



Community
HOUSING NETWORK®

*Opening Doors
Transforming Lives*

2012
Annual Report



“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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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.

2012 Financials

Operating Revenue 2012

Lease Costs - OCCMHA	\$2,954,708
OCCMHA - Maintenance, Housing Resource Center and other related expenses	3,277,804
Federal supportive housing	3,406,253
Other federal funding	524,115
Other grant revenue	510,074
Grant matching	72,270
Lease and rental income	178,557
Service income and management fees	1,549,569
Interest and dividend income	10,946
Other unrestricted revenue	424,178
Temporarily restricted revenue	28,551
Total	12,937,025

Functional Expense 2012

Supportive Housing	5,369,537
Program Operations	4,837,008
Maintenance/Supportive Services	1,911,743
Management/General	441,727
Other Expense	196,579
Total *	12,756,594

* 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
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CHN Leasing Assistance Program
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Citizens Bank
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Kart 2 Kart
Pat Kemp
Jack Kettler
Bryan Kieler
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John King
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Kohl's
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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.*



Opening Doors • Transforming Lives..

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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

"I am 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

