transforming lives & communities
Community Housing Network is a national leader in housing for people with special needs. Working with a network of service providers, we enable individuals with disabilities and histories of homelessness to enjoy full lives in a welcoming community. Our attractive housing developments enhance the vitality of communities in which we invest, while reducing social costs associated with homeless shelters, emergency room visits and institutional care.

Community Housing Network’s Board of Trustees

(Seated, l-r):
Mari Sunami, retired
Southside Settlement House
James C. Shaw
Wagenbrenner Development
Susan Weaver, CEO
Community Housing Network
Dean W. Weinert
Mutual Federal Savings Bank

(Standing, l-r):
Charles H. McCreary
Bricker & Eckler, LLP
Adam Heeter
Oxford Consulting Group, Inc.
Jeffrey M. Wittmann
Brooke Development
Judge G. Gary Tyack
Tenth District Court of Appeals
Robert Oakley, retired
Nationwide Companies
(Not pictured):
Clark L. Lloyd
Nationwide Insurance
Blaine P. Brockman
Brockman Legal

Senior Management Team

(Seated, l-r):
Samantha Shuler, Esq.
Director of Real Estate Development
David Rose
Director of Property Management
Kevin Rogers
Maintenance Supervisor

(Standing, l-r):
Anthony Penn
COO
Kathy Hatfield
Director of Grants & Data Management

Christine Mitchell
Executive Assistant/Office Manager

Don Hollenack
CFO
Susan Weaver
CEO
Mike Tynan
Director of Housing Services
Community Housing Network has been developing supportive housing longer than any other organization in Franklin County. Founded in 1987, CHN emerged from a pressing need for affordable housing for people with mental health concerns. Today, CHN is an independent not-for-profit that owns or manages 1,600 units of supportive housing in Columbus, Ohio, and its suburbs, including Bexley, Dublin, Grandview Heights, Grove City, Upper Arlington, Whitehall and Worthington. CHN holds real estate assets with a book value of $65.5 million.

**Supportive housing is affordable, permanent housing linked to social, health and employment services.**

Tenants hold their own leases and pay their own rents. Supportive services enable tenants to find work, maintain their recovery, and give back to the community. Supportive housing also provides peer support and a sense of community, which is often lacking in the lives of formerly homeless and disabled men, women and children.

---

*Barbara Poppe, Executive Director, Interagency Council on Homelessness, U.S. Department of Housing and Urban Affairs*
The Community Housing Network should be commended for their efforts to provide safe and affordable places to live for our most vulnerable residents, like single parents, children and military veterans. Stable housing combined with social services helps end the cycle of homelessness.

Patrick J. Tiberi, Member of Congress, 12th District of Ohio
Effective approach

Community Housing Network meets a vital community need for developing and managing housing for a population striving for personal independence and freedom from illness, addiction and homelessness.

**Our proven record is based on research showing that people with stable housing have the greatest chance of success in recovery and relationships.**

Stable housing means more than just a place to live: In partnership with service providers, we offer a broad network of community resources that our tenants can access to manage their illnesses, pursue education, hold jobs and raise families. Tenants’ amazing achievements in the face of difficult circumstances account for the tremendous support for CHN housing developments.

The Ashton community typifies CHN’s attention to quality construction and property maintenance.

The urgent need for homes and help

One in four people will experience a mental illness during their lifetime that may require treatment and housing services. The region’s slow economic recovery has forced thousands of individuals and families to seek emergency shelter in record numbers. They, too, need permanent housing solutions.

Unfortunately, affordable supportive housing is in short supply. Approximately 1,400 additional housing units will be needed to meet the projected demand for people with a long history of homelessness and disabling conditions. Meanwhile, we have placed more than 2,400 individuals and families on a wait list for safe and stable places to live.

The demand for our apartments attests to both the success of supportive housing and the critical need for investment in additional projects.
High return on investment

**CHN combines the expertise of a traditional housing developer with the knowledge of a social service agency, the skill of a property manager, and the innovation of a leading-edge business enterprise.**

We are adept at raising capital through a blend of public funding and private equity. We leverage the federal government’s Low-Income Housing Tax Credit Program. Investors such as banks and insurance companies buy the tax credits, and we use the proceeds from their sale to construct or rehabilitate housing. We also attract funding from the City of Columbus, Franklin County, State of Ohio, U.S. Department of Housing and Urban Development, Federal Home Loan Bank, and charitable contributions.

**Community Housing Network Reduces Public Costs**

*Permanent Supportive Housing (PSH) has reduced the use of shelters, institutions and other community resources by nearly 50%.*

<table>
<thead>
<tr>
<th></th>
<th>Cost Prior to PSH</th>
<th>Cost While Housed in PSH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outpatient Case Management</td>
<td>$40,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>Crisis Services</td>
<td>$35,000</td>
<td>$25,000</td>
</tr>
<tr>
<td>Homeless Shelter</td>
<td>$30,000</td>
<td>$15,000</td>
</tr>
<tr>
<td>Psychiatric Hospital</td>
<td>$25,000</td>
<td>$10,000</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>$20,000</td>
<td>$5,000</td>
</tr>
<tr>
<td>Rental Subsidy</td>
<td>$15,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

-48%

*Information based on utilization 2 years prior to PSH, and utilization while in PSH. Sample size: 128 clients.*

*Sources: Alcohol, Drug and Mental Health Board of Franklin County; Community Shelter Board; Community Housing Network*

---

Community impact

Community Housing Network is proud of what we have accomplished with the community’s support.

**Our investments in affordable housing:**

- Promote individual and family independence.
- Increase residents’ income through employment and benefits.
- Break the cycle of homelessness and reduce the need for homeless shelters.
- Lower social costs by decreasing high-cost emergency or inpatient care.
- Revitalize neighborhoods through new or rehabilitated properties.
- Increase or stabilize neighborhood property values over time.
- Contribute to construction-related employment.

Since 1999, North Cassady Apartments, located in Bexley, have provided 10 apartments for formerly homeless men recovering from drug or alcohol addiction.
When Community Housing Network proposed a supportive housing development in Bexley, many of us acted on our lack of understanding and took legal action to halt the project. In fact, our fears were never realized, and we welcomed the new residents into the community as the good neighbors they are.

David Madison, Former Mayor, Bexley, Ohio, Suburban Columbus
Building supportive housing for people with special needs improves the quality of life not only for tenants, but for everyone in the community. Because of the great partnership between the City of Columbus and Community Housing Network, thousands of residents are on the road to recovery and productive lives.

Michael B. Coleman, Mayor, Columbus, Ohio

Southpoint Place Apartments accommodate single adults in 40 studio apartments and 40 families in townhouse apartments. Amenities include a computer center, laundry room, library and playground.
Different housing for different needs

CHN owns or manages everything from multi-building complexes to single apartments. We carefully screen tenants to match them with the right supportive environment. Tenants pay rent and must abide by the lease agreement and building rules.

In all cases, CHN keeps in regular contact with tenants to support their progress. Recognizing the special needs population we serve, CHN employs “housing retention specialists,” to help tenants resolve issues and maintain housing.

Building blocks of successful housing

Before breaking ground for a new development, CHN follows a rigorous process that involves scores of government officials, civic leaders and potential neighbors. Every piece of the puzzle must come together seamlessly: site selection, financing, service contracts, community acceptance, and tenant leasing.

Once we identify a location, our deliberate process of developing community acceptance begins. CHN holds discussions with key community groups, local government officials, and individual leaders to inform them of our plans, listen, and respond to any community concerns.

Our in-house development staff hires the general contractor and architect from a range of accomplished firms that are experienced with the unique requirements of supportive housing. Together with support from lenders, attorneys and accountants, they form a cohesive team to shepherd the project from concept to completion.

We also establish relationships with service providers based on their experience meeting tenant needs.

Through the years, more than 50 agencies and non-profit organizations have provided the social, health and employment services that enable us to achieve our mission.
Experienced care teams

From the outside, CHN properties are like other high-quality developments. It’s what happens inside the walls where the difference is profound. CHN has mastered the art and science of assembling cross-discipline teams to create individual care plans and monitor tenants’ progress. From social workers at our partner agencies to on-site building managers, individuals are empowered to share responsibility for improving the lives of tenants whom they serve.

CHN has advanced the approach, called “blended management,” which promotes mental health recovery and sobriety by blending property management and supportive services. CHN even holds classes for building maintenance personnel so that they understand persons with mental illness and act with cultural sensitivity. They and our housing retention staff meet regularly to exchange information, enabling social workers to help tenants succeed with their treatment and maintain their housing.

Our staff also meets with partner agency representatives and tenants to promote continuous improvement.

Promoting community understanding

Our philosophy is to be open and honest with our neighbors. We strive to overcome concerns and assure people that our tenants are committed to improving their lives. They want what everyone else in the neighborhood desires—a sense of community and a place to call home. A stable living environment is their step toward improving health, maintaining recovery, finding work, and keeping families united.

CHN forms Community Advisory Committees to assure our responsiveness to community concerns. CHN encourages the committees to enter into Good Neighbor Agreements. We are a national pioneer of the “good neighbor” process that creates a framework for mutual expectations and ongoing communications. Our working relationships with the community are maintained long after a new development opens its doors through annual gatherings and quarterly newsletters.

Leading transformation

For more than two decades, Community Housing Network has developed permanent, safe places to live for people seeking to regain self-sufficiency through treatment, education and employment.

With ongoing support, CHN will continue to be a pioneering social entrepreneur, transforming lives and communities.
Homelessness, like hunger, is a community challenge that requires collaborative resolve from all sectors – government, business, non-profits and the faith community. Community Housing Network is a valuable part of our community’s effort to give everyone equal opportunity to lead happy, healthy lives, and we have been proud to support their work.

Doug Kridler, President of Columbus Foundation
Our Mission

To provide safe, affordable, rental housing and linkage to supportive services for people with disabilities and other special needs such as homelessness.

Unit Density
- 0 - 4 units
- 5 - 8 units
- 9 - 12 units
- 13 - 16 units
- 17 - 80 units
- Next Generation houses

Dogwood Glen's location on the north side of Columbus encourages tenants to participate in the area's offerings, including employment opportunities, health care services, and shopping at Easton Town Center.

Meeting Special Needs
- 2,568 tenants
  - 100% disabled/special needs
  - More than 65% previously homeless
- 566 children under 18
- 1,049 male head of household
- 954 female head of household
- 58% African American
- 39% Caucasian
- 3% Native American, Asian or other
- Avg. household income: $7,151
- Avg. age for heads of household: 46 years

1680 Watermark Drive  •  Columbus, Ohio 43215  •  www.chninc.org  •  614.487.6700