



IMPOSSIBLE

THE 2017 ANNUAL REPORT

Meeting community challenges for lasting impact



Dear friends:

We at Community Housing Network challenge ourselves to tackle difficult problems to make enduring change and deliver lasting impact.

Our innovative housing solutions have provided thousands of individuals the stable homes they need to live more productive lives in the community.

CHN was founded in 1987 as a pilot project to provide supportive housing to people with chronic mental illnesses who needed community-based care and housing after being released from institutions. A decade later, CHN expanded its mission to include people with substance use disorders, to help reach more people experiencing long-term homelessness.

CHN is proud that the permanent supportive housing we pioneered is leaving the lasting impact of reducing adult chronic homelessness.

Because of these and other lasting results, the community continues to turn to CHN to create opportunities for other vulnerable populations to enjoy purposeful, meaningful lives. A new “impossible” challenge is on our horizon: offering innovative supportive housing to help end homelessness for our community’s youth. (See page 6.)

We are grateful for your continued trust. Together, we’re discovering new possibilities for vulnerable populations and creating lasting impact.

Community Housing Network provides supportive housing that creates opportunities for our residents to be successful.

We expand these opportunities and impact our community by collaborating with supportive partners.



John Royer
Board Chair

Samantha Shuler
Chief Executive Officer

New homes. New hopes.

Since opening this summer, Laurel Green has provided a permanent home to people with serious mental illnesses, providing them a stable place to access treatment.

Residents are offered ADAMH-funded services on site, helping them prevent acute health crises caused by untreated illnesses, including repeated hospitalization and homelessness.

Laurel Green is built on a formerly vacant Columbus land bank lot. Bus stops, a park and a library are among the neighborhood amenities within walking distance from the apartments.

Funding for the 40-unit, \$7.2 million development was provided by: ADAMH Board of Franklin County, City of Columbus, Federal Home Loan Bank of Cincinnati, Franklin County, Huntington National Bank, Ohio Capital Corporation for Housing, Ohio Department of Mental Health and Addiction Services, and Ohio Housing Finance Agency. The Columbus Metropolitan Housing Authority provided critical rental subsidy. The community's collaboration and partnership are fundamental to our ability to create housing like Laurel Green.



Lori's Story



Lori Hitchens walks through the door of her apartment tired from a four-hour shift at Wendy's front counter. But it's a good kind of tired from a day of accomplishment. Nothing like the tired she felt most days during the 20 years she battled addiction.

Lori has lived at Terrace Place near the Ohio State University campus since October, after nearly five years in other CHN housing. Today, she is active in AA and other treatment programs.

She is proud to be 3 1/2 years clean. "It's been a journey, and I enjoy this ride," Lori said.

While staying focused on doing well in her job and in recovery, she still makes time to volunteer at a nearby church. She reaches out to troubled people she sees on the street to tell them there is help when they're ready to receive it. "Even moving forward, I still can't forget where I came from," she said.

Giving back is a new way of life for her, which began when an AARP employment training program placed her at a food pantry.

Lori has worked through painful family issues, and today her Terrace Place apartment is abuzz with the voices of nine energetic grandchildren. "I see them any time they can come over, and my nieces and nephews come visit. I have a baby sister that I can't get rid of," she said with a laugh.

Her journey hasn't been without its road bumps, including an early period of defying housing rules. "CHN is about responsibility. If I had not followed these rules, I would have been back on the street. They didn't give up on me."

Now she's ready to take on new responsibilities. "I'm at the point in my life where I have options, and I'm researching those options to move forward. That might include school and training."

"CHN was my saving grace," Lori said. "I have everything that I need to move forward in my life here."

Expansion doubles recovery opportunities

When it opened in 2006, CHN's Briggsdale Apartments featured 35 studio apartments for people experiencing chronic homelessness. Residents have enjoyed the quiet neighborhood and nearby amenities, and the site had plenty of room for a second phase. That's why CHN set its sights on its own Briggsdale Apartments campus for expansion.

This fall, CHN will complete Briggsdale Apartments II, more than doubling the number of residents living in stable housing and sparing the considerable expense of land acquisition.

The new \$8.9 million development adds 40 units and enlarges computer and activity rooms to serve all Briggsdale residents. The new addition physically connects the two buildings to create a unified community.

CHN's latest development will offer on-site support services in partnership with Southeast, Inc., contribute to ending homelessness, and improve the well-being of residents overcoming barriers in their lives.

CHN is grateful to our partners for this success: Affordable Housing Trust for Columbus and Franklin County, ADAMH Board of Franklin County, City of Columbus, Columbus Metropolitan Housing Authority, Community Shelter Board, Federal Home Loan Bank of Cincinnati, Huntington National Bank, Ohio Capital Corporation for Housing, Ohio Department of Mental Health and Addiction Services, Ohio Housing Finance Agency, and U.S. Department of Housing and Urban Development.



Continuing commitment to Parsons corridor

When Community Housing Network transformed a former boarding house into Parsons Avenue Apartments in 2000, it was CHN's and the city's first Housing First model.

Housing First recognizes that people need stable housing immediately and before they can pursue personal quality-of-life goals. Since then, Housing First has been regarded as a major evidence-based practice for homeless housing and services.

CHN remains committed to the south-side neighborhood with the construction of Parsons Place, a new building sited just two blocks away from the original. Current tenants will be relocated to the new Parsons Place and benefit from neighborhood revitalization that has given rise to a new Columbus Metropolitan Library, Reeb Avenue Center, and PrimaryOne Health.

When completed in 2020, Parsons Place will increase from 25 to 62 units. Like the development it's replacing, Parsons Place will serve people who have been chronically homeless and disabled by mental illness and substance use disorders.

CHN project partners are the Affordable Housing Trust of Columbus and Franklin County, City of Columbus, Community Shelter Board, Federal Home Loan Bank of Cincinnati, Franklin County, Huntington National Bank, Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, and the U.S. Department of Housing and Urban Development.

Tailoring housing to

young adults

More than 1,300 Columbus-area youth slept in adult homeless shelters last year. Many were caring for children of their own. Often fleeing family conflict, trafficking and neglect, they lack the support of a parent or a consistent, caring adult.

In response to the high number of young adults with no place to call home, Community Housing Network and Huckleberry House are collaborating on Marsh Brook Place, the first permanent supportive housing for homeless youth aged 18 to 24 in Franklin County.

Marsh Brook Place's supportive environment will help residents repair trauma so they can move on to healthy and productive adulthoods. Serving vulnerable youth since 1970, Huckleberry House will provide specially designed service programs to match residents' developmental needs.

Participants will have the opportunity to further their education and find gainful employment. Residents will learn skills to serve them lifelong, such as cooking, cleaning house, parenting, and the keys to being a good student, employee, and neighbor.

Marsh Brook will serve 40 young adults when completed in 2020. CHN's project partners to date are: Affordable Housing Trust of Columbus and Franklin County, City of Columbus, Community Shelter Board, Federal Home Loan Bank of Cincinnati, Franklin County, Huntington National Bank, Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, and the U.S. Department of Housing and Urban Development.



Proven Performance



Stabilizing households Households that stay in CHN housing or leave for other permanent housing



Ending homelessness Households leaving CHN housing that do not return to emergency shelter or the streets within six months



Meeting the housing demand Households residing in CHN housing compared to capacity

Consolidated Statements of Financial Position

| | 12/31/17 | 12/31/16 |
|-------------------------------------|----------------------|----------------------|
| Assets | | |
| Current Assets | | |
| Cash | \$ 2,182,510 | \$ 2,239,636 |
| Cash - designated | 3,081,080 | 3,320,622 |
| Investments - securities | 73,880 | 70,213 |
| Receivables: | | |
| Trade, net | 78,873 | 76,419 |
| Related tax credit projects | 1,016,431 | 475,137 |
| Development fees, current | 600,800 | 1,934,942 |
| Grants and subsidy receivables, net | 660,548 | 902,887 |
| Accrued interest receivable | 59,911 | 23,741 |
| Notes receivable, current | 714,774 | 608,244 |
| Prepaid expenses | 487,754 | 273,704 |
| Total Current Assets | 8,956,641 | 9,925,545 |
| Property and equipment, net | 14,930,259 | 14,376,518 |
| Noncurrent assets | 33,225,698 | 32,353,865 |
| TOTAL ASSETS | \$ 57,112,598 | \$ 56,655,928 |
| Liabilities | | |
| Current Liabilities | | |
| Accounts payable | \$ 562,159 | \$ 447,368 |
| Accrued expenses and liabilities | 163,255 | 291,569 |
| Deferred revenue | 279,584 | 200,052 |
| Notes payable | 201,784 | 188,543 |
| Total current liabilities | 1,206,782 | 1,127,532 |
| Long-term Liabilities | | |
| Mortgages and notes payable, net | 5,011,167 | 4,225,257 |
| Tenants' security deposits | 73,839 | 146,751 |
| Total long-term liabilities | 5,085,006 | 4,372,008 |
| TOTAL LIABILITIES | \$ 6,291,788 | \$ 5,499,540 |
| Net Assets | | |
| Unrestricted | 30,438,702 | 30,019,735 |
| Temporarily Restricted | 20,382,108 | 21,136,653 |
| Total Net Assets | \$ 50,820,810 | \$ 51,156,388 |
| Total Liabilities and Net Assets | \$ 57,112,598 | \$ 56,655,928 |

Consolidated Statements of Operations & Changes in Net Assets

| | 12/31/17 | 12/31/16 |
|--|----------------------|----------------------|
| Revenues | | |
| Support: | | |
| Grants - Supportive services | \$ 6,507,199 | \$ 6,042,502 |
| Grants - Rental subsidies | 2,154,874 | 2,307,165 |
| Other Revenues: | | |
| Rental income | 907,330 | 945,785 |
| Development & management fees | 1,353,943 | 1,847,123 |
| Other operating income | 361,583 | 524,505 |
| Total Support and Revenue | 11,284,929 | 11,667,080 |
| Pass thru Revenues | | |
| Grant income passed to tax credit projects | 1,058,170 | 1,796,283 |
| Capital grants passed to tax credit projects | 340,000 | 1,045,000 |
| TOTAL REVENUE | \$ 12,683,099 | \$ 14,508,363 |
| Expenses | | |
| Program Services: | | |
| Supportive housing | 10,694,530 | 9,836,226 |
| Real estate development | 700,790 | 710,766 |
| Management and general | 661,797 | 620,889 |
| Depreciation and interest | 961,560 | 1,004,646 |
| Impairment loss, tax credit projects | — | — |
| Other operating expenses | — | — |
| TOTAL EXPENSES | 13,018,677 | 12,172,527 |
| Change in TOTAL Net Assets | (335,578) | 2,335,836 |
| Beginning Net Assets | 51,156,388 | 48,820,552 |
| | \$ 50,820,810 | \$ 51,156,388 |

Audited financial statements are available upon request.

Funders

Affordable Housing Trust for Columbus and Franklin County
Alcohol, Drug and Mental Health Board of Franklin County
Big Lots Foundation
City of Columbus
The Columbus Foundation
Columbus Metropolitan Housing Authority
Community Shelter Board
Federal Home Loan Bank of Cincinnati
Franklin County Board of Commissioners
Harry C. Moores Foundation
Individual Donations and Contributions
Ohio Capital Corporation for Housing
Ohio Department of Mental Health and Addiction Services
Ohio Development Services Agency
Ohio Housing Finance Agency
Osteopathic Heritage Foundations
Robert Wood Johnson Foundation
U.S. Department of Housing and Urban Development

Partners and Collaborators

Affordable Housing Alliance of Central Ohio
Alvis
Amethyst
Ayers Staffing
BeecherHill
Berardi+
Brice United Methodist Church
Capital Crossroads and Discovery Special Improvement Districts
Carille, Patchen & Murphy
Central Ohio Area Agency on Aging
CHOICES for Victims of Domestic Violence
City of Columbus Land Bank
Clair United Methodist Church
Coalition on Homelessness and Housing in Ohio
Columbus Area Integrated Health Services, Inc.
Columbus Coalition for the Homeless
Columbus Division of Police
Columbus South Side Area Commission
Columbus Urban League
Community Development for All People

Community Properties of Ohio
Community Research Partners
Concord Counseling Services
Corporation for Supportive Housing
COWIC
Digital Works
Directions for Youth and Families
Discovery District Civic Association
Equitas Health
Fifth Third Bank
First Merchants Bank
Franklin County Department of Job and Family Services
Franklin County Land Bank
Franklin County Veterans Service Commission
Gardner Allen DeRoberts
GeoGraphics
Geotechnical Consultants
Godman Guild
Goodwill Columbus
Greater South East Area Commission
HandsOn Central Ohio
Homeless Families Foundation

Huckleberry House
Huntington National Bank
IMPACT Community Action
The Jefferson Avenue Center
KeyBank
The Kroger Company
Lardiere McNair, LLC
Local Matters
Lower Lights Christian Health Center
Lutheran Social Services
Mannick Smith Group
Maryhaven
MCR Services
Melissa's House
Mental Health America of Franklin County
Metropolitan Community Services: T.O.U.C.H.
NAMI Franklin County
NAMI Ohio
National Church Residences
Netcare Access
New Horizons Methodist Church
North Central Mental Health Services
North Community Counseling
The Ohio State University Extension

The Open Shelter, Inc.
Park National Bank
Parsons Avenue Merchant Association
The P.E.E.R. Center
PrimaryOne Health
Red Capital Group
Reeb Avenue Center
Reeb-Hosack/Steelton Village Community Civic Association
Rockford Homes
Short North Alliance
Sophisticated Systems
Southeast Healthcare Services
Spence Environmental Group
Syntero
The Title Company
Twin Valley Behavioral Healthcare
United Way of Central Ohio
University Special Improvement District
U.S. Department of Veteran's Affairs
Volunteers of America of Greater Ohio
Weinland Park Community Civic Association
YMCA of Central Ohio
YWCA Columbus

About CHN

Community Housing Network is a nonprofit housing company that develops, owns and manages permanent supportive housing dedicated to vulnerable populations, including people with mental health conditions, substance use disorders, and histories of homelessness. CHN's portfolio includes 1,200 apartments at more than 140 sites located throughout Franklin County in 32 zip codes.

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