



20 YEARS
Community Housing Network
STRENGTHENING
COMMUNITIES

2021 Annual Report

OPENING DOORS



TRANSFORMING LIVES

YEAR IN REVIEW

Dear Friends,

This year not only are we looking back at one of our most challenging times in our history, but also reflecting on our work over the last two decades. Since we opened our doors in 2001, Community Housing Network has been an invaluable resource for thousands of people in need of housing.

In 2021, we celebrated our 20th anniversary, and I couldn't be prouder of our journey. CHN continues to work with some of our most vulnerable neighbors in need through proven strategies of homeless prevention, housing assistance, real estate development, community organization, advocacy and referrals, and support services.

We recently constructed two affordable housing developments, Erin Park in Eastpointe and Unity Park V in Pontiac. This brings our total to 9 developments over the last two decades with a total of 253 multifamily units (as of 9/30/2021) for low-income families and people with disabilities.

This year we bid farewell to our friend and colleague Dawn Calnen, Vice President of Programs & Operations, as she ventured on to serve as the new Executive Director of The ARC of Oakland County. Dawn spent 18 years as part of the core leadership team of CHN, integral in our development from its founding 20 years ago.

We continued to meet the needs of the community, responding to the challenges caused by COVID-19. Community Housing Network along with three other partner agencies managed nearly \$40 million in COVID Emergency Rental Assistance funding, which helped those facing eviction or with other housing-related expenses.

Our goal of building accessible, healthy, vital communities through affordable housing has remained unchanged. I continue to be proud of our work and accomplishments. Thanks to our donors, board of directors, volunteers, and community partners for working together to enhance the communities we serve. Without you, we would not be able to do the work we do. **Your support has made Opening Doors and Transforming Lives possible.**

Marc Craig, President

LEADERSHIP

Marc Craig
President

Shelley Brinkmann
Vice President of Real Estate

Kirsten Elliott
Vice President & Chief
Operating Officer

Carrie Mendoza
CPA, Vice President &
Chief Financial Officer

Board of Directors 2021

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Catherine Diccio	Courtney Elledge
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Financial Summary

October 1, 2020 - September 30, 2021

REVENUE

OCHN - lease costs & other contract revenue	\$6,397,905
Federal permanent housing	\$4,275,849
Other federal funding	\$26,524,614
Contributions & grant funding	\$986,712
Lease & rental income	\$133,575
Service income & management fees	\$951,926
Investment income & other unrestricted revenue	\$1,466,780
Donor restricted revenue	\$16,226

TOTAL **\$40,753,587**

FUNCTIONAL EXPENSE

Supportive Housing	\$30,198,470
Program Operations	\$7,193,676
Maintenance	\$900,974
Management/General	\$1,407,386
Other Expense	\$263,313

TOTAL **\$39,963,819**

3.5% of revenues were spent on administrative costs.
Per September 30, 2021 audited financial statements.

Thank you to all of our supporters.



OUR WORK IN ACTION

Community Housing Network believes our ability to reflect and respond to the diversity of our community greatly impacts our capacity to fulfill our mission of strengthening communities by connecting people to housing resources.

We are working hard to overcome inequity by making housing more affordable and accessible to all citizens. Our efforts start with our organization and extend to all of our programs and services. We acknowledge there is a lot of work to do and we are committed to promoting, cultivating, and preserving a culture of diversity, equity, and inclusion, both within Community Housing Network and in collaboration with those we serve.

Over the last year, with the support of our executive leadership and Diversity, Equity, and Inclusion Committee, we provided training, professional assistance, and financial resources to deepen our understanding of historical systemic racism and barriers and evolving societal issues so that we can ensure greater impact and long-term change to the local housing landscape.

2021 AWARDS & RECOGNITION

The State of Michigan commemorated CHN's 20th anniversary as a recognized leader in innovative, equitable and sustainable affordable housing solutions. The tribute is signed by Governor Gretchen Whitmer and Lieutenant Governor Garlin Gilchrist and dedicated to the outstanding impact CHN has had on the homeless community in Southeast Michigan for the past 20 years.



The Oakland County Board of Commissioners presented Community Housing Network's President, Marc Craig, with a County Proclamation in honor of our 20th Anniversary. Our work wouldn't be possible without the support of so many in our community, and for that we are truly grateful. Here's to many more years of housing empowerment for Michigan residents.



Detroit Free Press

PART OF THE USA TODAY NETWORK

Community Housing Network
is a 2021 Top Workplace!
10 Years Running

CRAIN'S 2021
COOL
PLACES
TO WORK

RESULTS THAT MATTER

Community Housing Network has a demonstrated track record and depth of experience in housing development, crisis response, supportive services, homeownership programming and homeless response spanning two decades across Oakland, Macomb and Wayne counties. Our principal belief is 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

9 Housing communities in southeastern Michigan providing **253 multifamily units** for low-income families and people with disabilities.

In these housing communities, **611 people** were served; **59% were children** and **65% of the households were headed by single mothers.**

In addition, CHN oversees the property management of **695 leases** for **456 properties** at scattered sites in Oakland, Macomb, Wayne, and St. Clair Counties, providing affordable housing to low-income and people with disabilities.



Meet Rose

Rose is a retired elementary school teacher, only a short walking distance from the house she and her husband purchased nearly 40 years ago. Rose lost her husband, Jack, in 2017 and before the pandemic, her family would travel every summer to visit. She shared that her adult children moved out of state to pursue their careers, but she would stay busy being active in her church and would volunteer at the school.

"When the pandemic started, I didn't think about what would happen if everything closed. Everything that was important to me was no longer open and I missed my family."

To make matters worse, Rose struggled with getting help with lingering house repairs. "I worked with a person who I thought was trustworthy, but he took my money and didn't finish the job. I borrowed against the house awhile back and now I was getting behind on payments. Things got so bad, that I almost lost my home. That's when I learned about Community Housing Network."

When our staff connected with Rose, we immediately got to work and were able to use foundation grant funds to help keep her home and engaged local partners who work with seniors on home repairs.

Today, Rose is back to her busy schedule of volunteering and church activities. Her home is safe and repaired and she is looking forward to an upcoming visit from her grandchildren this summer. "I was really worried that I wouldn't be able to find help when I needed it the most. I am so thankful for Community Housing Network for being there to help me!"

RESULTS THAT MATTER

Crisis Response

Housing Resource Center

In 2021, CHN's **Housing Resource Center (HRC)** received **13,822 calls from individuals in need**. This amount does not include the additional **15,880 COVID-19 related calls** to CHN seeking emergency housing assistance and eviction diversion support.

The HRC functions as a "one-stop shop" (for those seeking resources related to housing or homelessness). This vital program enables families and individuals to access services that would best assist them in getting housed or staying housed, without having to navigate the "system" on their own. The HRC continues to be a vital service to those experiencing hardships as a result of COVID-19.

Street Outreach

The **Projects for Assistance in Transition from Homelessness (PATH)** program serves the most vulnerable and hard to reach people in Oakland and Macomb counties who are homeless and living on the streets. The PATH outreach team connected with **180 homeless individuals**; of which **69 enrolled in the program** and now have access to community resources via the PATH program.



Meet Sophia

"A few years back, I would have never imagined the life I am living now. It almost feels like a dream."

Sophia's journey has been difficult. In her early 20's she was homeless and living on the streets, in and out of treatment for substance abuse, and had a couple of run-ins with local law enforcement. She struggled with most relationships and refused to get help. "I was my own worst enemy. Every day was a challenge and more times than not, I was just trying to survive. It wasn't until I met my caseworker when I learned more about my mental illness," she recalled.

Sophia began an in-patient therapy program and worked closely with a medical team to address childhood traumas and an undiagnosed mental illness. Once she committed to getting the help she needed, life's possibilities became more obtainable. The one thing she always hoped for – a home of her own.

"My caseworker connected me with CHN because she thought I would be a good fit for a long-term housing program. I would be able to have a safe, stable place to live and I would have access to ongoing support as I continued my ongoing treatment. I knew being on my own wouldn't be easy but if I had any chance for success, this was it."

Our permanent supportive housing team worked closely with Sophia and her caseworker to get her moved into one of CHN's new affordable housing communities. They all agreed, this was a great move for Sophia. Today, Sophia enjoys the simple things like taking walks and playing with her cat, Thomas. She's also continuing to work hard through therapy and considering taking part-time college classes.

RESULTS THAT MATTER

Housing Programs

CHN remained the largest **Permanent Supportive Housing (PSH)** provider in Oakland and Macomb Counties, as well as providing PSH in Wayne County. This program provides long-term housing for individuals experiencing homelessness and have a disability. In 2021, **610 people** were housed through this program; **35% were children**.

Our **Homeless Prevention Program** provides a short-term safety net to prevent people from losing their existing housing and remain housed. In 2021, **119 people** were assisted; **51% were children**. Additionally, **579 households** received a Homeless Preference Housing Choice Voucher providing permanent affordable housing for households coming from homelessness.

CHN's **Rapid Re-Housing** program helps vulnerable families coming from homelessness with a rental subsidy for up to 12-months. During this program year, **376 individuals** were helped through this program; **38% were children**.



Meet William

"I was taught to work hard, provide for my family, and be a good neighbor. I did all those things but when I was laid off from my job, we didn't have enough saved to keep us ahead. We quickly ran out of any savings we had, and unemployment did not cover enough."

William came to us for help right before he and his family were about to lose their home. He was actively looking for work and while his wife, Janelle, was working a part-time job, it just wasn't enough. "We just needed a little help to get us by and I prayed that I would be able to begin working as quick as possible."

CHN's housing staff quickly mobilized and began William's intake process. We were able to leverage COVID Emergency Rental Assistance funding to help with back rental payments and worked with their landlord to keep him informed of our assistance. "I remember the morning I got the call letting me know that everything was going to be ok. I got off the phone and took the biggest sigh of relief – that was something I couldn't do for weeks! I was so relieved and as if things couldn't get better, a couple of days later I received a call with a job offer."

Homebuyer & Financial Education

CHN is committed to helping families achieve financial goals and dreams of homeownership. The 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. In 2021, **469 households** were served through Homebuyer and Financial Education programs.

As part of our financial capability and renter education classes, our Certified Housing Counselors worked with **101 households** to educate them on credit, debt and various types of loans, creating a budget, and the rights and responsibilities of being a tenant or homeowner.

RESULTS THAT MATTER

COVID-19 Response

The COVID-19 pandemic and associated economic challenges has continued to greatly impact many of the community's most at-risk residents. As a result, CHN engaged with community partners, funders, and government agencies to ensure effective service to people in need as well as doing our part to build our community's resilience in the face of the pandemic.

Community Housing Network continued to meet the needs of the community, responding to the challenges caused by COVID-19 by increasing service capacity and intensive support for immediate housing aid. To sustain this level of work, we partnered with local and state funders, and were able to increase our capacity to provide extended rental assistance, increased support services, and additional resources to help vulnerable households on their journey toward success.

COVID-19 Emergency Rental Assistance program (CERA) provides funds for households facing eviction and other housing crises due to COVID-19 related hardships. CHN is the largest provider of CERA funds in Oakland County, working with two other agencies and the Continuum of Care to get help quickly and effectively to families in need. Through CERA, CHN can pay for up to 15 months of rental assistance, and also provide help with utilities including internet service. CERA is designed to keep people safe and housed during the COVID-19 pandemic, as homelessness increases a person's vulnerability to COVID-19. The program also helps ensure that local landlords receive funds needed to maintain local rental housing stock, a critical component of the homelessness response system. As of September 30, 2021, Community Housing Network assisted **2,573 households** with eviction prevention and other housing crises.

In addition to our work supporting eviction prevention through the CERA program, Community Housing Network also provided COVID-19 response aid for emergency housing and other basic needs to **2,100 individuals**, more than double what we served last year.



Volunteer Spotlight

THANK YOU to the incredible **171 volunteers and interns** we have had the pleasure to work with over the past year! Their collective **5,633 hours** of volunteer work have enabled us to do amazing things in our local communities - such as build community gardens, clean up and refurbish local parks, host events for children residing in our communities, and complete beautification projects at our housing developments.

"Alone we can do so little; together we can do so much." – Helen Keller



Our Mission:

Community Housing Network strengthens communities by connecting people to housing resources.



Community

HOUSING NETWORK

Opening Doors • Transforming Lives.®

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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!



To learn more visit:
www.communityhousingnetwork.org

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