

addressing community needs

Supportive housing

- * Safe, affordable homes
- * Support for stability and independence
- * Cost-effective results
- * New starts in life





Dear Friends:

The rocky economy posed serious challenges this year for Community Housing Network and the people we serve. CHN responded with creativity and perseverance to help people with disabilities find safe, affordable homes.

Community Housing Network addresses community needs by investing wisely and delivering cost-effective, quality supportive housing. Our results show:

- **Reduced costs for the community:** The average cost to provide mental health and treatment services for residents of Briggsdale and Southpoint Place Apartments is about half the cost of services before tenants moved into this supportive housing.
- **Housing stability:** 90% of CHN's formerly homeless residents either stay in CHN housing or exit to other permanent housing.

In October 2008, CHN welcomed tenants to Southpoint Place Apartments, our newest completed project. As the first large-scale, supportive housing development designed for families in Franklin County, Southpoint is the latest example of the ways in which CHN addresses community needs.

Innovative projects and high-level performance are only possible with a network of funders, service providers, policy makers, and civic leaders. You ensure that the road to a better life is open to all people. Our new logo represents the importance we place on this critical community support.

We're confident that our community will emerge from the current economic crisis more resolved than ever to address community needs with a generous supply of care and compassion.

Sincerely,

Mari Sunami

Chairman, Board of Trustees

Susan Weaver
CEO

 **communityshelterboard**
Sponsoring Organizations: **ADAMH**
Mari Sunami - Chairman | Dean W. Weinert - Vice Chairman | Robert Oakley - Secretary/Treasurer
Rita Cohen | James C. Shaw | Alicia D. Smith | G. Gary Tyack | Jeffrey M. Wittmann | Susan E. W.
Columbus, OH 43215 | 614 487 6700 | Fax 614 487 0405 | www.chn.org

Community Housing Network, Inc.

provides safe, affordable rental housing and linkage to supportive services for people with disabilities and other special needs such as homelessness. CHN serves as a developer, owner and property manager, and facilitates access to rent subsidies and private housing.

Our Mission



Southpoint Place Opens the Door to New Lives

A playground. Library. Green space. These are the features that every neighborhood needs to give families room to grow. These amenities take on new meaning as part of Community Housing Network's 80-unit Southpoint Place Apartment complex for individuals and families.

A public Grand Opening on April 31, 2009 celebrated the community collaboration that made the development possible, including critical funding of more than \$10 million from the City of Columbus, Columbus Foundation, Eck Family Foundation, Federal Home Loan Bank of Cincinnati, Franklin County Board of Commissioners, Housing Trust for Columbus and Franklin County, Huntington Community Development Corporation, KeyBank, Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, and United Way of Central Ohio (anonymous donor).

Service partners, Concord Counseling and Amethyst, help residents break the cycle of long-term homelessness and learn to manage their own health and recovery. The ADAMH Board of Franklin County, Columbus Metropolitan Housing Authority, Community Shelter Board, HUD, Ohio Department of Development, and Ohio Department of Mental Health fund ongoing operations and services.

Southpoint Place is the first large permanent supportive program with 40 family apartments, including much needed 3- and 4-bedroom units. The development serves as a pilot for the Community Shelter Board's Unified Supportive Housing System. By centralizing tenant outreach, assessment and selection, the new system will assure that supportive housing resources serve those most in need.



Father and Child Reunion

Monty Milner goes to work, pays rent, and enjoys his 2-year-old son. Not so long ago, Monty's life was far from this routine. He was addicted to crack cocaine, and his girlfriend gave birth to their baby in prison. Love for his newborn gave Monty the strength he needed to fight addiction – and fight to keep his baby.

Named after his father, young Monty was on the brink of being adopted by another family when Monty moved from homelessness to supportive housing. Stable housing gave Monty the foundation he needed to wage his battles. CHN advocated on Monty's behalf during child services and court proceedings. After months of delays and disappointments, father and son were at last united.

Monty became one of the first residents to move into a two-bedroom apartment at CHN's newest development, Southpoint Place Apartments, where there's plenty of room for the toddler to play, learn and grow.

Looking at the complex around him, Monty said, "This is the best setting in the world. It's a blessing. CHN sets you up with drug counseling, abuse programs, bus passes, and medical care. There's no way in the world you should have to fail."

CHN Project Is a First for Ohio

A CHN development will be the first tax-credit financed housing project in Ohio to receive capital funds from the Ohio Department of Mental Health (ODMH). Dogwood Glen will be built on a two-acre lot on Morse Road in a quiet, residential setting with easy access to shopping, pharmacies, health care services, and employment opportunities.

Three years ago, CHN successfully advocated lifting legal restrictions that prohibited non-profit organizations from using state capital funds and tax credits together in the same project. The new law makes it possible for ODMH to invest \$300,000 toward Dogwood Glen's construction costs.

The development will offer 41 apartments for people disabled by severe mental illness and one unit for a resident manager, who will help residents maintain their recovery, secure income, and give back to the community. Success is measured by length of stay in housing and by increased tenant income.

The Columbus Metropolitan Housing Authority will provide rent subsidies to make the apartments affordable to low-income residents. In addition to ODMH, other supporters have come forward, including the City of Columbus, Columbus Foundation, Federal Home Loan Bank of Cincinnati, Franklin County Board of Commissioners, Ohio Capital Corporation for Housing, and Ohio Housing Finance Agency. CHN broke ground in September 2009.

Dogwood Glen



CHN Enhances Urban Historic District

Community Housing Network received a unique opportunity to help parents in recovery and contribute to the vibrancy of an urban district. When it opens in fall 2009, Jefferson Avenue Apartments will be a fitting addition to the Jefferson Center for Learning and the Arts, a consortium of non-profit organizations that line the boulevard.

CHN's architect, Urban Order, designed the 39-unit building to honor the historic character of the neighborhood, while offering modern amenities to parents and children.

The structural transformation will allow service provider Amethyst, Inc. to relocate clients and their families from a cramped, outmoded building, and support more parents in a community of recovery and peer support.

Due to the location, the community itself will play a role in fostering residents' independence. Jefferson Avenue Apartments are surrounded by educational and cultural offerings, including COSI science museum, Columbus State Community College, Franklin University, Columbus Public Library, the Jazz Academy at the Lincoln Theatre, and the Columbus Museum of Art.

The City of Columbus, Columbus Foundation, Federal Home Loan Bank of Cincinnati, Franklin County Board of Commissioners, KeyBank, Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, Robert Wood Johnson Foundation, The Affordable Housing Trust for Columbus and Franklin County, and United Way of Central Ohio (anonymous donor) provided capital funding.





Jefferson Ave. Apts.

Serving People. Saving Money.

Community Housing Network produces savings and satisfaction.

- **Improved housing stability.** CHN is a significant partner in the Community Shelter Board's nationally recognized Rebuilding Lives program. Through that partnership, hundreds of people have broken the cycle of long-term homelessness. All 10 of CHN's Rebuilding Lives programs achieved a "high" performance rating in CSB's program evaluation for the period ending December 2008.
- **Greater independence.** 2008 data show that close to 90% of residents stayed in CHN housing or exited to other stable housing, including rental apartments and Section 8 subsidized housing. Of those who exited, only 3% returned to emergency shelter, and only 2% left for inpatient treatment or a psychiatric hospital.
- **Increasing skills and income.** CHN's employment staff served more than 110 residents monthly with job training, employment search, placement, and referral services.
- **Lower cost and improved well-being.** The average cost per person for mental health and treatment services for Briggsdale and Southpoint Place is close to **50% less** than the cost of services before tenants moved in. The cost of treatment for some tenants increased for good reason: they are now getting services they need.
- **Less restrictive.** Before moving to CHN's supportive housing, many clients had significant inpatient and group home stays. At Briggsdale and Southpoint Place, tenants have their own apartments and live more independent lives with services available on site as needed to support their recovery.
- **Satisfied tenants.** 2008 survey results revealed that 80% of our tenants agree that "my life is better since I have been in CHN housing."

Statements of Financial Position

Assets	12/31/08	12/31/07
Current assets		
Cash	\$ 68,665	47,251
Cash Reserves	778,418	997,855
Cash-designated	100,235	176,293
Accounts receivable		
Trade, net	58,294	128,180
Affiliates	537,876	104,160
Grants and subsidies	486,256	339,648
Prepaid expenses	109,527	83,093
	<u>2,139,271</u>	<u>1,876,480</u>
Property and equipment	18,704,459	18,781,270
Other assets	9,718,554	8,438,186
	<u>30,562,284</u>	<u>29,095,936</u>
Liabilities		
Current liabilities		
Accrued expenses and liabilities	1,322,223	1,131,060
Deferred rental income	290,496	157,608
Lines of Credit	299,812	400,000
Notes payable	570,231	1,159,979
Bonds payable	443,750	415,828
	<u>2,926,512</u>	<u>3,264,475</u>
Long-term liabilities, less current maturities		
Tenants security deposits	233,691	207,015
Accrued interest payable	1,061,676	1,021,053
Lines of Credit	577,290	641,457
Notes payable	12,617,930	10,999,837
Bonds payable	5,030,565	5,464,258
	<u>19,521,152</u>	<u>18,333,620</u>
Net Assets		
Unrestricted net assets	8,114,620	7,497,841
	<u>\$ 30,562,284</u>	<u>29,095,936</u>

Statements of Activities & Changes in Net Assets

Revenues	12/31/08	12/31/07
Rental income	\$ 1,341,547	1,271,304
Grants from governmental & other agencies		
Rent subsidies	2,313,805	2,199,648
Supportive services	7,859,757	6,950,563
Forgiveness of debt	415,477	363,420
Development and management fees	663,539	829,607
Other income	548,195	1,304,501
	<u>13,142,320</u>	<u>12,919,043</u>
Expenses		
Program services:		
Service-enriched housing	5,396,955	5,591,638
Other housing models	3,310,889	3,640,024
Property management	150,082	173,152
Real estate development	262,642	161,124
	<u>9,120,568</u>	<u>9,565,938</u>
Management and general	649,129	660,046
Impairment loss-investment in project entity	2,755,844	
	<u>12,525,541</u>	<u>10,225,984</u>
Change in net assets	<u>616,779</u>	<u>2,693,059</u>
Unrestricted net assets		
Beginning of year	7,497,841	4,804,782
End of year	<u>\$ 8,114,620</u>	<u>7,497,841</u>

Copies of the audited financial statements are available upon request. Certain prior year amounts have been reclassified to conform to the current year presentation.

Unit Density

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

Community Housing Network owns and operates more than 1,000 supportive housing units throughout Franklin County, Ohio, in 27 ZIP codes within Columbus and six suburban communities.



Who's at Home with CHN

Tenants served in 2008



2,165 tenants
100% disabled/special needs

More than 65% previously homeless



438 children
889 men
838 women



60% African American
37% Caucasian
3% Other



Avg. age 45
Avg. household income \$5,173

Funders

Community Housing Network is a 501(c)3, non-profit organization. Donations to CHN are tax deductible.

Alcohol, Drug and Mental Health Board
(ADAMH) of Franklin County
Community Shelter Board
City of Columbus

Columbus Metropolitan Housing Authority
Corporation for Supportive Housing
Eck Family Foundation
Federal Home Loan Bank of Cincinnati

Franklin County Board of Commissioners
Ohio Capital Corporation for Housing
Ohio Department of Development
Ohio Department of Mental Health

Ohio Housing Finance Agency
Robert Wood Johnson Foundation
The Affordable Housing Trust for
Columbus and Franklin County

The Columbus Foundation
U.S. Department of Housing
and Urban Development
United Way of Central Ohio
Donations

Partners & Collaborations

Adult Parole Authority
Amethyst, Inc.
Bureau of Vocational Rehabilitation
Central Ohio Area Agency on Aging
Choices
Columbus AIDS Task Force
Columbus Area, Inc.
Columbus Coalition for the Homeless
Columbus Housing Partnership
Columbus Neighborhood Health Center

Columbus Division of Police
Columbus State Community College
Orientation to Trades and
Apprenticeship Program
Community Properties of Ohio (CPO)
Community Research Partners
Concord Counseling Services
Continuum of Care Steering Committee
COVA
Dublin Counseling Center

FIRSTLINK
Franklin County Children's Services
Franklin County Department of
Job and Family Services
Friends of the Homeless
Homeless Families Foundation
Huckleberry House
Lutheran Social Services
Maryhaven
Mental Health America
of Franklin County, Inc.

Mid-Ohio Food Bank
NAMH Franklin County
National Church Residences
Neighborhood House
Netcare Access
North Central Mental Health Services
North Community Counseling Centers
Ohio Department of Rehabilitation
and Corrections
Partners in Active Living

Project Linden
Salvation Army
Southeast Inc., Recovery and
Mental Health Care Services
The Ohio State University
Twin Valley Behavioral Healthcare
Veterans Affairs
Volunteers of America
YMCA of Columbus
YWCA of Columbus

Programs with Community Advisory Committees

Briggsdale Apartments
Cassady Avenue Apartments

East Fifth Avenue Apartments
Holt Avenue Apartments

North 22nd Street Apartments
North High Street Apartments

Parsons Avenue Apartments
Safe Haven

Southpoint Place Apartments
St. Clair Hotel Apartments

Organizations Represented on Community Advisory Groups & Other Community Advisors

Campus Partners
Children's Academy
City of Columbus
Columbus City Neighborhood Liaisons
Columbus Division of Police
Columbus Health Department
Columbus Urban League
COMPASS Program, Broad Street
Presbyterian Church

Council of South Side Business
Organizations
East Columbus Civic Association
East Fifth Avenue Business Association
Eastfield-Westfield Blockwatch
F & W Properties
Franklinton Pride Center
Gladden Community House
Greater Hilltop Area Commission

Harmon Elementary School
King Lincoln Bronzeville Association
Krumm Recreation Center
Long Street Business Association
Mt. Vernon Avenue District
Improvement Association
Near East Area Commission
Near East Pride Center
North Central Area Commission

North Linden Area Commission
Parsons Avenue Merchants Association
Parsons Baptist Church
Reeb Hosack Area Planning Committee
Scioto Community Nursing Home
Scioto Southland Civic Association
Shenandoah Partnership
South Side Pride Center

South Side Settlement House
Southside Neighbors Against Crime
Southwest Area Commission
St. Mary of the Springs
Starr Commonwealth Hannah Neil Center
The Driving Park Area Commission
University Area Commission
University Community Business Association

Board of Trustees

Mari Sunami (Chairman), Retired CFO, South Side Settlement House
Dean Weinert (Vice Chairman), PNC Bank
Robert Oakley (Secretary/Treasurer), Retired CFO, Nationwide Insurance
Rita Cohen, Community Volunteer
Charles (Dusty) McCreary, Bricker & Eckler LLP
James C. Shaw, Grandbridge Real Estate Capital
Alicia D. Smith, Health Management Associates
G. Gary Tyack, Judge, Tenth District Court of Appeals
Jeffrey M. Wittmann, Brooke Development

Senior Staff

Susan Weaver, Executive Director/CEO
Anthony Penn, Chief Operating Officer
Donald Hollenack, Chief Financial Officer
Samantha Shuler, Director of Real Estate Development
Mike Tynan, Director of Housing Services
Beverly Wilkes, Director of Grants and Compliance
Christine Mitchell, Executive Assistant/Office Manager



1680 Watermark Dr.
Columbus, OH 43215
614.487.6700
www.chninc.org