



Community
HOUSING NETWORK

Opening Doors • Transforming Lives.®

***We empower people to live in affordable homes
to help build thriving communities.***

2025 Annual Report

A Letter From Our President & CEO



Financials

October 1, 2024 - September 30, 2025

REVENUE

OCHN - Lease Costs & Other	
Contract Revenue	6,344,463
Federal Permanent Housing	5,792,273
Other Federal Funding	2,065,703
Contributions & Grant Funding	1,284,555
Lease & Rental Income	179,571
Service Income & Management Fees	1,134,043
Investment Income & Other Unrestricted Revenue	1,471,520
Donor Restricted Revenue	86,698
TOTAL	\$18,358,826

FUNCTIONAL EXPENSES

Supportive Housing	\$8,222,625
Program Operations	\$6,739,504
Maintenance	\$996,772
Management/General	\$1,697,754
Other Expense	\$232,517
TOTAL	\$17,889,171

9.2% of revenues were spent on administrative costs per September 30, 2025 audited financial statements.

Thank you to all of our supporters!

Board of Directors

Board Chair

William L. Robinson, Jr.

Gary Abernathy	MaDonna Mannings-Tucker
David Boss	Janet Owens
Courtney Elledge	MaKisha Reed
Thomas H. Landry	Mark Wiedelman
Jennifer Lanfear	Arketa Williams

Executive Team

Kirsten Elliott

President & Chief Executive Officer

Carrie Mendoza, CPA

Vice President & Chief Financial Officer

Shelley Brinkmann

Vice President of Programs

Maggie Perry

Vice President of Operations

Al Martin

Vice President of Real Estate

Dear Friends and Supporters,

As Community Housing Network (CHN) marks its 25th anniversary in 2026 — and reflects on **helping more than 400,000 people since its founding in 2001** — this past year served as a reminder of what strong communities are built on. Stability. Responsibility to one another. And the belief that everyone deserves a safe place to live.

Last year, your generosity helped 23,446 people, including more than 7,500 children, remain housed or find a stable home. Through \$13.2 million invested locally, families avoided displacement; people with disabilities lived safely in the community, and individuals regained footing during difficult moments.

Housing stability does not just change individual lives. It strengthens neighborhoods, supports local schools and employers, and reduces strain on emergency systems. When people are housed, communities function better.

While housing affordability is now widely described as a crisis, the real issue is whether we protect solutions that work. CHN continues to focus on practical, proven approaches that keep people housed and prevent homelessness before it starts, even as funding grows more uncertain.

This year also marked my first year as CEO, and I am proud to steward an organization with such a long history of impact and collaboration. Looking forward, CHN remains committed to adapting, advocating, and showing up for our community with consistency and care.

Your support makes this possible. Together, we are building a future where stability, dignity, and opportunity remain part of the fabric of our region.

Thank you for your trust and partnership.

With gratitude,

Kirsten Elliott
President & Chief Executive Officer



Programs & Services

Last year, Community Housing Network helped **23,446 people**, including more than **7,500 children**, find a stable home or remain housed. Through **\$13.2 million invested locally**, families found homes or avoided displacement; people with disabilities lived safely and as independently as possible, and individuals regained footing during difficult moments. **Some highlights include:**

Our Rapid Rehousing for people experiencing homelessness, fleeing domestic violence or human trafficking placed **315 people**—more than half children—into homes.

Through our Housing Mobility program, we helped **310 people** with housing vouchers move to “higher-opportunity communities,” helping them with economic mobility and long-term housing stability.

We managed leases for **735 households across 556 scattered-site properties** in Oakland, Macomb, Wayne and St. Clair Counties, which provided affordable, independent living for people with disabilities.

Our **12 multifamily communities** have **311 units** for low-income families and people with disabilities. In total, these communities house **949 people**, including **332 children**.

Our Homeless Prevention services helped an additional **39 people** – more than half children – with financial assistance or case management services.



Teens at Jefferson Oaks, one of CHN's affordable housing developments, were recognized for their leadership.



Chanda Jones and her children moved to a “higher-opportunity” home in Macomb County.

Helping families and individuals establish and maintain a home of their own!



A Jefferson Oaks family attending the annual community holiday party.



Ribbon cutting ceremony at Victories Square in Petoskey, one of CHN's 12 affordable housing developments throughout Michigan.

Our Housing Resource Center assisted **18,706 people**, connecting them to support, programs and resources to secure or maintain housing.

We continued to be the largest permanent supportive housing provider in Oakland and Macomb counties, as well as offering services in Wayne County. CHN served **610 people**, including **196 children**, with leasing assistance and other essential support.

Our PATH Street Outreach team engaged **211 people** experiencing homelessness, providing them with direct services or connecting them to other available resources.

Our certified Housing Counselors educated **291 households** through workshops on credit, debt, budgeting, and tenant/homeowner rights and provided **25 households** with one-on-one housing counseling.

Victories Square in Petoskey (ribbon cutting pictured left) was one of three developments constructed last year, along with **Kelly Court** in Eastpointe and **Unity Park VI** in Pontiac. These three developments will provide a total of **73 units of desperately needed workforce housing** in Michigan for years to come.




Community

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Use the QR code below to donate and help our neighbors in need today!

Main Office (Troy)

5505 Corporate Drive, Suite 300
Troy, MI 48098

Phone: 248.928.0111
Toll Free: 866.282.3119



Macomb Office

15106 Deerfield Avenue
Eastpointe, MI 48021

Phone: 586.221.5900
Toll Free: 866.282.3119

*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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