“When you have a head injury, it changes everything. You can’t move on in your life if you don’t have a stable environment. CHN was a blessing, because without them, I’d still be homeless.”

– Alicia Jones

Thank you to all of our generous donors, volunteers, supporters and community stakeholders.

Our many accomplishments would not be possible without your support.

“Because of CHN, I now have a place to live. Life is not all rosy, but I’m grateful for all the little things. I am no longer homeless and can now sit on my couch at the end of the day and watch TV rather than scrambling to survive.”

– Spencer Kett
Dear Friends, Partners and Community Stakeholders:

The fiscal year ending Sept. 30, 2011, was a milestone year for Community Housing Network. We marked a decade of living our mission as passionate advocates devoted to providing homes for people in need and access to resources to create more sustainable communities.

Our services help others learn how to transform their lives. This year was a transformational one for us as well, as we were once again able to further our mission through new programs.

Together with our community partners and supporters, we:

Helped David Taylor, who celebrated a new chapter in his life when he moved into a new three-bedroom home along with two roommates in June 2011. CHN built the beautiful home, along with three others in nearby neighborhoods, by applying for funds from the HUD Section 811 Supportive Housing for Persons with Disabilities Program. David, who has a developmental disability, was very excited to move on to a greater level of independence provided by this housing opportunity.

Received our first-ever housing tax credit allocation to create the Palmer Pointe Townhomes in Pontiac. During this year, we broke ground on the project that will include 24 units targeting households earning 60 percent of the Area Median Income (AMI), with nine of the units for individuals with disabilities.

Put joy back in the holidays for Johnna Lochriccio. The young mother, who struggled through substance abuse and mental health issues, knows what it is like to be chronically homeless. Finding out she was pregnant spurred her to turn her life around and when her daughter was two weeks old, CHN helped her move into their own apartment. “When I was sick and homeless, the holidays were the worst,” she says. Through our Adopt A Family program, Johnna was able to see the delight in her daughter’s eyes when she saw presents under the tree. Johnna’s life was transformed through the help of CHN and she’s well on her way to helping transform the lives of others saying, “I can’t wait for the day I can give back.”

Celebrated with Debra Hendren, the Housing Resource Center director, when she received the coveted Carla Javits Leadership Award from the Corporation for Supportive Housing. She has been a steadfast leader in the effort to end homelessness across the state for many years. Debra has been instrumental in making the CHN Housing Resource Center the model it is today – a one-stop shop for people facing a housing crisis. She is actively involved in a multitude of committees and groups that relate to homelessness, affordable housing and issues that affect those with disabilities.

Received the Promising Practices award from the Corporation for Supportive Housing for our innovative use of the HMIS (Homeless Management Information System). CHN’s Leasing Assistance Programs were one of the first in the state to enter real-time housing case notes and services within the Case Management module. This practice provided supportive service specialists more time to assist program participants and less time on paperwork. In addition, our Housing Resource Center piloted an initiative using the CallPoint module within the HMIS to capture incoming calls and provide resources. Both processes have been adopted as best practice models for the Michigan State HMIS and have been adopted by other Leasing Assistance Programs and Housing Assessment and Resource Agencies (HARAs).

Began offering Working with Continuum of Care Bodies training, which provides information to people with disabilities and to advocates on how the CoC process works and information on how to advocate in their local communities. The program began mid-year and during that time, the team was able to make presentations to 170 people. The training is funded by a grant through the Michigan Developmental Disabilities Council.

Empowered Alicia Jones to establish a stable home after a closed-head injury led to her becoming homeless and also crushed her career in information technology. “No one would hire me with my brain injury, cognitive impairment and being 52,” she says. “When you have a closed-head injury, it changes everything.” CHN helped her get into housing and connected her with community resources to get furniture. “I would never know how to live in my ‘new normal’ if I didn’t have a home,” she says. Alicia has now formed Harmony Point, her own computer technology center where others with disabilities are learning computer skills in hopes that they may soon enter the job market.

Thank you for your ongoing partnership as we continue to open doors and transform lives. We look forward to continuing our work next year and long into the future.

Sincerely,

Marc Craig
President

James C. Merritt
Board Chair

Executive Officers
Marc Craig
President
Dawn Pischel
Vice President of Operations
Kirsten Elliott
Vice President of Development

Board of Directors
James C. Merritt
Board Chair
Cindy Boudreau
Troy A. Butler
Elmer L. Cerano
Jon M. Fox
Paul T. Landry
Thomas H. Landry
William L. Robinson, Jr.
Yvette Thomas
2011 Highlights

- **Handled** a record 20,795 calls to our Housing Resource Center, an increase of more than 65 percent over the prior year. Callers were provided with programs and resources in response to their housing needs.

- **Administered** the second year of the Homeless Prevention and Rapid Re-Housing Program, a HUD-funded program designed to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. CHN was awarded nearly $2.5 million and assisted 2,527 people in 1,200 households with short-term financial assistance and/or housing case management services.

- **Remained** the largest permanent supportive housing provider in Oakland and Macomb counties, serving 442 people, including 133 children, who were previously homeless, in need and living with a disability.

- **Constructed** and renovated 26 units of affordable rental housing for people in need, bringing the total number of rental units developed to more than 665 since 2001 (including current Leasing Assistance Program units). In addition, there are 101 more units currently in the development process.

- **Began** development of 11 new-construction and renovated homes for sale to low- and moderate-income homebuyers. This will bring the total number of homeownership opportunities created to 31 since 2003.

- **Helped** 178 adults and 29 children, for a total of 207 people assisted through the Oakland County MSHDA Emergency Solutions Grant Housing Assessment and Resource Agency (ESG HARA). The program assists households in a housing crisis and our team works individually with each participant to come up with a housing plan with action steps to link them with services and resources related to their housing needs.

- **Celebrated** 21 formerly homeless permanent supportive housing program participants who moved on to greater independence. Two participants purchased their own homes.

- **Raised** an unprecedented $106,000 through the 2011 Raise the Roof for Affordable Housing event attended by 330, a record number of attendees. More than $18,000 of the money raised that evening benefited Adopt A Family. Howard Powell, a CHN program participant, was awarded the first Emmett Jones Memorial award for making significant strides in reaching goals after being homeless for several years.

- **Provided** property and leasing management for 3,425 units of housing, an increase of more than 70 percent from the prior year, in Oakland, Macomb and Wayne counties.

- **Conducted** 25 Renter Readiness Workshops, which provided attendees information on establishing successful tenant/landlord relationships and preparing incoming Leasing Assistance Program (LAP) participants for the expectations, requirements and opportunities of the program. There were a total of 133 attendees at presentations in Oakland and Macomb counties.

---

2011 Financials

**Operating Revenue 2011**

<table>
<thead>
<tr>
<th>Category</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Lease Costs - OCCMHA</td>
<td>$2,800,854</td>
</tr>
<tr>
<td>B. OCCMHA Other</td>
<td>3,000,847</td>
</tr>
<tr>
<td>C. Federal Supportive Housing</td>
<td>3,117,095</td>
</tr>
<tr>
<td>D. Other Federal Funding</td>
<td>1,649,596</td>
</tr>
<tr>
<td>E. Other Grant Revenue</td>
<td>213,839</td>
</tr>
<tr>
<td>F. Grant Matching</td>
<td>62,493</td>
</tr>
<tr>
<td>G. Lease and Rental Income</td>
<td>215,550</td>
</tr>
<tr>
<td>H. Service Income and Management Fees</td>
<td>1,423,225</td>
</tr>
<tr>
<td>I. Interest and Dividend Income</td>
<td>9,363</td>
</tr>
<tr>
<td>J. Other Unrestricted Revenue</td>
<td>206,896</td>
</tr>
<tr>
<td>K. Temporarily Restricted Revenue</td>
<td>13,775</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$12,713,533</strong></td>
</tr>
</tbody>
</table>
• **Offered** volunteer opportunities totaling 10,315 hours of service. A significant amount of that time was contributed by four Americorps members and 16 student interns. These volunteers gave year-long commitments and shared their talents with CHN departments including the Leasing Assistance Program (LAP), Projects for Assistance in Transition from Homelessness (PATH), the Housing Resource Center (HRC) and Development.

• **Participated** in 245 community events including networking, presentations and community presence appearances throughout southeastern Michigan.

• **Assisted** 432 individuals and families through our holiday season annual Adopt A Family program with generous donations totaling more than $44,000 in cash and goods.

• **Served** in leadership positions on many boards and organizations including the Federal Home Loan Bank of Indianapolis Affordable Housing Advisory Council, the Community Economic Development Association of Michigan (CEDAM), the Macomb Homeless Coalition, the Oakland County Task Force on Homelessness and Affordable Housing, the Oakland County Regional Interagency Coordinating Council (RICC), the Oakland County Community and Home Improvement Division Citizen’s Advisory Council and others.

• **Completed** the acquisition and rehabilitation of six scattered site properties, comprising 14 units, in Macomb County utilizing $602,207 in Macomb HOME and Federal Home Loan Bank of Indianapolis (FHLBI) funding.

• **Continued** providing short-term housing assistance to those who have been paroled, an integral component to insure individuals a successful transition back to the community. The assistance is part of a collaborative approach with other service providers in Macomb County to prevent recidivism. A total of 84 percent of participants successfully completed the program.

• **Revamped** and reformatted the Consumer Advisory Committee to ensure and promote diversity. The committee, made up of individuals who receive or have received services through the Community Mental Health system and/or Community Housing Network, review policies and developments at CHN to enhance methods and services.

• **Increased** the commitment to transition planning and long-term housing planning with the creation and distribution of the Getting My Own Address for People with Autism Spectrum Disorders and Developmental Disabilities (GMOA) guide. Created by working collaboratively with people with ASD and other developmental disabilities, and families and other stakeholders, the guide focuses on assisting individuals and families in identifying and planning for their future independent housing. Local support groups were also formed to increase community collaborative efforts, provide networking, and to also brainstorm new ideas and resources, for individuals and families that were interested in long-term housing planning.

• **Hired** the first housing resource community coordinator as we began to work as the single point of entry that would transform into the Housing Assessment Resource Agency (HARA). This means we can now provide enhanced services to those with barriers and obstacles to their housing, whether they are in crisis or are homeless, as well as develop in more community resources with and for our partners. This position is funded as part of the Michigan State Housing Development Authority (MSHDA) Emergency Solutions Grant (ESG) funding.

---

**Functional Expense 2011**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Supportive Housing</td>
<td>$5,792,480</td>
</tr>
<tr>
<td>B. Program Operations</td>
<td>5,700,521</td>
</tr>
<tr>
<td>C. Maintenance/Supportive Services</td>
<td>562,055</td>
</tr>
<tr>
<td>D. Management/General</td>
<td>389,290</td>
</tr>
<tr>
<td>E. Other Expense</td>
<td>85,994</td>
</tr>
<tr>
<td>Total *</td>
<td>$12,530,340</td>
</tr>
</tbody>
</table>

* Only 3.04% of revenues were spent on administrative costs.
2011 Supporters & Funders

Mike Abernathy
Chris & James Abernathy
Acrea Inc.
Van Adams
Chris & James Aikens
Carrie Alexander
Jillian Alexander
Addy Properties
Adult Learning Institute
All About Plumbing
Bob & Michele Allison
American Cancer Society staff
American Community Developers, Inc.
Ameriprise Financial Employees
Susan Anderson
Angel’s Place
Andrea Anejski
Jacquie Anter
Douglas Antshin
ARC of Western Wayne
ARC Services of Macomb staff
Patricia Archer
Carolyn Archibald
Linda Archibald
ASTI Environmental
Attorneys Title Agency
Avante Garde Designs
Mark Aurigas
Aurigas Construction
Douglas Bailey
Verna Bailey
Chuck & Mary Baker
Baker Tilly
Judy Baldridge
Barclay Planning Group, LLC
Tracie Barr
Deborah Barris
BD’S Mongoliaan Grill
Barry & Barbara Beard
Mary Beauchamp-Cohen
Cherlyne Beck
Beir Howlett, P.C.
Gary Bell
Belle Tire
Benson Diamond Jewelers
Kevin Berrys
Mary Beshara
Board of Educational Donors
Beverly Hills Club
Big Beaver Tavern
Anna Billits
Billighway
Kathleen Bissa
Richard Blak
Karen Blinkide
Blue Cross Blue Shield of Michigan
Barbara Blum
K. Bookout
Shenif Michael J. Bouchard
Thomas Boucher
Bryan Boudreaux
Cindy Boudreaux
Dennis Bowe
Terry Bowby
Anne Bowman
Stephanie Brainard
Chuck Bratton
Breaking Barriers
John & Donice Breza
Shelley Brinkmann
Bro Tuscan Grille
Arlene Brister Towns
Eileen Britsky
Ashley Brogdon
Sharon Brooks
Craig & Linda Brown
Doug Brown
Jeff & Laura Brown
Vicky Brown
Greg & Nancy Brownrigg
Brownrigg Companies, LTD.
Carole Brudzynski
Teresa Bryant
Tina Bryen
Buci de Beppo
Agnete Bucellato
Craig Burres
Nancy Buschmohle
Mary Ann Butler
Troy Butler
CJ. Barrymore’s
Tom & Key Calenski
Daniel Cameron
Cameron Mitchell Restaurants
Mary Campbell
Christopher & Liz Capuano
Jane Carpenter
Charles Cassador
Tom Castellani
Patricia Caston
CEDAM
Charles Cepela
Cynthia Cepela
Margaret Cepela
Emler & Judy Cerano
Barbara Chambers
KaI & Al Chambers
Jennifer Chapman
Charity Motors
Charles & Demetra Leonard
Cinda Chapin
Chipotle Mexican Grill
Virginia Christie
Jamie Christofel
Phlip Chrzanowski
Citizens Bank
Diane Claeyrs
Charles Clark
William Clark
Classic Portraits by Sayles
K. A. Claycomb
Stacy Coburn
Steve Cole
Ryan & Erika Colpaert
Craig Colpaen
Amanda Combe
Mary Commarford
Community Housing Network staff
Community Living Services
Alexander Conley
Amy Conniff
Core Consulting, Inc.
David Cornwell
Costco Wholesale
Darwin Costello
Donna Crabtree
Marc & Laurie Craig
Cranbrook Institute of Science
Phoebe Crandall
Creative Painter
Tiffany Croft
Catherine Darlington
David Caryberg
Cuisine Restaurant
Donna Curtis
Mary Ann Curtis
Nicole Damron
Catherine Davis
Dave & Buster’s of Detroit
Isabel Davis
DC Sports
De Porre Veterinary Hospital
Debbie Dekiere
Tolena Delaney
Daniel Delmastro
Sandra Demers
Stacy Dennison
Jules & Sharon DePorre
Detroit Bikram Yoga
Detroit Home
Detroit Opera House
Detroit Red Wings
Detroit Science Center
Detroit Tigers, Inc. Comerica Park
Tiffany Devon
Deborah Dew
Alison Dib
Shari DiFalco
Dimensional Control Systems
Lena DiRusso
Mary Lou DiSessa
Kathleen Duran
Anne Dowal
Sheila Drawe
Hans Driesen
James Drumm
Drury Hotels
DTE Energy - Home Energy
Conservation
Patricia Kefalas Dudek
Jim DuRusell
Marc & Kathleen Dybowski
Tina Easley
Eastern Michigan University - Eagle Flight Center
Easidre Mario’s
Leonora Ebenboehn
Economides Architects, LLC
Bill Edwards
Kirk Edwards
Elle Rose Designs Inc.
Kirsten Elliott
Traci & Gary Elliott
Dan Engelhart
Engineering Design Services
English Gardens
Karen Evans
C. J. & Jeanette Felton
Christine Ferber
Fiber Class Contracting
Fifth Third Bank
Fire Defense Equipment Co., Inc.
Beth Fisher Heidemann
Steven Fishman
Flagstar Bank
Diane Flaim
Joni & Nancy Fox
Frameworks Gallery
Franco’s Café
Jan Frank
Lorene Frank
Mark Frank
Steven Frank
James & Carol French
Fromtech Group LLC
Fusco, Shaffer & Pappas, Inc.
Future Pro Goal - Tending
Linda Galante
Greg & Leslie Gallant
Galloway & Collins, PLLC
Viola Garner
Jason Gates
Ruth Gauthier
Gail Gay
Angela Gearin
Leonora Genco-Keefe, CPA
Genitti’s Hole-In-The-Wall
Frank & Janet Genuse
Marcia Gerhensson
Joanna Giglio
Jane Giisbers
Go Comedy! Improv Theater
Golich Glass
Shirley Gordon
Lori Gorecki
Great Lakes Capital Fund
Great Oaks Golf & Country Club
Kate Gregory
Rich & Laura Greiner
Greyberry Apartments, Ltd
Tawandyn Griffin
Cheryl Grover
Leslie Groves
Richard Groves
Robert Groves
Bonnie Gunn
Rob & Maureen Guy
Betty Guyette
GZA GeoEnvironmental, Inc.
Christine Hall
Tom & Pat Hardy
Edwin Harlin
Juanita Harper
Diane Constable
Haven of Plymouth
Raine Hawkins
Randy & Mary Head
Joe Heathey & Anne Osmer
Shontell Heckmann
Bill Hergens
Dale Hendren
Henry Ford West Bloomfield Hospital
Catherine Herod
Helen Hill
Michael Hillebrand
Christine Hirt
Matt & Karen Hirtzel
Gregory Holiday
Mary Ellen Howitt
Chris Hubert
Dane Hults
Frank Hutchins
Inny City Contracting, LLC.
J & M Concrete
J & M Construction Co., Inc.
Jamie Jansen
JARC
Patricia Jayson
JCA Engineering, Inc.
JD’s Key Club
Jeb Business
Gary Jenkin
Jermor Pluming & Heating Inc.
Timothy Johns
Donna Johnson
Laurie Johnson
Don Jones
Maria Jones
Loius Joseph
Bonnie Josephson
Eric Justice
Marlene Kacy
David Kahan
Jerome Kalinecki
Linda & Jim Kalinecki
Kathy’s Kreation
Carol Kayne
Noeke Keating
Christine Keberlein
Bill Kefalas
Gloria Kefalas
Joan Kefalas
Kelly Services
D. Kellor
Pat Kemp
Andrew Keogel
Kathleen Keogh
Timothy & Cathy Kershbaum
Tracy Kilgo
Kim’s Family Restaurant, Inc.
Kiwanis Club of Utica-Shelby
Mike & Maureen Klein
Kevin & Julianne Klucka
Trina Kmic
Shannon Knappen
Barbara Knipe
Bonnie Koch
Joanne Koch
Kohl’s Cares
Dr. & Mrs. Scott & Laura Kolody
Chris & Kim Koppi
Thomas Kopsch
Kottewal Apartments LLC
Gene Kolskofy
Kurt & Tina Kowit
Kraft Foods Global, Inc.
Jeff & Leslie Kragt
Nancy Kreader
Kragen Community Rewards
Kruse & Muer
Rebecca Kuchar
Marguerite Lachenauer
Paul & Kim Landry
Tom & Eileen Landry
Thomas Lapka
Sharon Lerner
Connie Lasher
Tiffany Lemieux-McKissic
Demetra Leonard
Mary Ann Lepage
L. Robert Levy
Marian Lim
Mark Linton
Heather Linz
Karen LisIEWSki
Living Alternatives
Logistics Health, Inc.
Suzanne Lorenz
Melissa Lovins
Mr. & Mrs. William MacAdam
Charles Macioce
Tanya Madsen
Maggiano’s – Little Italy
Debra Malone
Maner Costerisan
Deber Manier
Caner Costesman
Dana Manion
Man-U-Tec Inc.
Maplewood Development
Audra Mark
Beverly & Terry Mark
Market Fresh
Market Square
Brian Markowicz
Marlyn Construction Company
Marlyn Painting
Marriott Aurora Hills Pontiac
Market Centerpoint
Kathryn Martens
Allan & Patrice Martin
Mary Glancz Salon
MAS Industries Group, LLC.
Alfred Mason
Carolina Mastej
Rick Mazur
Joanne McArthur
...
Julie and Bill Conn and friends Doug and Linda Kinnan, weren’t sure how to go about planning for a home for their daughters Emily Conn and Jodie Kinnan. “Chuck (Bratton) was great at outlining basic first steps since we didn’t know how to go about doing any of it,” says Julie. The girls now live in a home their parents bought and Julie says, “I think the girls probably transitioned better than their moms!”

– Emily and Jodie at their new home
“CHN has given me my life back. I now have hope! Because they helped me accomplish goals, I have confidence that there will be many more to come. CHN has given me and my daughter the life we deserve. Without CHN, I could not begin to imagine where we would be today. I’ll be forever grateful.”

— Johnna Lochricchio

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

“Housing is the foundation of developing self sufficiency and quality of life. Assisting someone in this journey whether it is an individual or a family is so rewarding as there is such a positive impact in being involved in this process. I would be remiss if I didn’t include the fact that this is a team effort. I could not do the work I do without both my CHN teammates and the entire community as we come together and work collaboratively in these efforts.”

— Debra Hendren
Housing Resource Center Director