“I’ve worked since I was 15 and never thought we’d be homeless,” says Brandon Gross. He lost his job when his health deteriorated. He twice postponed heart surgery, not wanting to enter the hospital while he, his wife and two sons were homeless. They now live in a barrier-free home in Palmer Pointe Townhomes. “CHN has protected my family and has become my family. I am grateful.”

– Brandon and Nadia Gross
Thankful residents of Palmer Pointe Townhomes

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

Our many accomplishments would not be possible without your support.

“It’s still like a dream. But immediately when I walk in, I think of heaven. This is my first home. I have a place for my kids now. They have a wonderful backyard. This is something that we can definitely call our own now. This is something that I’ve been working (toward) for a long time.”

– Kiesha Jones
Touring her future home in Unity Park, Pontiac
Dear friends, partners and community stakeholders,

“Thank you for giving me and my family a place to call home.” That message came from Brandon Gross, a grateful man who, with the help of Community Housing Network, was able to move with his wife and two children from homelessness into our new development, Palmer Pointe Townhomes.

His thanks underscores our rich mission as passionate advocates devoted to providing homes for people in need and access to resources to create more sustainable communities.

The fiscal year ending Sept. 30, 2012, marked the realization of monumental developments for Community Housing Network, and of course for those we serve. With your help, we were able to expand our reach and services to assist more people, including many who became vulnerable with the downturn in the economy.

Together with our community partners and supporters, we:

**Constructed the 24-unit Palmer Pointe Townhomes** in Pontiac, made possible with our first multi-family housing tax credit allocation. Among the four buildings, are nine supportive housing units that utilize project-based vouchers, including two barrier-free units. The development targets households earning up to 60 percent of the Area Median Income (AMI). All units were leased before construction was completed and there is currently a waiting list, showing the need for more affordable housing.

**Presented William Quinby** with the second annual Emmett Jones Memorial Award, which recognizes the hard work, perseverance and accomplishments of participants in Community Housing Network’s programs. William had physical and mental illness diagnoses when he “watched strangers and garbage men” haul away “everything I owned” on the day he became homeless. He is now housed through the Leasing Assistance Program, in mental health and physical recovery. “It all has to do with that one first step, getting a roof over my head,” he said.

**Helped make the dream of homeownership** a reality for low-income households through our involvement in revitalizing Unity Park, Pontiac. With our partner, Venture, Inc., we were able to offer 12 brand-new energy-efficient upscale homes at starter-home prices as part of the Neighborhood Stabilization Program (NSP) 2. Six of the scattered-site homes were available to households at 50 percent or less of the Area Median Income (AMI). Two of the homes are barrier-free. Each of the homes was built on lots that once were abandoned or held blighted homes. All 12 homes, which feature three bedrooms, 2-2.5 bathrooms, and a two-car detached garage, are now under contract.

**Rejoiced with our first Oakland County loan-modification recipient** in the saving of her home. Our first year of expanded foreclosure prevention counseling successfully helped those who had become underwater homeowners who lived in fear they would never make it back to the plus side. On the day her loan modification was approved, she wrote us: “I have to stay awake .... dirty dishes are piling up and I have a strong urge to clean house, MY house, from one end to the other. I think this is what happy feels like.”

**Celebrated with Jamie Christofel,** our Housing Resource Center team leader, as she received the prestigious 2012 Oakland County Community Mental Health Authority (OCCMHA) Director’s Award. Jamie has overcome the challenges of living with a mental illness, serves as an inspiration and continuously helps and advocates for others. Jamie is now working on her MBA at Oakland University.

Launched our redesigned and revamped website, www.communityhousingnetwork.org with many additional resources organized to make them intuitive. The website is full of information about issues regarding housing, including resources for those who are homeless, housing options for people with disabilities, resources for people with low-income seeking improved housing situations, and more. Of the 71,617 unique visitors to our website this year, 72 percent were new visitors.

**Received two notable workplace honors** by being named one of Crain’s Cool Places to Work and one of the Detroit Free Press’ Top 100 Workplaces in our first-ever attempts at either. We appreciate the commitment of the entire team and our volunteer board of directors who helped make both of these awards possible for the first time in our 11-year history.

Thank you for your ongoing partnership as we 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

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**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

**Funded in part by:**

[Community Mental Health Authority]

[Oakland County]

[Oakland Housing Opportunity]
2012 Highlights

- **Constructed** and/or renovated 52 units of affordable housing for people in need, bringing the total number of rental units developed to 717 since 2001 (including current Leasing Assistance Program units). In addition, there are 46 units currently in the development process.

- **Remained** the largest permanent supportive housing provider in Oakland and Macomb counties, serving 441 people in the Leasing Assistance Program, including 125 children, who were previously homeless, in need and living with a disability. In addition, there were 84 people in Shelter Plus Care, a housing program offering additional supports, including 32 children.

- **Fielded** 14,699 calls to our Housing Resource Center from people seeking assistance or in a housing crisis. This year the HRC was able to revise the call center tools and the team was able to improve effectiveness by putting more interactive information on our website.

- **Assisted** 607 individuals through the Emergency Solutions Grant program with limited financial assistance for housing and/or case management. This included 285 single adults as well as 91 family units with a total of 117 adults and 205 children.

- **Grew** the Getting Own Address program to include two local support groups, reaching 288 people. In addition to local and state presentations, the GMOA program with in-depth housing information for attorneys was presented at the Academy of Special Needs Planners Annual National Conference, netting total reach on the program for the year at 1,596. In addition, the Autism Society Oakland County provided an additional grant to provide four GMOA overview presentations throughout Oakland County.

- **Added** a full-time foreclosure prevention counselor bringing the number of MSHDA-certified housing counselors on our team to four. Free foreclosure prevention counseling services were expanded and are available to residents in Oakland, Macomb and Wayne counties.

- **Began** offering free financial education and counseling to individuals either in workshops or individual sessions. Topics addressed include: financial capability, healthy home, budget and spending plan, credit, money management, consumer protection, banking basics, debt reduction and saving and insurance planning.

- **Attended** 465 community events covering Housing Resource Center, Emergency Solutions Grant, Projects for Assistance in Transition from Homelessness, Getting My Own Address program, Independent Living Club, Michigan Prisoner ReEntry Initiative and Working with Continuum of Care Bodies programs. These events included small workshops, presentations, vendor tables and networking opportunities.

- **Provided** property and leasing management for 2,922 units of affordable housing serving as residences for people with disabilities in Oakland, Macomb and Wayne counties.

- **Connected** with 2,257 individuals with face-to-face contact through our Housing Resource Center on the Road, Emergency Solutions Grant/Housing Assessment and Resource Agency, Independent Living Club and Projects for Assistance in Transition from Homelessness.

- **Raised** an unprecedented $124,444 through the 2012 Raise the Roof for Affordable Housing event attended by 350 people, a record number of attendees. Nearly $23,000 of the funds raised that evening came through the live auction to benefit Adopt A Family.

- **Supported** 635 individuals and families through our holiday season annual Adopt A Family program at the Troy and Wayne offices with generous donations totaling more than $74,068 in cash and goods.

- **Offered** volunteer opportunities totaling 8,735 hours of service. A significant amount of that time was contributed by six AmeriCorps members. Teams of employees of Ford Motor Company lent 510 hours to provide landscaping and aesthetic improvements to homes in Wayne and Oakland counties.

- **Reached** out to 370 homeless individuals through Projects for Assistance in Transition from Homelessness, of which 244 were enrolled in the program after meeting eligibility criteria and providing consent.

- **Completed** the first full year of the Working with Continuum of Care Bodies, funded through the Michigan Developmental Disabilities Council, designed to educate and raise public awareness about the positive effects of full inclusion within the Continuums of Care for people with developmental disabilities and the people who provide them support. The program reached 740 individuals, including 445 with disabilities and 295 caregivers, supporters and advocates.

- **Equipped** our Leasing Assistance Program team members with tablets, portable scanners and printers for use when making home visits. Specialized programs on electronic tablets allow all of the “paperwork,” including the signing of important documents, to be done on site. Capitalizing on technology allows for increased efficiency and expedites forms and releases of information.

- **Conducted** eight Renter Readiness Workshops in Oakland County and five in Macomb County, which provided the 38 attendees information on establishing successful tenant/landlord relationships and preparing incoming Leasing Assistance Program participants for the expectations, requirements and opportunities of the program.

- **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; the Alliance for Housing, Oakland County’s Continuum of Care; the Macomb Homeless Coalition; the Oakland County Regional Inclusive Community Coalition; 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; and others.
## Operating Revenue 2012

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease Costs - OCCMHA</td>
<td>$2,954,708</td>
</tr>
<tr>
<td>OCCMHA - Maintenance, Housing Resource Center</td>
<td></td>
</tr>
<tr>
<td>Center and other related expenses</td>
<td>$3,277,804</td>
</tr>
<tr>
<td>Federal supportive housing</td>
<td>$3,406,253</td>
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<tr>
<td>Other federal funding</td>
<td>$524,115</td>
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<tr>
<td>Other grant revenue</td>
<td>$510,074</td>
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<tr>
<td>Grant matching</td>
<td>$72,270</td>
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<tr>
<td>Lease and rental income</td>
<td>$178,557</td>
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<tr>
<td>Service income and management fees</td>
<td>$1,549,569</td>
</tr>
<tr>
<td>Interest and dividend income</td>
<td>$10,946</td>
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<tr>
<td>Other unrestricted revenue</td>
<td>$424,178</td>
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<tr>
<td>Temporarily restricted revenue</td>
<td>$28,551</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$12,937,025</strong></td>
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## Functional Expense 2012

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Supportive Housing</td>
<td>$5,369,537</td>
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<tr>
<td>Program Operations</td>
<td>$4,837,008</td>
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<tr>
<td>Maintenance/Supportive Services</td>
<td>$1,911,743</td>
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<td>Management/General</td>
<td>$441,727</td>
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<tr>
<td>Other Expense</td>
<td>$196,579</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$12,756,594</strong></td>
</tr>
</tbody>
</table>

* Only 3.41% of revenues were spent on administrative costs.

### Community Impact

Community Housing Network has 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.

- **$20.6 MILLION** awarded in Leasing Assistance Program grants. Oakland County program ($14,859,375) started August 1, 2003. Macomb County program ($5,764,838) program started September 1, 2005.
- **$13.3 MILLION** in HUD Section 811 funding
- **$5.2 MILLION** in housing tax credit allocations
- **$4.4 MILLION** in HOME funding
- **$2.8 MILLION** in Neighborhood Stabilization Program funding
- **$2.5 MILLION** in Homeless Prevention and Rapid ReHousing
- **$1.8 MILLION** for Shelter Plus Care, since 2006 program start
- **$1.5 MILLION** Federal Home Loan Bank of Indianapolis funding for affordable housing development
- **$734,810** fundraising donations
- **$469,324** Homeless Management Information System funding since 2004
- **$406,711** Emergency Solutions Grant funding in Oakland ($308,711 since 2010) and Macomb ($98,000 in 2012) counties
- **$62,500** financial education funding since 2011 program start
- **55,545** calls to the Housing Resource Center
- **2,527** individuals in 1,200 families served through the Homeless Prevention and Rapid ReHousing Program since 2010 program start
- **1,596** individuals served through the Getting My Own Address program, since 2011 program start
- **741** individuals served through the Leasing Assistance Program, including 210 children, since 2003 program start
- **740** individuals served through the Working with Continuum of Care Bodies program, since 2011 program start
- **717** units of affordable housing constructed or renovated for people in need
- **267** individuals served through the foreclosure prevention counseling program, since 2012 program start
- **230** individuals served through the financial education program, since 2012 program start
- **113** individuals served through the Shelter Plus Care program, including 50 children, since 2006 program start
- **26** homeownership opportunities created for those in low- and moderate-income households
2012 Supporters & Funders

A To Z Artworks
Jeff Aasgaard
Mike Abernathy
George & Isabelle Adams
Van Adams
Matt & Alyssa Albers
Jillian Alexander
Carrie Alexander
Alex’s Royal Grill
Alfoccino Restaurant
Allegra Printing and Imaging
Alliance for the Mentally Ill Of Oakland County
American Cancer Society staff
American Community Developers, Inc.
James & Deb Anderson
Susan & Robert Anderson
Douglas Antishin
Cristina Antonioli
Art of Strength
Arts, Beats & Eats Foundation
Cindy Arvant
ASTI Enviromental Attorneys Title Agency
Jennifer Aubel
Christine Austin
Aura
Mark Avripas
Avripas Construction
Mark & Halina Bainter
Baker Tilly, LLP
Marcello & Rita Bargellini
Tracie Barnes
Jill Beasley
Beauty & Bodyworks Spa
Beauty Collective
Beier Howlett, P.C., Attorneys
Belle Tire
Steve & Leslie Berkal
Marc & Mary Beshara
Ryan Bessert
Better Health Store
Carol Bielak
Booth Seed Yoga
Diane Boronat
Cindy Boudreau
Anne Bowman
Wayne Boxley
Michael & Julie Brinkmann
Arlene Brister Towns
Tessa Brittenham
Kelly Brown
Craig & Linda Brown
Greg & Nancy Brownrigg
Brownrigg Companies, LTD
Erika Budson
Catherine Busuito
Troy & Mary Ann Butler
Kay & Tom Calnen
Cameron Mitchell Restaurants
Megan Campbell
Brandon Campbell
Suzanne Cantwell
Charles Casar
Central Ceiling & Partition, Inc.
Cecilia Centretto
Century Circle Guide Services
Elmer & Judy Cerano
Ceresnie & Offen Furs
Karla & AL Chambers
Pierre Charman
Charrington Financial Group
Thomas Chiaraavelli
Douglas & Eva Chmielewski
CHN Leasing Assistance Program
Jamie Christofel
Cicchini Custom Clothier
Citizens Bank
Diane Claeyes
Charles Clark
Troy Clogg
Brian & Stacy Coburn
Sue Cole
Collective Beauty
Nancy & Howard Collens
Ryan & Erika Colpaert
Kristen Cometo
CEDAM
Community Housing Network staff
Community Living Services
Mary Lynn Cook
Costco
Marc & Laurie Craig
Marlene Crawford
Creative Memories
Creative Painters Plus
Adah Damicco
Dave & Buster’s of Detroit
Kara Davis
James Dehem
Venera DeMenezch
Pat Dempsey-Klotz
Jeanne Derenne
Janet Dersey
Detroit Bikram Yoga
Detroit Home
Detroit Lions Community Affairs
Thomas & Cynthia Detloff
Dina Deweese
Mary Lou DiSessa
Angela DiSessa
Distinctive Custom Framing
Neal Doshi
Doshi Group
Danielle Dotter
Mary Duncan
Gerald & Laura Durocher
Mark & Karen Dvorak
Eagle Flight Center/EMU Aviation
Chad Eccleston
Economides Architects, LLC
Thomas Edmiston
John Edwards
Donald Eichstaedt
Elizabeth’s Head To Toe
Kirsten Elliott
Traci & Gary Elliott
Dan Englehart
English Gardens
Executive Wealth Management
Mayra Fe Lorenzana-Miles
Rochelle Feld-Silverman
Holly Felton
C. J. & Jeanette Felton
Christine Ferber
Fiber Class Contracting
Fifth Third Bank
Fire Defense Equipment Co., Inc.
Richard Firman
Bonnie Josephson & S. Fishman
Julie Fitzgerald
Flagstar Bank
Arthur Flanagan
Ford Motor Company Fund & Community Services
Fortis Group LLC
Jon & Nancy Fox
Frameworks Gallery
Loree Frank
Steven Frank
Carol Frink
C. T. Fudold
Clint & Michele Fuller
Furniture Bank of Southeastern Michigan
Fusco Shaffer & Pappas, Inc.
Robin & Scott Galloway
Galloway and Collens, PLLC
Julie Garavaglia
Janna Gardner
Jean Garrett
Ronald & Ruth Gauthier
Genitti’s Hole-In-The-Wall
Marcia Gershenson
GFP Management, LLC
Debbie Giff
Joanna Giglio
Brian Gill
Robin Gillis
Sharon Gipson
GM Financial
GMAC Mortgage, LLC
Go Comedy Improv Theatre
Kimberly Gondek
Carin Goodrich
Shirley Gordon
Great Lakes Capital Fund
Great Oaks Country Club
Gloria Greb
Greyberry Apartments
Christine Griffin-Fox
Patty Griffis
Denise Grigsby
Richard Groves
Robert C. Groves, CFPA, CIMA®, Wells Fargo Advisors, LLC
Robert & Tracy Groves
Leslie Groves & George Patak
Rob & Maureen Guy
Steven Hadwin
Thomas & Patricia Hardy
Juanita Harper
Janice Hausman
Bill Hayhow
David & Beth Heidemann
Bill Henderson
Debra Hendren
Paul Hewitt
Marylynn G. Hewitt
Paul Hewitt
Debra Hendren
Paul Hewitt
Marylynn G. Hewitt
Matt & Karen Hirzel
Paul Hirzel
Debbie Hostos
Diane & Jay Hults
Huntington Bank
Inner City Contracting, LLC
Innovative Community Solutions
Mark & Elizabeth Ireland
J & M Construction Co., Inc.
Ishmael Jaiyesimi
JARC
Jermor Plumbing & Heating, Inc.
Claire Charmaine Johnson
Matthew Johnson
Louis Joseph
Just Baked Gourmet Cupcakes
David Kahan
Jeremy Kaleniecki
Jim & Linda Kaleniecki
Kart 2 Kart
Pat Kemp
Jack Kettler
Bryan Kieler
Kim’s Family Restaurant
John King
Daniel Kleinedler
Svetlana Klyuyvand
Knitting Room
Kerri Koelner
Kohl’s
Kohl’s Cares
Mimi Konicki
Jennifer Korman
Alyce Koslosky
Bradley Kotula
Jeffrey & Leslie Kragt
Nancy Kreager
Kroger Community Rewards Program
Lamont Brown Advisors, LLC
Anne Landgraf
Paul & Kim Landry
Tom & Eileen Landry
Kathleen Lange
Al Larson
LaVida Massage
Ardis Lawson
Patricia Lee
Melinee Leeseon
LeGace Hockey Academy
Demetra Leonard
LGK and Associates, PC
Sue Lorence
Theresa Lukacs
Carol Lusk
Tommy Lynch
William & Francis MacAdam
Mary Beth MacCallum
Mike & Christine Mack
Mac’s Maintenance, LLC
Janice Manston
Michelle Mantua
Maplewood Development
Marinelli’s of Troy
Audra Mark
Marlyn Construction Company
Dana Martin
Allan & Patrice Martin
Martí’s Caring Hands Myomassology
Adam Mastrangelo
Homer McClary
Laura McCulloch
De’She McCurdy
MCD Enterprise 3 LLC
Cynthia McDonald
During the 14 years of his youth spent in an institution, Jack Dobrecki had a dream. “I wanted to decorate my own house – and I wanted a cat!” He is now celebrating nearly a decade of homeownership at the home he brought in September 2003 through the Springhill home buyer down payment assistance project. Each morning since, he says, he wakes up with a smile. “It feels great – every day.”

– Jack Dobrecki

Happily shares his home with his cat, Garfield
William Quinby was ill and homeless when he was connected with housing through Community Housing Network and the Homeless Prevention and Rapid ReHousing Program. William is appreciative to now have a stable roof over his head, continues to work to maintain his health, and volunteers when physically able to pay it forward. “The more they helped me, the more it made me want to help myself.”

– William Quinby
2012 Emmett Jones Memorial Award recipient

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

“In my own guardian,” Barbara Bell, says with a dash of pride. She is grateful for a new roll-in shower just installed in her home in a quiet section off a two-lane road. She makes good use of the new shower and now insists on listening to Garth Brooks and Dolly Parton, her two favorite country stars, while showering.

– Barbara Bell
Her new wheelchair is purple, her favorite color

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PHONE 248.928.0111. TOLL FREE 866.282.3119. FAX 248.928.0122
In partnership with Oakland County Community Mental Health Authority

35425 W. Michigan Ave. Suite 3649. Wayne. MI 48184
PHONE 734.419.7538. FAX 734.419.7539
In partnership with Community Living Services

33222 Groesbeck Hwy. Fraser. MI 48026
PHONE 248.928.0111. TOLL FREE 866.282.3119. FAX 586.491.2576
In partnership with Macomb Homeless Coalition and Hope Center in Macomb

www.communityhousingnetwork.org