Christine Austin
Autoliv ASP, Inc
Lisa Bach
Baker Tilly Virchow Krause, LLP
Lisa Ballien
Balloon Quest, Inc
Mark Barnhart
Laura Basilisco
Anne Baumgartner
BC Electric
Beier Howlett, P.C.
Barb Belkiewicz
Belle Tire Distributors Inc.
Ambika Bhargava
Billhighway
Patricia Blak
Stephen Boles
Bordine’s Nursery
Margaret Bosieux
Cindy Boudreau
Jeff Brady
Robert Brayon
Shelley Brinkmann
Michael & Julie Brinkmann
Eileen Britsky
Craig & Linda Brown
Greg & Nancy Brownrigg
Brownrigg Companies, LTD
Agnete Buccellato
Troy & Mary Ann Butler
Anne Butterbaugh
C & N Party Rentals
Dawn Calnen-Pischel
Capital Fund Title Services, LLC
Kristin Carey
Jane Carpenter
Ruth Carrigan
Adam Cecil
Elmer & Judy Cerano
Karla & Al Chambers
Pierre Chammas
Stan Chitwood
Diane Claey's
Clarkston Dermatology
Donna Cobb
Gina Coleman
William Collon
Ryan & Erika Colpaert
Craig Colpean
Comer Foundation
Mary Commarford
Community Economic Development Association of Michigan
Community Foundation for Southeast Michigan
Community Living Services
Complete Data Products, Inc.
Colin Cooke
Linda Couch-Verdura
Court Casual Day 6th District Court Administration
Deborah Cox
Marc & Laurie Craig
Phoebe Crandall
Jon Crowe
Leslie Crowley
Daughters Of Zion Ministries
Robert Davis
Erina Daws
Steven & Mary DeCarteret
Mark & Mary Decker
Carol Dendler
Sheena Desai
Detroit Design
Detroit Princess Riverboat
Detroit Tigers, Inc.
Detroit Zoological Society
Diamond Jacks
Alison Dib
Digital Creative Group
Dihive
Dimensional Control Systems
Mary Lou DiSessa
Hans Driesen
James Drumm
Mike Dubock
Jim DuRussell
Kristen Dutton
Marc & Kathleen Dybowski
Dynamic H.V.A.C
Eagle Ottawa
Easter Seals of Michigan
Eastern Michigan University/Eagle Flight Center
Electro-Matic Products, Inc
Kirsten Elliott
Erebos
Family Dollar
Fathead
Federal Home Loan Bank of Indianapolis
C.J. & Jeanette Felton
Eugene & Shirley Felton
James Fincannon
Chad Findley
FirstMerit Bank
George Fischer
Selah Fischer
Beth Fisher Heidemann
Flagstar Bank
Fleming’s Prime Steakhouse & Wine Bar
Ford Volunteer Corps
Jake & Sarah Forhan
Katie Freeman
Thomas Fudold
Lisa Fuhr
Michele Fuller
Furniture Bank of Southeastern Michigan
Fusco Shaffer & Pappas, Inc
Jean Garrett
Kendra Giacona
Giammarco, Mullins & Horton, P.C.
Giffels & Webster
Julie Gilbert
Brian Gill
GlazoSmithKline
Janelle Gleason-Gilardone
Jane Glotzhober
Go Comedy Improv Theatre
Catherine Goddard
Angela Gougherty
Great Lakes Capital Fund
Great Oaks Golf & Country Club
Rob & Maureen Guy
Thomas & Patricia Hardy
Janice Harlin
Harness, Dickey & Pierce PLC
Juanita Harper
Hartrick Dentistry
Ron & Mary Head
John Heiss
Jackie Keller
Marylynn Hewitt
Linda Hildebrandt
Rikka Hill
Debra Hoffmeier
Marylo Harrison
Florida Homely
Thomas Hollingsworth
Home Depot
Hour Media
Jeff Huhta
Diane Hults
Janice Hummel
Grace Imbrunone
Inner City Contracting, LLC
Innovative Community Solutions
Mark & Elizabeth Ireland
Madeleine Jaks
Jay Enn Corporation
Tami Jelinek
JP Morgan Chase
Justus Clothing Company
Peter Kaplan
Amanda Kassab
Katie’s Kids
Jenni Keating
Kelly Services
Lynda Keough
Tim Kershenbaum
Bryan Kieler
Kim’s Family Restaurant
Elizabeth Kincannon
John King
Janice Klopcic
Jeffrey & Leslie Kragt
Krishner Foods
Kroger Community Rewards Program
Monica Kuhn
Katie Kuiper
Pamela Klawitzkowski
Ladd’s Inc
Lafayette Market
Lahser Road LDHA
Paul & Kim Landry
Tom & Eileen Landry
Carole Lane
Rob Lavoie
Patricia Lee
Bill LeQuerie
David LeVasseur
Miriam Leventhal
Mark Lewis
Steven Lin
Elizabeth Lin
Karen Logan
William MacAdam
James Maciejewski
Mac’s Maintenance, LLC
Main Street Bank
Mallory, Apka, Scott & Selin, PLLC
Manor Costerisian
Maplewood Development Corp
MARS
Allan & Patrice Martin
Marti’s Caring Hands Myomassology
Master-Jay Renovations
John & Adriana McCulloch
Laura McCulloch
Preciliano & Carrie Mendoza
Bina Menon
Michelle Meredith
Merrill Lynch
MGM Grand Detroit
Michigan Coalition Against Homelessness
Michigan Disability Rights Coalition
Michigan Law Center
Michigan Protection & Advocacy Service
Michigan State Housing Development Authority
Mike Lalonde Inc
Mitcham Chapel A.M.E. Church
Ann Modes
David & Heather Moldovan
Joe & Melody Monteleone
Melissa Moody
Ralph Morasso
Erin Morgan
Valencia Morris
Kari Morrison
The ribbon cutting for the 32-home Unity Park Rentals development in Pontiac drew local and county officials, funders, stakeholders and neighbors. Tours of the homes, community building and community garden were offered along with a box lunch.
“I can actually pay my payment and not worry about being behind anymore.”
- Angel Wise
Received a loan modification

We are passionate advocates, devoted to providing homes for people in need and access to resources to create sustainable communities.

Community Housing Network “has given me a foundation and given me a chance to grow. I have this mental illness and depression and it’s a struggle but I would never be able to make it without having a place to live. And I’m just so grateful for that.”
- Steven Boyd
Leasing Assistance Program participant who spent two years living on the streets