“CHN saved my life. I was homeless for three years before I got into this program. All I needed was a little lift.”
Dear Friends and Supporters:

The deepening recession has increased the challenges in our community, and while our programs have grown in response, much more needs to be done. Residents who barely made ends meet a year ago face increased unemployment, a volatile cost of living, and a human services system that struggles with decreasing revenues at local, state, and federal levels.

At the same time, we celebrated great successes in 2008. We had the pleasure of helping Doug—who receives services from the Oakland County Community Mental Health Authority—achieve the “American Dream.” Doug, who had been homeless, originally received housing assistance through our Shelter Plus Care program. In 2008, with help from our home ownership program, he purchased a home.

Our Leasing Assistance Program now provides 275 formerly homeless people with safe, affordable housing. Each is a story of success and recovery. Ann, for example, said, “They took me off the street. I was living in my car, and they got me the help I needed.” In 2008, the program served more people than ever before, and dozens continued on the path to self sufficiency through permanent housing. Last year, we helped forty-seven Leasing Assistance Program participants secure lifetime affordable housing through HARP (Section 8) vouchers.

Our Peer Support Program blossomed in 2008. The peer staff created a tracking system that helps us better understand homelessness, the complex affordable housing issues in our community, and plan new programs to meet this growing community need.

We expanded our Housing Resource Center through the new Oakland and Macomb County Collaborative Homeless Housing Resource Center. The potential of this innovative program was reinforced by the addition of two AmeriCorps volunteers who will be spending a year helping us to implement this initiative.

Late in the year, we closed on our 2007 HUD Section 811 grant ($847,000), and learned that our 2008 HUD Section 811 grant application for $1.5 million had been selected for funding. These grants will provide 20 new units of permanent supportive housing.

Looking to the future, we plan to continue expansion of our existing successful programs and to seek new opportunities.

We are planning mixed income multi-family apartments and partnerships with local communities as they revitalize with new Neighborhood Stabilization Program funding. We will continue the public awareness and advocacy efforts that led to legislation to make supportive housing more affordable through reduced property taxes. And finally, we intend to expand our community partnerships and work closely with the Michigan State Housing Development Authority and other community partners to end homelessness and expand the supply of affordable housing.

All of this is geared toward our ultimate vision of inclusive communities for low and moderate income citizens, and for people with disabilities.

Sincerely,

Marc Craig
President and CEO
Our Mission
Promoting Inclusive Communities through Affordable Housing

Guiding Principles
Social and economic diversity is vital to sustainable communities.

De-concentration of poverty promotes inclusive, vibrant communities.

All people, including people with disabilities, the elderly, the poor, and other historically segregated citizens must become valued members of every community.

We believe that people deserve to have safe, decent housing of their choice and to have control over who they live with, separate from the attainment of support services. We recognize the importance of good housing as a necessity of life and a sanctuary for the human spirit.

2008 Highlights
2008 was a rewarding year. We expanded many programs and services to better respond to the growing number of individuals and families needing affordable housing information or assistance. Highlights included:

- Awarded $4.7 million in grant funding with approximately $531,589 pending.
- Awarded two grants and implemented new Homeless Housing Resource Centers in Oakland and Macomb Counties.
- Received a MSHDA Grant for two full-time AmeriCorps positions in the Oakland and Macomb Homeless Housing Resource Center programs.
- Implemented Getting My Own Address Adult Mental Health Training Grant; hired two permanent and four short-term peer specialists.
- Awarded a $9,500 MSHDA Region 8 Homeless Initiative Grant.
- Presented “The Effective Use of Peer Advocates” at the Michigan Association of Community Mental Health Fall Conference.
- Filled six peer advocate positions. All six earned Michigan Peer Advocate certification.
- Began construction/rehab of four condos funded by 2007 Section 811 HUD grant.
- Awarded a $1.5 million 2008 Section 811 HUD grant for new construction of four homes in Hazel Park and Ferndale.
- HRC Call Center staff and peer housing specialists assisted 3,000 callers with housing concerns and questions.
- The Homerun for Homelessness event attracted a record 260 attendees.
- The Adopt-A-Family Program made the holidays brighter for 199 children and adults.
CHN’s property management services and maintenance of 200 group homes or individual residences across Oakland, Macomb and St. Clair Counties provides affordable housing to more than 1,000 low-income citizens with disabilities. Services include property inspections, tenant selection and certification, property maintenance, and compliance with federal and state funding program requirements. CHN is licensed as a Michigan Real Estate Broker, with seven staff currently holding real estate licenses and six certified as Housing Quality Standards inspectors.

As the economy declined, the HRC call centers saw a substantial increase in volumes. Staff and peer housing specialists provided information, referrals and technical assistance to 3,000 people. The number of calls from those without disabilities rose to nearly one-quarter of the total call volume. These calls were primarily dealing with layoffs, evictions, and foreclosures.

CHN has helped people find answers to their housing concerns since 2001, and now operates in both Oakland and Macomb Counties. The “one stop shop” centers offer information and resources for people with disabilities, the homeless, and others facing a housing crisis. In 2008, the centers expanded existing services and new programs, including call tracking systems and customer surveys, to help us better identify and meet growing community needs.

We hired six new peer specialists, and implemented a mental health training grant that produced a consumer focused guide called Getting My Own Address.

COMMUNITY EDUCATION & ADVOCACY

THE SPEAKERS BUREAU
The HRC Speaker’s Bureau increased community education activity through new workshops and presentations on housing and disability related topics, and took more workshops “on the road,” greatly benefiting those with limited transportation resources.

E-NEWSLETTERS
The HRC Technical Assistance subscription-based e-newsletter was revamped and became the Housing Assistance Newsletter, contributing a broader based monthly CHN e-blast beginning in September.

ADVOCACY
The Oakland and Macomb Housing Resource Centers were involved in advocating for affordable housing and the self-determination of consumers in over one-hundred presentations and events in 2008. Activities included participation in consumer advisory meetings, peer advocate support workshops, the Summit to End Homelessness, the Poverty Summit, the Oakland County Taskforce on Homelessness and Affordable Housing, the Macomb County Coalition to End Homelessness, and the Walk a Mile in My Shoes Rally.

THE INDEPENDENT LIVING CLUB
One hundred eight Independent Living Club (ILC) meetings offered over 1,600 people a welcoming environment and opportunities to gain practical information about housing and living in recovery. The meetings also created a positive format for peer support and interaction.

The HRC holds one meeting at the CHN office, and brings meetings to eight clubhouses and drop-in centers in Oakland County each month.

CHN WEBSITE
We received a record 22,688 visits to the revamped web site, and added to the Macomb County HRC section, giving residents easy access to specific housing resources and services in their area.

The roommate database and subsidized housing directory were redesigned for easier, widespread use, and the Section 8 database continues to notify people when Housing Choice Voucher Program Lists are opened for applications.

We also piloted a new Housing Planning Library, providing information through quick links to downloadable housing related topics/modules. All topics are available in printed formats at the CHN office.
Getting My Own Address Project

Last year the Housing Resource Center implemented a training grant from the Michigan Department of Community Health and OCCMHA, called Getting My Own Address.

The peer project staff developed a 124-page guide and workbook, and a workshop/PowerPoint presentation. Three hundred twenty-six people attended eighteen Getting My Own Address workshops at clubhouses, drop-in centers, and other community venues. Over 400 guides/workbooks were distributed to consumers, family members, and mental health professionals. The guides/workbooks are available for download on the CHN website.

Home Buying Program

To date, the Springhill/CHN Home Buying Program has helped fourteen families achieve their dreams of homeownership. Four additional families are in various stages of completing the program, which includes a multi-step, client driven process to prepare for successful homeownership.

People entering the program must be first time home buyers in Oakland County, have a household member with a disability, and meet certain financial requirements.

Homeless Housing Resource Center

In 2008, CHN was awarded two Adult Mental Health grants from the Michigan Department of Community Health, to develop and implement Homeless Housing Resource Centers (HHRC) in Oakland and Macomb Counties.

The programs included intensive outreach efforts to homeless people with severe mental illness or co-occurring substance abuse disorders, and an initial provision of services to achieve a Housing First philosophy.

Each HHRC was to form community interagency service teams to coordinate ongoing homeless services within each county, and develop a collaborative partnership between counties to best serve the interests of mutual clients.

Intensive outreach efforts and initial housing case management services began at the end of July, 2008.

In the first five months of the program our HHRC staff met with over one hundred homeless individuals and helped twenty-five people establish personal housing goals and action plans.

Permanent Supported Housing

Last year CHN’s Permanent Supported Housing Homeless Leasing Assistance Program (LAP) provided rental assistance and housing related supportive services to 275 previously homeless adults and children. The HUD-sponsored LAP programs operate through nine grants in Oakland County and five grants in Macomb County, with a total budget of nearly $2 million. In 2008, eight of the grants were renewed by HUD.

The goal of the program is to provide affordable housing for homeless individuals or families with disabilities. We also offer housing related support services, and coordinate with OCCMHA providers to help individuals and families achieve enough stability and self-sustainability to no longer need LAP assistance.

In 2008, seventy-seven individuals/families successfully exited the Leasing Assistance Program to move forward in their lives:

- 47 left with HARP vouchers
- 15 exited with enough employment earnings to afford their own housing
- 12 left to live with friends, family, or other successful placements
- 3 purchased their own homes

Homeless Management Information System (HMIS)

Since 2004, Community Housing Network has led the coordination and implementation of a government mandated Homeless Management Information System in Oakland County. The system uses internet-based technology to assist homeless service providers in capturing information about the clients they serve to improve services.
There are currently seventeen Oakland County homeless service providers entering data into the HMIS. In 2008 we provided data for the Annual Homeless Assessment Report and began work on the 2007-2008 County wide data report to be published in early 2009. The system also helps validate statistics about homelessness.

HMIS data assists local reporters and grant writers in understanding homeless counts in Oakland County. We have found the system very helpful in our CHN Leasing Assistance Programs. Currently, all supportive services specialists utilize HMIS as their point of entry to track client data including case notes, goals, and services we provide.

**SHELTER PLUS CARE PROGRAM**

The Shelter Plus Care (SPC) Program is a subsidized housing program from HUD that assists homeless people with disabilities obtain and maintain housing while being connected to supportive services through an Oakland County Community Mental Health Authority core provider. The program currently provides rental assistance to seventy-two people in thirty-six housing units.

During 2008 the SPC program:
- Obtained a HUD grant renewal
- Earned excellent marks from the HUD audit
- Expanded services to include another 3-bedroom subsidy, providing a safe and warm home for a single mother and her 3 sons who had been living in their vehicle
- Helped two clients who utilized program services to leave the program and live self-sustained lives.

**DEVELOPMENT**

We increased our growth efforts by adding a full-time development assistant and completing intensive training in housing and grant writing. The results brought in $4.7 million in grants, with another half-million dollars still pending award.

The development of affordable housing opportunities for low-income people with disabilities remains a vital part of our mission, “Promoting inclusive communities through affordable housing.”

Because government housing contracts and grants only supply a portion of the resources we need to meet the affordable housing challenges of our clients, we needed to expand our vision of “development” to include encompass the many other aspects of our organization that contribute to our mission.

With this in mind, we began a grant development program geared toward foundations and corporations. This new approach will help us fill existing resource gaps and other needs identified by our operations staff.

“I am most appreciative of the positive working relationship we continue to have with HUD in developing additional units of affordable housing…I am especially grateful during this tough economic climate and hope that the new administration will expand affordable housing opportunities.”

– Marc Craig, CHN President & CEO
SUCCESS STORIES

Leasing Assistance Program

**GREG**
Greg was chronically homeless and suffered with substance abuse. Since entering the Leasing Assistance Program Greg has remained sober, meets regularly with his mental health provider, and gives back to the community at AA meetings and by volunteering at the local senior center.

**JIM**
There are few people as kind, genuine, and inspiring as Jim, who participates in the Macomb Leasing Assistance Program. “CHN saved my life,” says Jim. “I was homeless for three years. All I needed was a little lift to get me back on track. I could not do it by myself.” Jim now holds a a full-time position, lives a stable and happy life, and is donating items to other program participants.

Shelter Plus Care Program

**LAURIE**
Laurie, who lives with a disability, managed to get herself and her three boys out of a domestic violence situation, but affordable housing on her part-time waitress salary was impossible. She and her sons were living in their van. Her disability qualified Laurie for the Shelter Plus Care Program, and a suitable 3 bedroom home was found in the boys’ current school district.

Home Buying Program

**DOUG**
Doug is an engaging gentleman in his forties who is honest, hard working, and always pays his bills in advance. Prior to being diagnosed and treated for a mental illness through the Oakland County Community Mental Health Authority, Doug was homeless. Community Housing Network helped him find a safe and affordable condominium. The purchase was made possible through the CHN Home Buyer program with grants from the Federal Home Loan Bank of Cincinnati and Oakland County HOME funds.

Homeless Housing Resource Centers

**DONALD**
The Homeless Outreach Team met a homeless veteran named Donald while volunteering for Veteran’s Homeless Day at the fairgrounds. Donald attended college classes by day and spent the night riding a city bus. The CHN Homeless Housing Resource Center helped him find a home through the Shelter Plus Care Program.

**RAYMOND**
Raymond had used up all the shelter time allowed him and was living in a tent on the banks of the Clinton River. The HHRC outreach team referred him to the CHN Leasing Assistance Program, which helped him find a cozy one bedroom apartment.

VOLUNTEERS, DONORS AND LIFE-CHANGING GENEROSITY

The success of our programs is but one part of the story. Every day, wonderful volunteers and donors make quiet contributions of time and resources that truly change the lives of our clients. We have shown through passion and persistence that housing is as important to people with disabilities and low incomes as it is for us all. We hope you will join us in our continuing efforts to provide homes and restore hope in the hearts and lives of those who need it the most. Here are a few of their stories:

- A client named Jim needed a laptop computer for classes at Baker College. When a donor couple made a specific request to help someone with their education, the connection was obvious. Our generous donors gave Jim a new laptop—complete with locks and many extras—providing the help he needed to complete his education and build a new life.

- A single mother and her four children were homeless after losing everything in a house fire. When they entered the Leasing Assistance Program, we told their story to parents and students at Beverly Elementary School in Beverly Hills. The principal issued a request for help, and we collected new and gently used bikes, clothing, toys, household items, and furniture for the family.

- A retired elementary school principal took piles of books purchased at The Birmingham Library used book sale, sorted them by age level, and lovingly wrapped each one. As a result, we were able to provide great books for every child in the Adopt-a-Family program.
2008 EVENTS
Community Housing Network sponsored and participated in three special events in 2008. Each event either made a direct and immediate difference in the lives of our client families, or contributed to the continuation of our work on behalf of the homeless and people with disabilities.

HOMERUN FOR HOMELESSNESS
The eighth annual Homerun for Homelessness event, co-sponsored by CHN and the HOMES Coalition, was a huge success, bringing a record 260 guests to Andiamo Italia Ristorante on the evening of September 23, 2008.
Energized by auctioneer Matt Holiday and the lively music of accordionist Rinaldo, guests bid on unique gifts and baskets of goodies in the silent and live auctions.

ADOPT-A-FAMILY
The dreams of formerly homeless families with disabilities came true during the holiday season, thanks to the Adopt-a-Family program.
Dreams came true for new coats, hats, gloves, and boots to stave off the chill.
Dreams came true for blankets and bedding, where none were had in the homeless past.
One man in our Leasing Assistance Program told us he had not received a Christmas gift since he was a child.
The Adopt-a-Family program came about when we realized that even though we were able to give people a home, the families often lived without bedding, lamps, towels, personal care items, dishes, or warm winter clothing.
In 2008, with love and a lot of work, we raised over $40,000 in donations and gifts, serving 199 formerly homeless adults and children.

SPRING INTO ACTION WEEK
During our first Spring Into Action Week, CHN partnered with community volunteers to highlight the plight of the homeless and spruce up four CHN homes for people with disabilities.
The week kicked off with a Walk to End Homelessness, raising $2,000, and a drive during the week provided 50 CHN families with cleaning supplies for their homes.

COMMUNITY APPRECIATION DAY
Thirty-four employees from National City Bank joined CHN staff members in a Community Appreciation Day, cleaning up yards, planting flowers, and painting client homes in Rochester Hills, Troy, West Bloomfield, and Waterford.
National City Bank also donated $10.00 per hour for the hours each of their 34 employees worked, toward the cost of supplies. The residents of the homes greatly appreciated the group's efforts.

Every bit as exciting and important as raising money at the event, was the fact that so many people attended who care about the work CHN is doing.
-Marc Craig, CHN President and CEO

Master of ceremonies Ed Foxworth shared the moving success stories of our special guests – people whose lives and living situations have been improved with the assistance of Community Housing Network.
The event brought in over $23,000 in net proceeds to support the work of CHN.
COMMUNITY HOUSING NETWORK, INC.

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Rosanne Crowley Koss
Jon Fox
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Thomas Landry
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Yvette Thomas
Donald Vainer

MANAGEMENT TEAM
Marc Craig, President & CEO
Dawn Pischel, J.D., Vice-President of Operations
Kirsten Elliott, Vice-President of Development

STATEMENT OF ASSETS AND LIABILITIES

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<th>ASSETS</th>
<th>2008</th>
<th>2007</th>
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<tr>
<td>Cash</td>
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<td>Receivables</td>
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<td>Prepaids</td>
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<th>LIABILITIES &amp; NET ASSETS</th>
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STATEMENT OF SUPPORT

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<td>Block Grants &amp; Other</td>
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<td>Program Operations</td>
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<td>Maintenance/Support Services</td>
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<td>TOTALS</td>
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FUNCTIONAL EXPENSES

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<th>OCCMHA</th>
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*Only 2.8% of revenues were spent on administrative costs

Community Housing Network, Inc.

2008 annual report
CHN management and staff and the important people who benefit from our programs sincerely thank the many corporate and individual donors who generously contributed their resources to make our work possible.

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St. Patrick Church
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"You get an opportunity to rebuild to gain an abundance of confidence and self-worth."