

2016 Annual Report



Community
HOUSING NETWORK

*Opening Doors
Transforming Lives*



Members of the executive team, from left, Carrie Mendoza, Kirsten Elliott, Marc Craig and Dawn Calnen, gather at Grafton Townhomes. The community of 48-unit high-quality, rental residential homes was completed and fully occupied in summer.

Thank you to all of our generous donors, volunteers, supporters and community stakeholders. Your support has made Opening Doors and Transforming Lives possible.



Opening Doors • Transforming Lives®

For 30 years, Danny Chessor was a work repairman for the production line at Chrysler. He was helping a friend when he slid off a two-story roof and was no longer able to work. Medical bills took his savings and home and he turned to drinking to numb the pain. Getting into the Hope Warming Center, our community partner, helped turn his life around. He is now sober, in housing and is a role model and mentor for other men working toward a self-sustaining independent life.

– Danny Chessor
2016 Emmett Jones Memorial Award recipient



DEAR FRIENDS, PARTNERS AND COMMUNITY STAKEHOLDERS,

This year we marked 15 years of strengthening communities by connecting people to housing resources. For some, that meant providing utility bill assistance, for others, that meant helping find shelter for a family living in their car as a snowstorm approached, for others it meant saving their home from a tax foreclosure. For still others, it meant a place to call home after living on the streets for years with a disability. There are thousands more “for others” instances we have worked through since the day we started. Our growth in the past decade and a half has not been a result of our aspirations, but because of the demand for the services we have been able to provide.

When we started in 2001, we were charged with three goals.

The first goal was to provide property management for the 225 group homes in Oakland County. Today, we provide property and asset management for 2,465 units of affordable housing serving as residences for people with disabilities in Oakland, Macomb, Wayne and St. Clair counties.

The second goal was to create the Housing Resource Center, a one-stop shop where people could call with any question, or crisis, regarding housing. This past year, our Housing Resource Center responded to 24,517 calls for assistance.

The third goal was to create alternatives to group homes and to develop more affordable housing. To date, we remain the largest supportive housing provider in Oakland and Macomb counties serving people who were homeless, in need and living with a disability. In addition, we have constructed or renovated 711 units of affordable housing since 2001, including current Leasing Assistance Program units.

We have been able to accomplish much, thanks to our wonderful staff, dedicated board members, engaged community partners and supportive funders and donors. But the test of an organization is what you do when things don't go well. This year we were presented with a crisis due to a U. S. Department of Housing and Urban Development funding loss in Macomb County. Through no fault of our own, we were left facing a huge challenge. Thanks in part to the cooperation of many, and a true dedication to our mission, I am happy to report that no one – no one – became homeless as a result.

While we are proud of our accomplishments in the past 15 years tied to numbers, we are also especially grateful for the opportunity we have had to change people's hearts and minds about what affordable housing is, what it can be, and the great need for it in communities.

Steve Duchene, Eastpointe city manager, put it well at the ribbon cutting we hosted in May for the 48-unit Grafton Townhomes community we built in his city. “Affordable housing builds the backbone of communities,” he said, “I think it also builds a bigger picture of what we can become (here) and in this state of Michigan.” He also spoke about the necessary federal, state, local and financial relationships cultivated in order to create such a community. Grafton Townhomes, he said, will “provide residents here a sense of community within community, which we really believe, in the city of Eastpointe, is the way of the future.”

We, too, believe that.

Through the communities we have created, and the work we have done, we have gotten to know the people for whom all of these numbers make a difference as we do our work one front door at a time.

One such person is Steven. He used his skills to create a thank you card. I'd like to share it with you because it has been with your help, as well as the help of numerous community partners, federal, state and local funding streams, that makes our work possible.

Steven's beautiful thank you is for each of you. On the inside of the card he included some of the reasons he wanted to say “Thank you to all the people that donate” to keep this “program going every year.” Some of the things he included are things we may take for granted, but know he is not alone in realizing these everyday things are special.



- “A place to go!”
- “Rest and be safe and warm”
- “Someone cares”
- “Grow flowers”
- “Take a shower or bath”
- “Take your shoes off”
- “Survive”
- “Make a sandwich”
- “Have some self-respect”
- “Happiness is having a home”

Thank you for your ongoing partnership. We look forward to continue working with you long into the future.

Sincerely,

Marc Craig
President



CELEBRATING
15 YEARS
of strengthening
communities

EXECUTIVE OFFICERS

Marc Craig
President

Dawn Calnen
Vice President of Programs
and Operations

Kirsten Elliott
Vice President of
Development

Carrie Mendoza
Vice President/
Chief Financial Officer

BOARD OF DIRECTORS

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2016 Notable Achievements

CONSTRUCTED or renovated 60 high-quality, rental residential homes of affordable housing for people in need, bringing the total number of rental homes developed to 711 since 2011 (including current Leasing Assistance Program units). In addition, there are 93 homes in development. There are also eight homes in development that were purchased and are being rehabilitated to be sold to homebuyers at or below 80% AMI in Oakland and Macomb counties.

PROVIDED property and asset management for 2,465 units of affordable housing serving as residences for people with disabilities in Oakland, Macomb, Wayne and St. Clair counties.

REMAINED the largest permanent supportive housing provider in Oakland and Macomb counties serving people who were homeless, in need and living with a disability. In Oakland County, 436 people were served in the Leasing Assistance and Shelter Plus Care programs including 140 children. In Macomb County, 148 people were served in the Leasing Assistance Program, including 44 children.

HONORED Danny Chessor with the sixth annual Emmett Jones Memorial Award, which recognizes the hard work, perseverance and accomplishments of participants in Community Housing Network's programs. Danny lost his 30-year job and then his home due to an injury helping a friend roof his house. Now successfully housed, Danny is a role model and mentor at a program for other men working toward a self-sustaining, independent life.

CELEBRATED 19 people, 17 in Oakland County and 2 in Macomb County, who transitioned out of the Leasing Assistance Program and now rent independently. In addition, 4 people exited the program and have become homeowners and 28 people exited with a rental subsidy.

RESPONDED to 24,517 calls to the Housing Resource Center from people seeking housing and housing-related resources. As part of the screening process and follow-up linkage to programs, 541 individuals/households met with HRC housing specialists for face-to-face meetings to pursue housing resources.

HOSTED eight in-office preliminary and voucher briefings were facilitated with assigned MSHDA housing agents as part of a new system to expedite the voucher processing for those pulled for MSHDA Homeless Preference Vouchers.

REACHED out to 556 people who were homeless through the Projects for Assistance in Transition from Homelessness (PATH) team. 310 were enrolled in the program after meeting eligibility criteria and providing consent.

ASSISTED 111 individuals in Oakland County with Rapid Rehousing and 37 with prevention assistance through the Michigan State Housing Development Authority's Emergency Solutions Grant program. An additional 69 were assisted with temporary rental assistance through HUD Rapid Rehousing.

SERVED 16 families with short-term housing assistance through the Oakland County Rapid Rehousing grant from the U.S. Department of Housing and Urban Development.

MENTORED 389 people through the Getting My Own Address (GMOA) program via presentations, an Oakland County support group, individual counseling and networking opportunities. Since September 2011, the GMOA program has served 4,402 participants.

CONTINUED the Eviction Diversion program in collaboration with the Michigan Department of Health and Human Services, 50th District Court and other community partners. The landlord-generated referral program prevented homelessness for 9 individuals.

UPDATED the Springhill Pooled Trust to stay in compliance with Social Security regulations. The trust serves almost 250 participants and manages more than \$8.5 million in funds.

COUNSELED 805 households in the purchase of a new home with homebuyer education provided by our Housing Counseling program.

ASSISTED 159 households experiencing mortgage or property tax delinquency in Oakland or Macomb counties. Our foreclosure prevention services assisted homeowners in accessing more than \$84,000 in direct assistance from the Step Forward Michigan program, preserving nearly \$945,000 of real estate value.

RAISED more than \$117,000 through Bring it Home 2016, our annual event. More than \$21,000 of the funds raised that evening are designated for the Critical Needs Fund, which breaks common barriers to housing where there is no other funding. 100% of Critical Needs Fund money goes to security deposits, transportation, vital documents and furniture and household necessities.

SUPPORTED 759 individuals and families through our 2016 holiday season annual Adopt A Family program at the Troy and Wayne offices with an unprecedented \$116,391 in cash and in-kind donations.

ATTENDED 566 community events through Community Program and Outreach. These events included three presentations at the Homeless Summit, small workshops, presentations, vendor tables and networking opportunities.

REMAINED actively involved in the continuing to expand the Secretary of State ID pilot exception program which aims to reduce repeat trips to the SOS office for individuals experiencing homelessness and need to use alternative documents to obtain ID. Continued working with local and state partners in providing training to local communities.

OFFERED volunteer opportunities totaling 8,659 hours of service. A significant amount of that time was contributed by five AmeriCorps members.

RECEIVED two notable workplace honors. Each year since 2012 we have been named one of the Detroit Free Press Top 100 Workplaces and for the third time received the biennial honor as a Crain's Cool Place to Work. Each of the awards is bestowed following a survey of all employees and then a vetting process by the publication.

SERVED in leadership positions on many boards and organizations including: Alliance for Housing, Oakland County's Continuum of Care; Annual Homeless Summit Planning; Autism Society Oakland County; Building Michigan Communities Conference Planning – Ending Homeless Track; Community Economic Development Association of Michigan; Detroit Continuum of Care; Furniture Bank of Southeastern Michigan; Homes for Autism Advisory Board; Increase Economic Security Work Group; Leadership Oakland; Macomb County Continuum of Care Board; Michigan Disability Housing Workgroup; Michigan Homeless Action Council; Michigan State Autism Plan; Oakland County Community and Home Improvement Division Citizen's Advisory Council; Oakland County Community Interagency Service Team; Oakland County Housing Prioritization Group; Oakland ID Taskforce; Out Wayne County Homeless Services Coalition; PNC Community Development Banking Advisory Board; Statewide H2 (Health and Housing) committee; and UHC Michigan MiConnections Joint Operating Committee.

2016 Financials

Operating Revenue 2016**

OCCMHA - lease costs and other contract revenue	6,525,775
Federal permanent housing	3,610,048
Other federal funding	740,686
Other grant revenue	267,356
Lease and rental income	125,965
Service income and management fees	1,899,850
Contract revenue	417,485
Interest and dividend income and other unrestricted revenue	1,892,816
Temporarily restricted revenue	1,165
Total	15,481,146

Functional Expense 2016**

Supportive Housing	6,459,686
Program Operations	5,504,888
Maintenance	1,511,535
Management/General	776,618
Other Expense	88,929
Total	14,341,656

*5.4% of revenues were spent on administrative costs

**Per September 30, 2016, audited financial statements

Community Impact

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.

\$50.1 MILLION in housing tax credit allocations

\$34.9 MILLION awarded in Leasing Assistance Program grants. Oakland County program (\$24,833,211) started August 1, 2003. Macomb County program (\$10,031,031) started September 1, 2005

\$13.3 MILLION in HUD Section 811 funding

\$6.8 MILLION in HOME funding

\$3.29 MILLION for Shelter Plus Care

\$2.7 MILLION in Homeless Prevention and Rapid Rehousing

\$2.4 MILLION Federal Home Loan Bank of Indianapolis funding for affordable housing development

\$1.3 MILLION in Neighborhood Stabilization Program funding

\$1.1 MILLION Emergency Solutions Grant funding in Oakland (\$918,144 since 2010) and Macomb (\$196,808 since 2012) counties

\$864,158 Homeless Management Information System funding

\$654,796 Projects for Assistance in Transition (PATH) funding

134,863 calls to the Housing Resource Center

5,151 individuals in

1,764 families served through homeless prevention and rapid rehousing programs since 2010 program start

4,402 people served through the Getting My Own Address program

2,997 people and households served through the Homebuyer Education program since 2008

2,951 people and households served through the foreclosure prevention counseling program since 2012 program start

2,761 people served through our housing programs, including

858 children since 2003 program start

711 units of affordable housing developed for people in need

32 homeownership opportunities created for those in low- and moderate-income households

2016 Supporters and Funders

Nate & Marla Abney
Rochelle Adkinson
Aetna
African Safari Wildlife Park
AHS Community Services
Aldingbrooke Apartments
Carrie Alexander
Heather Allison
Valiena & Dan Allison
Ally Financial
Amazon Smile Foundation
AMC Theater of Southfield
Deborah & James Anderson
James Anderson
Andrew Marke Salon
Susan Andrews
Anita's Kitchen
Andrea Anjenski
Arbor Brewing Company
ARC Of Macomb County
Purvi Arora
Art Van Furniture
Gerard & Frances Ashe
Ashka Hair Salon & Spa
Matt & Lisa Assenmacher
ASTI Environmental
ATA National Title Group
ATI Physical Therapy
Attorney's Title Agency
Amy Aubry
Autco Club Group
Aveda Institute
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Baker Tilly Virchow Krause, LLP
Bakers Acres
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Lisa Ballien
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Mark Barnhart
Nicole Bassi
Beaumont
Stephanie Bedricky
Beier Howlett, P.C.
Jessica Bell
Bellania Spa and Salon
Belle Tire Distributors Inc.
Emily Bessert
Best Buy
Better Made Snack Foods, Inc.
Beverly Elementary
Bigby Coffee
Joseph Blanchard
Blo Blow Dry Bar
Kandace Bloomer
Bloomfield Hills Financial
Tina Bommarito
Bonobo Winery
Galen Bontinen
Moneece Borders
Bordine's Nursery
Cindy Boudreau
Anne Bowman
Ashley Bowman
Bowman Ecker Commercial Real Estate
Mary Brachel
Brain Balance of Birmingham
Brainspring
Amber Brantley
Linda Brinkman
Eileen Britsky
Stacey Brooks
Willie Brooks
Craig & Linda Brown
Brownrigg Companies, LTD
Gregory Bryen
Marjorie Bryen
Tina Bryen
Mary Burtch
Cathleen Burton
Constance Burton
Eric Burton
Business Network International
Troy & Mary Ann Butler
C & N Party Rentals
C.J. Barrymore's
Janet Caldwell
Dawn Calnen
Kathy Carey
Jane Carpenter
Century 21 - Town & Country
Elmer Cerano
Chalgian & Tripp Law Offices
Chateau Chantal
Chateau Grand Traverse
Sheila Chaudhary
Chemical Bank
Chicago Cubs
Churchill's Cigar Lounge & Bistro
Cinnaire Corporation
Cinnaire Title Services
Citizen's Bank
City Flats Hotel
Diane Claes
Hansen Clarke
Ron & Joanne Clarke
Clarkston Makeup Studio
Mike Clawson
Dianne Coin
William Collon
Community Economic Development
Association of Michigan
Community Living Services
Paula Conner
Cops and Doughnuts
Corporate Benefit Solutions
Costco Wholesale
Caelin Craig
Marc & Laurie Craig
Damian Craine
Phoebe Crandall
Emily Cremers
Leslee Crowley
DASI Solutiion
Kyle & Abby Daugherty
David Almas Salon
Krystal Davis
Robert Davis
Keegan Deboer
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Detroit Design
Detroit Music Hall
Detroit Princess Riverboat
Detroit Tigers, Inc. Comerica Park
Detroit Wayne Mental Health Authority
Diamond Jacks
Linda Dickieson
Dimensional Control Systems
Mary Lou DiSessa
Diversified Portfolios, Inc.
DKSS
Mary Dooley
Double Action Shooting Center
Jamie Douglas
Rick Draper
Dream Dinners
James Drumm
DTE/Walker-Miller
Michael Dubeck
Marc & Kathleen Dybowski
Eagle Flight Center
Eagle Ottawa
Easter Seals of Michigan
Eastside Skincare
Edsel & Eleanor Ford House
El Nibble Nook
Elegant Home Improvement Services,
LLC.
Kirsten Elliott
Emagine
Employees of Genterm
Energy Alliance Group of Michigan
English Gardens
Erebus
Mark Erickson
Evelyn L. Peter Reading & Language Arts
Center
Elaine Featherstone
Federal Home loan Bank of Indianapolis
Fellows Creek Golf Club
C.J. & Jeanette Felton
Eugene & Shirley Felton
Pamela Fender
John Fisch
Jami Fitzgerald
Julie Fitzgerald
Flagstar Bank
Fleming's Prime Steakhouse & Wine Bar
Jon & Nancy Fox
FPC
FPC Of Troy
Joan Fudold
Mark & Kerry Fudold
Jay & Lisa Fuhr
Michele Fuller
Furniture Bank of Southeastern Michigan
Fusco Shaffer & Pappas Inc.
Gardner-White Furniture
Catherine Gearig
Sara Gedda
Kelly Gee
Leonora Genco-Keefe, CPA
Genterm
Kendra Giacona
Julie Gibbs
Susan Gibson
Joanna Giglio
Violet Gintsis
Glass Academy
Janelle Gleason-Gilardone
Claire Glover
Go Comedy Improv Theatre
Paige Godschalk
Jessica & John Goodroe
Goody's Pet Supply
Shirley Gordon
Allison & Jason Gorman
Angela Gougherty
Tom & Laura Gougherty
Jennifer Goulah
Melissa Gould
Joy Gradin
Grand Rapids Civic Theatre
Grand Rapids Griffins Hockey
Grand Rapids Public Museum
Grand Traverse Pie Company
Grau Interpersonal Communication
Great Lakes Athletic Club
Rob & Maureen Guy
Pat Hale
Hammer & Nails, LLC
Handle Bar Detroit
Diana Hanna
Chris Hanus
Mary Hanus
Thomas & Patricia Hardy
Edwin Harlin
Lindsay Harmon
Anne Harpe
Juanita Harper
Hart House Bed & Breakfast
Hartrick Dentistry
Christine Hathaway
Haunts Of Mackinac Tours
Nancy Hazelton
Randy & Mary Head
Joe Heaphy
John Heiss
Jacquelyn Heller
Debra Hendren
Heather Henson
Kurt Heuerman
Marylynn Hewitt
Brittany Hoffman
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Holland Engineering Inc.
Hood Filter Solutions
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Jeff Huhta
Patricia Hulett
Janice Hummel
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ICONMA
Independence Green Apartments
Independent Bank
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JayEnn Corporation
Tami Jelinek
Karen Jogan
Jimmy John's
JNJ Plumbing
Maria Jones
Rosie Jones
Susan Juzswik
Belinda Kakos
Katie's Kids
Mike Kazy
Kirstine Kelly
Timothy & Cathy Kerstenbaum
Yasmin Keshavjee
Amanda Keyser
Kids Smiles
MaryAnne Kile
Amanda Kill
Kirk of Our Savior Church
Klein Family Charitable Fund
Janice Klopocic

Kohl's Department Stores, Inc.
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 Petra Kowalis
 Kroger Community Rewards Program
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 Katie Kuiper
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 Tom & Eileen Landry
 Thomas Lapka
 Dawn Laquere
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 Leadership Oakland
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 Susan Lepri
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 Liberty Union Life
 Laura Liras
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 Marissa Lowe
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 Maclain Mills
 Macomb County CRA Association
 Macomb County Community Mental
 Health Authority
 Macomb County Department of Planning
 and Economic Development
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 Mallory, Lapka, Scott & Selin, PLLC
 Heather Mals
 Maner Costerisan
 Maplewood Development Corp
 Pamela Marino
 Mark Ridley's Comedy Castle
 Allan & Patrice Martin
 Dave Massey
 Matick Chevrolet
 Nancy Maurer
 Dawn McAllister
 Bianca McCaskill
 Laura McCulloch
 Jeff & Dody McGee
 Laura McKay
 McNeil Agency
 Ashley Meadows
 Meijer Store #57
 Preciliano & Carrie Mendoza
 Bina Menon
 Merrill Lynch
 Michelle Messina
 MFC Benefits, LLC
 MGM Grand Detroit
 Michigan Awesome
 Michigan Coalition Against
 Homelessness
 Michigan Consumer Evaluation Team
 Michigan Department of Health and
 Human Services
 Michigan Law Center, PLLC
 Michigan Science Center
 Michigan State Housing Development
 Authority
 Mike Lalone Inc.
 Colleen Miller
 Ann Modes
 Joe & Melody Monteleone
 Vince Moore
 Sandra Morelli
 Valencia Morris
 Lucia Morrison
 Courtney Morrow
 Sam & Tressa Mucci
 Chantal Mullin
 Benjamin Mumma
 Jessica Mumma & Connie Lasher
 Nanny Network
 Lisa Newman
 Paul Newman
 Nick's Coney Island
 No Bike Left Behind
 North Wind Heating & Air Inc.
 Nowak & Fraus PLLC
 NU Capital Investments, LLC
 Oakland County Community and Home
 Improvement Division
 Oakland County Community Mental
 Health Authority
 Oakland County CRA Association
 Oakland County Parks
 Oakland Orthopedic Surgeons
 O'Brien Construction Company, Inc.
 OCC Dental Hygiene Clinic
 Charles O'Connor
 Tony Olsen
 Leisa Onslow
 Opportunity Resource Fund
 Joe Owens
 Sue Ozinga
 Sharnita Paige
 Paint Party Royal Oak
 James & Susan Pappas
 Paula Pasche
 Pasky & Sons
 Angila Patel
 Perfect Floors, Inc.
 Thomas & Margaret Perry
 Pewabic Pottery
 Phoenix Innovate
 Phoenix Residential Services Inc.
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 Mark Piper
 Piper Management Group
 Pizza Hut
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 PNC Foundation
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 Joseph Pospisil
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 Stacey Smith
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 Solar Contract Carpet
 Somerset Inn
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 The Melting Pot
 The Posse
 The Townsend Hotel
 Brian Thelen
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 Molly Thornberry
 Mallory Tiernan
 Michael Tobin
 Sherry Toggweiler
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 TRW Automotive
 United Cerebral Palsy of Metro Detroit
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 Varnum Attorneys At Law
 Pamela Vaughan
 Vera Bradley
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 Elizabeth Vincent
 Salvatore Viviano
 Judith Vuletich
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 Rich & Emily Warchuck
 Dawn Washburn
 Waterfall Jewelers II
 Ann Weed
 Chantal & Chris Wentworth-Mells
 Pamela Werdlow
 West Construction Services
 Brent Westberg
 Audrey White
 Whoo U R Upscale Retail For A Cause
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 Wines for Humanity LLC
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 Wendy & Donald Wolcott
 Al Wolschleger
 Wolverine State Brewing Co
 Rebecca Yanos
 Yates Cider Mill
 Yeo & Yeo, P.C.
 William Yordy
 Valerie Zilinsky
 Errol Zimmerman
 Zingerman's
 Zulu Naya Photo Safari



A work injury left Charnissa with a disability and unable to pay her mortgage. She and her dog lived in her car, unable to find a shelter that would take him. Now in housing, she said she has found the “stability to let me know I can return back to school.” She is majoring in accounting.

– Charnissa Hayes
Critical Needs Fund provided her security deposit

We strengthen communities by connecting people to housing resources.

– Our mission statement



Community
HOUSING NETWORK

Opening Doors • Transforming Lives.

Main Office (Troy)

570 Kirts Blvd . Suite 231 . Troy . MI 48084

PHONE 248.928.0111 . TOLL FREE 866.282.3119

FAX 248.928.0122

In partnership with
Oakland Community Health Network

Wayne Office

35425 W. Michigan Ave . Suite 3649 . Wayne . MI 48184

PHONE 734.419.7538

FAX 734.419.7539

In partnership with
Community Living Services

Macomb Office

196 N. Rose St . Suite 30 . Mount Clemens . MI 48043

PHONE 586.221.5900 . TOLL FREE 866.282.3119

FAX 586.491.2576

In partnership with
Macomb County Community Mental Health

www.communityhousingnetwork.org

“I was on the street for three and a half years and that was the worst three and a half years of my life. ... The importance of having furniture and helpful people in my life has made a big difference for me. I got my respect back from living in this place.”

– Ronald Sears
Critical Needs Fund provided him with furniture

