

Community
HOUSING NETWORK



- Jefferson Oaks
Oak Park, MI

Opening Doors  **Transforming Lives**

2018 Annual Report

YEAR IN REVIEW

Dear Friends,

How do we measure impact? As we wrap up our 17th year at CHN, we measure results by the people we have assisted, new housing that has been created in communities, and the ways in which our employees add value every day. There have been numerous major milestones accomplished by CHN this year, a few of which I would like to share with you:

Jefferson Oaks housing development in Oak Park opened. This new project involved a 60-unit adaptive reuse of a former elementary school and included a community space, library, computer lab and outdoor area. By the end of 2018, the project was completed and fully leased up!

CHN's role has evolved. In our nearly two decades of service, CHN has always been a strong advocate for community members in need. As an example, one of CHN's staff recently took lead on a statewide task force effort that changed Michigan law to allow free or low-cost IDs for people experiencing homelessness. Looking ahead, we will continue to evolve and shape housing policy, homeless response and advocating for much needed resources to help communities thrive.

CHN is a great place to work! In 2018, CHN once again received two prestigious workplace honors, being named a Detroit Free Press Top Workplace and a Crain's Cool Place to Work. We have received the annual Top Workplace award every year since 2012. We have received the Cool Place to Work award every year it has been offered since 2012.

CHN achieved CARF accreditation. Commission on Accreditation of Rehabilitation Facilities (CARF) completed an extensive review of CHN practices, policies, facilities, as well as completing interviews with program participants, Board members and staff. CHN was awarded a 3-year term of accreditation - the highest level. Organizations receiving this honor have demonstrated to surveyors during an on-site visit commitment to offering programs and services that are evidence-based, measurable, accountable, and of the highest quality.

On the following page we highlight additional elements of our work that demonstrates the positive impact on the lives of those served by CHN. Of course, none of this would be possible without the generosity of our donors, volunteers, supporters and community stakeholders. **Your support has made Opening Doors and Transforming Lives possible.**

Thank you!



Marc Craig, President

LEADERSHIP

Marc Craig, President
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FINANCIAL SUMMARY

Oct. 1, 2017 - Sept. 30, 2018

Revenue

OCHN - lease costs & other contract revenue	\$6,839,583
Federal permanent housing	\$4,102,495
Other federal funding	\$821,665
Other grant funding	\$338,882
Lease & rental income	\$156,854
Service income & management fees	\$1,220,894
Interest & dividend income & other unrestricted revenue	\$1,418,427
Temporarily restricted revenue	\$26,712
TOTAL	\$14,925,512

Functional Expense

Supportive housing	\$7,218,129
Program operations	\$4,733,830
Maintenance	\$1,089,330
Management/General	\$1,122,069
Other expense	\$108,414
TOTAL	\$14,271,772

7.5% of revenues were spent on administrative costs

Thank you to all of our supporters. For a complete list of our donors visit our website at www.communityhousingnetwork.org



RESULTS THAT MATTER

Community Housing Network, Inc. (CHN) strives to provide housing and a variety of supports for all people in need. Our work is achieved through the development of quality affordable housing, vital support services, crisis response resources, community collaboration and advocacy. Our principal belief is that people and communities are more successful when everyone - including people struggling with homelessness, those with disabilities and individuals earning low incomes - are included in the fabric of sustainable communities. Everything we do is focused on helping families thrive.

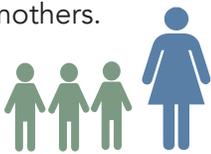
AFFORDABLE HOUSING



Multifamily Housing Developments

7 Housing Developments in southeastern Michigan provide **199** multifamily units for low income individuals and families and people with disabilities.

In this housing, **545** were served; **49%** were children and **45%** of the households were headed by single mothers.



In addition, CHN oversees the property management of more than **520** properties (**1,871 individuals**) at scattered sites in Oakland, Macomb, Wayne, and St. Clair counties, providing affordable housing to low-income citizens with disabilities.

CRISIS RESPONSE



Housing Resource Center

CHN staff received **19,843** calls through our Housing Resource Center (HRC). The HRC functions as a *"one-stop shop"* (for those seeking resources related to housing or homelessness). This enables families and individuals in need to access the services that would best assist them in getting housed or staying housed, without having to navigate the "system" on their own.

Street Outreach

The PATH team connected **533** of our community's most vulnerable people who are literally living on the street homeless with access to resources and housing.

415 people served by the street outreach program exited into permanent housing. **A 78% success rate.**



HOUSING PROGRAMS



Our **Permanent Supportive Housing program** is long-term housing for disabled individuals who are experiencing homelessness. In 2018, **628** individuals were housed through this program, **35% of which were children 18 and younger**. The program has achieved a **96% success rate** of program participants remaining stably housed for six months or longer.

Our **Rapid Rehousing program** provides a rental subsidy for up to 12 months of housing assistance. Last year, **522 individuals** were helped through this program; **48% were children 18 and younger**.

In 2018, **160 individuals** were assisted through our **Prevention Program** - a short-term safety net to prevent people from losing their existing housing.

HOMEBUYER & FINANCIAL EDUCATION

We are committed to helping families achieve their homeownership and financial goals. CHN's homebuyer and financial education classes are designed for individuals and families to be successful with taking the next step toward housing stability and asset building.

2,727 people were served through Homebuyer and Financial Education program.



To learn more about CHN's programs, please visit our website www.communityhousingnetwork.org or call 248-928-0111.



Our Mission:
CHN strengthens communities by connecting people to housing resources.



Main Office (Troy)

570 Kirts Blvd., Suite 231
Troy, MI 48084
Phone: 248.928.0111
Toll Free: 866.282.3119
Fax: 248.928.0122

Detroit (Techtown)

440 Burroughs St.
Detroit, MI 48202
Phone: 248.928.0111
Toll Free: 866.282.3119
Fax: 248.928.0122

Macomb Office

196 N. Rose St., Suite 30
Mount Clemens, MI 48043
Phone: 586.221.5900
Toll Free: 866.282.3119
Fax: 248.928.0122

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

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 Community Housing Network

