Dear friends,

**Housing is elemental.** It is the platform to healthy lifestyles and self-sufficiency. For the vulnerable population we serve, safe and secure housing is the first step toward navigating recovery and relieving daily turmoil.

When our community makes housing available to people challenged by mental illness, substance addiction and homelessness, we not only lift up those we house; we also improve everyone’s quality of life, promote economic development, and make neighborhoods more vibrant.

In the months ahead, you will hear housing advocates talk about our drive to bridge the gap between the demand and supply for decent, affordable housing in Franklin County. We invite you to join with us to make Central Ohio a better place to live for all.

As you will read in these pages, Community Housing Network had much to celebrate this year:

- completion of a massive, multi-region housing preservation project,
- opening of Hawthorn Grove, our latest development in a historic neighborhood, and
- awarding of tax credits to expand our housing offerings on the Southwest side.

Thank you for making all this good work possible.

Sincerely,

Samantha Shuler
Chief Executive Officer

Blaine Brockman
Board Chairman

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**Our mission**

Community Housing Network develops, owns and manages permanent supportive housing across Franklin County, Ohio. We rent affordable apartments to people disabled by mental illness, substance addictions and histories of homelessness. CHN strategically engages with service agencies that connect residents to the services they need.
Community Housing Network completed a five-year, $55-million capital improvement project that is the largest renovation of permanent supportive housing in Franklin County history.

It is also the largest project in CHN’s 29-year existence and involved one out of every three units CHN owns, many more than 50 years old. CHN rehabilitated 414 units of affordable housing for more than 600 residents with disabilities, including mental illness and substance addiction. The apartments are located in 81 buildings scattered throughout Franklin County in six regional areas.

Upgrades included new kitchens, bathrooms, energy-efficient heating and cooling systems, windows, roofs and landscaping. As a measure of the project’s scale, workers installed four football-field lengths of flooring and 2,500 doors during the renovation. Meticulous plans were executed to move and return residents to their apartments typically within 30 days.

At a community celebration in April, CEO Samantha Shuler remarked, “When we relocated the last resident into the final rehabbed apartment in January of this year, that marked the end of something extraordinary; that is, improving the quality of life for close to 600 residents. Moreover, we have ensured that permanent supportive housing will be available for residents to come because we extended the life of our apartments.”

Rutger’s story

I found myself homeless about 10 years ago. CHN brought a lot of stability to my life.

When I first moved in this apartment, it didn’t have adequate wiring for a lot of my multi-media gadgets. Now since the rehab, I’m able to plug in all my goodies and have central air, heating, and cooling.

Being in stable housing has improved my life by taking away a lot of my worrying and anxiety that was part of my disability. It frees me up from mundane worries to be able to work on some bigger issues that I have, and even apart from that, to simply enjoy life.

In Columbus, 63% of extremely low-income families spend more than half of their income on housing. Many of these households suffer from health problems caused by their substandard surroundings such as asthma, injuries, and traumatic stress, including overcrowding.

For people disabled by histories of chronic homelessness, mental illness or substance abuse, the need for housing is acute. Hundreds of people are on wait lists for CHN and other affordable housing.

Alarmed by data showing a yawning chasm between housing needs and housing supply, advocates launched the Affordable Housing Alliance of Central Ohio last fall. Community Housing Network is a founder of the 13-member organization.

CEO Samantha Shuler and other advocates are urging elected officials to make affordable housing a policy priority. Later this year, the Alliance will present funding options to reduce the housing shortage by half in the next 10 years.
When Hawthorn Grove opened last summer, 40 residents took new steps on their journey to health and well-being.

Located in the Discovery District of Columbus, Hawthorn Grove is a 40-unit, three-story apartment building with Italianate architectural features that reflect homes in the historic neighborhood.

Nearly half of the total funding to develop and construct the building came from the Ohio Department of Mental Health and Addiction Services and the Alcohol, Drug and Mental Health Board of Franklin County.

Additional funding for Hawthorn Grove came from the Ohio Housing Finance Agency, Franklin County Commissioners, the City of Columbus, and multiple private investors, including the Federal Home Loan Bank of Cincinnati, Huntington Bank, Arlington Bank, Nationwide Insurance, and Ohio Capital Corporation for Housing. The Columbus Metropolitan Housing Authority provides rent subsidies to limit the rent burden on residents to 30 percent of their income.

Susan Weaver was a visionary leader who founded Community Housing Network more than 25 years ago. What began as a pilot project for the ADAMH Board of Franklin County has grown into one of the nation’s leading providers of permanent supportive housing.

To honor her legacy, CHN established the Susan Weaver Development Fund, seeded by Ohio Capital Corporation for Housing and CHN Board of Trustees.

By fall 2016, selected CHN residents will be awarded grants to enhance their lives through education, training and enrichment opportunities.
Leadership Columbus helps residents find their voice

When members of the Leadership Columbus class of 2016 volunteered to train CHN’s Tenant Advisory Council, they thought they were teaching the group how to advance to a bigger role in the agency. But they achieved a deeper impact: helping residents see themselves as capable leaders.

CHN facilitated the Tenant Advisory Council in hopes it could act as a self-directed group to provide feedback to the management team and solve project-specific issues. But over the years, tenants’ interest waned, so CHN invited Leadership Columbus to help revive it.

Ryan James, senior research scientist at Battelle and liaison with CHN, said Leadership Columbus volunteers saw a need for something fundamental: training in running meetings bolstered by encouragement from caring professionals.

Taking on different roles, including working with meeting “hosts” to prepare agenda, were classmates Melissa Dixon, Kimberly Hall, Eileen Leuby, David Moody, Michael Stauffer, and Frances Strahler. In just six months, TAC membership has doubled to 16, and the group is fully in charge of meetings, choosing topics and taking minutes.

“There was a growth in their confidence and capabilities, and knowing we had some part to play in that is very rewarding,” James said.

Tax credits pave the way for Briggsdale II

Briggsdale II Apartments will move from CHN’s drawing board to construction site, thanks to tax credits awarded by the Ohio Housing Finance Agency in June 2016.

Connected by a two-story corridor to the first Briggsdale Apartments, this expansion will provide new homes for 40 residents when it opens in spring 2018, increasing the total number of units to 75.

Situated on nearly three acres, Briggsdale II Apartments will foster a supportive environment leading to recovery and housing security, and will support clients of the Community Shelter Board and ADAMH agencies, who struggle with chronic homelessness, mental illness or substance addiction.

The architecture will continue the unique farmstead theme that neighbors proposed for the original structure that opened in 2006. Space will be designated for activities as varied as art therapy and basketball.

In addition to low-income housing tax credits, CHN has been awarded an Ohio Housing Trust Fund grant through the Ohio Housing Finance Agency and City of Columbus funds. CHN plans to apply for additional funding, including to the Federal Home Loan Bank of Cincinnati.
Construction nears completion at Terrace Place

Moving vans will be a welcome sight for residents relocating to Terrace Place, Community Housing Network’s latest development. Slated to open in November, the building is located within Columbus’ Weinland Park neighborhood and is part of Campus Partners’ South Gateway II development.

Residents from CHN’s North High Street property will move into Terrace Place. The North High Street property was sold last year to make way for community revitalization along the prominent campus corridor.

The Ohio State University Extension will operate an employment program in the four-story structure to make job and financial counseling services convenient to both Terrace Place and Weinland Park residents.

Of the total 60 units, 85% will be designated for chronically homeless men and women. CHN will set aside other units for non-homeless individuals with severe mental illness who will benefit from on-site supportive services and 24-hour staffing.

Financing for the $11.1 million development was provided by the Ohio Housing Finance Agency, HUD, City of Columbus, Franklin County, the Federal Home Loan Bank of Cincinnati, Huntington National Bank, Ohio Department of Mental Health and Addiction Services, Columbus Metropolitan Housing Authority, proceeds from the sale of the High Street property, and the Affordable Housing Trust for Columbus and Franklin County.
### Consolidated Statements of Operations & Changes in Net Assets

<table>
<thead>
<tr>
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<th>12/31/15</th>
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<tr>
<td>Support:</td>
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<tr>
<td>Grants - Supportive services</td>
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<td>Grants - Rental subsidies</td>
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<td>Rental income</td>
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<td>Pass thru Revenues</td>
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<td><strong>TOTAL REVENUE</strong></td>
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<td>Depreciation and interest</td>
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<td>Impairment loss, tax credit projects</td>
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<td>Other operating expenses</td>
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<td><strong>Change in TOTAL Net Assets</strong></td>
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<td><strong>Beginning Net Assets</strong></td>
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<td><strong>TOTAL LIABILITIES</strong></td>
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<td>$ 51,084,565</td>
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### Consolidated Statements of Financial Position

<table>
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<tr>
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<th>12/31/15</th>
<th>12/31/14</th>
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<tbody>
<tr>
<td><strong>Assets</strong></td>
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<tr>
<td>Current Assets</td>
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<td>Cash</td>
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<td>Cash - designated</td>
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<td>Receivables:</td>
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<td>Trade, net</td>
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<td>Related tax credit projects</td>
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<td>Development fees, current</td>
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<td>Grants and subsidy receivables, net</td>
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<td>Accrued interest receivable</td>
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<td>Notes receivable, current</td>
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<td>Prepaid expenses</td>
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<td><strong>Total Current Assets</strong></td>
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<td>Property and equipment, net</td>
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<td>Noncurrent assets</td>
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<td>$ 26,794,068</td>
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<td><strong>TOTAL ASSETS</strong></td>
<td>$ 55,111,335</td>
<td>$ 51,084,565</td>
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<tr>
<td><strong>Liabilities</strong></td>
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<tr>
<td>Current Liabilities</td>
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<td>Accounts payable</td>
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<td>Accrued expenses and liabilities</td>
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<td>Deferred revenue</td>
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<td>Notes payable</td>
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<td><strong>Total current liabilities</strong></td>
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<td>Long-term Liabilities</td>
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<td>Mortgages and notes payable, net</td>
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<td>$ 2,932,610</td>
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<td>Tenants’ security deposits</td>
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<td><strong>Total long-term liabilities</strong></td>
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<td><strong>TOTAL LIABILITIES</strong></td>
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<td><strong>Net Assets</strong></td>
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<td><strong>Total Net Assets</strong></td>
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<tr>
<td><strong>Total Liabilities and Net Assets</strong></td>
<td>$ 55,111,335</td>
<td>$ 51,084,565</td>
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Audited financial statements are available upon request.
FUNDERS
The Affordable Housing Trust for Columbus and Franklin County
Alcohol, Drug and Mental Health Board of Franklin County
The Care Source Foundation
City of Columbus
The Columbus Foundation
Columbus Metropolitan Housing Authority
Community Shelter Board
Digital Works
Donations and Contributions
Federal Home Loan Bank of Cincinnati
Franklin County Board of Commissioners
The Harry C. Moore Foundation
Nationwide Insurance Foundation
Ohio Capital Corporation for Housing
Ohio Department of Mental Health and Addiction Services
Ohio Development Services Agency
Ohio Department of Aging
Ohio Preservation Compact
Osteopathic Heritage Foundations
The Reinberger Foundation
Robert Wood Johnson Foundation
U.S. Department of Housing and Urban Development
United Way of Central Ohio

PARTNERS & COLLABORATORS
AI Staffing
Access Ohio
Affordable Housing Alliance of Central Ohio
AIDS Resource Center Ohio
Alcohol, Drug and Mental Health Board of Franklin County
Amethyst, Inc.
The Arrington Bank
Central Ohio Area Agency on Aging
Children’s Academy
CHOICES for Victims of Domestic Violence
City of Columbus Land Bank
Clair United Methodist Church
CleanTurn
Columbus Area Integrated Health Services Inc.
Columbus Coalition for the Homeless
Columbus Division of Police
Columbus Metropolitan Housing Authority
Columbus South Side Area Commission
Columbus Urban League
Community Development for All People
Community Properties of Ohio
Community Research Partners
Community Shelter Board
Community Support Network
COMPASS Program, Broad Street Presbyterian Church
Concord Counseling Services
Central Ohio Workforce Investment Corporation (CWCIC)
CONA, Program of Southeast, Inc.
Healthcare Services
Discovery District Civic Association
Fifth Third Bank
Franklin County Department of Job and Family Services
Franklin County Land Bank
Franklin County Veterans Service Commission
Goddard Guild
Goodwill Columbus
HandOn Central Ohio
Hamilton Local School District
Hina Environmental
Homeless Families Foundation
Huckleberry House, Inc.
Huntington National Bank
IMPACT Community Action
KeyBank
Klengern
Leadership Columbus
Local Matters
Lowerlights Christian Health Center
Lutheran Social Services
Mannie Smith
Maryhaven
MCR Services
Melissa’s House
Mental Health America of Franklin County
MetroHealth/Community Services: T.O.U.C.H.
Multicultural Advocates for Cultural Competency
NAACP Franklin County
NAACP Ohio
New Beginnings
New Horizons Methodist Church
North Central Mental Health Services
North Community Counseling
Ohio Housing Trust Fund
The Open Shelter, Inc.
OSU Extension
Park National Bank
The P.E.E.R. Center
PrimaryOne Health
Health Care for the Homeless
Rebecca’s Place
Red Capital Mortgage
Rodford Homes
Southeast, Inc.
Syntero
Twin Valley Behavioral Healthcare
University Special Improvement District
U.S. Department of Veterans Affairs
Volunteers of America of Greater Ohio
Weinland Park Community Civic Association
YMCA of Central Ohio
YWCA Columbus

PROGRAMS WITH COMMUNITY ADVISORY COMMITTEES
Briggdale Apartments
Dogwood Glen Apartments
East Fifth Avenue Apartments
Hawthorn Grove Apartments
Holt Avenue Apartments
Inglewood Court Apartments
North 22nd Street Apartments
North High Street Apartments
Parsons Avenue Apartments
Safe Haven Apartments
Southpoint Place Apartments
St. Clair Hotel Apartments

ORGANIZATIONS REPRESENTED ON COMMUNITY ADVISORY GROUPS & OTHER COMMUNITY ADVISORS
Bronzeville Neighborhood Association
Campus Partners for Community Urban Development
Children’s Academy
City of Columbus
City of Columbus City Neighborhood Liaisons Program
Columbus Metropolitan Library
Columbus Division of Police
Columbus Public Health
Columbus Urban League
COMPASS Program, Broad Street Presbyterian Church
Discovery Special Improvement District
Dining Park Area Commission
East Columbus Civic Association
East Fifth Avenue Business Association, Inc.
Eastfield-Westfield Block Watch
F&W Properties
Franklinton Pride Center
Gladden Community House
Greater Hilltop Area Commission
Jefferson Center for Learning and the Arts
Krumm Park Recreation Center
The Long Street Business Association
Mt. Vernon Avenue District Improvement Association, Inc.
Near East Area Commission
Near East Pride Center
New Horizons Housing
North Central Area Commission
North Linden Area Commission
Northeast Area Commission
Parsons Avenue Merchants Association
Parsons Baptist Church
Reel Hosack Area Planning Committee/Steeleton Village
Rich Street, LTD
Scots Community Nursing Home
Scots Southland Civic Association
Shenandoah Partnership
South Side Pride Center
Southside Neighbors Against Crime
Southwest Area Commission
St. Mary of the Springs
University Area Commission
University Community Business Association

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Erika Clark Jones, City of Columbus, Celebrate One
Charles H. McCreary, Bricker & Eckler LLP
Robert Oakley, Retired CFO, Nationwide Insurance
Marcus Salter, Access Ohio
James C. Shaw, Inland Financial, Inc.
G. Gary Tyack, Judge, Tenth District Court of Appeals
Dean Weinert, Mutual Federal Savings Bank

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Teresa Black, Director of Finance
Ryan Cassell, Director of Development
Tona Fransen, Director of Property Management
Kathy Hatfield, Director of Grants & Service Coordination
Cynthia Mercer, Director of Human Resources