Common mission. Uncommon times.

2019 Annual Report
Community Housing Network thanks our community of supporters during these uncommon times. Your investment in CHN over many years has enabled us to meet unprecedented challenges and keep our residents housed and safe.

You and CHN are united in a common mission: to create opportunities for our residents to be successful. Thanks to your commitment to this mission, thousands of formerly homeless and disabled residents live in a permanent home, in peace and security.

This once-in-a-generation pandemic has challenged all of us to fulfill our mission. We are grateful that you trust us to be good stewards, and to take care of people in our community who need housing connected to services and supports to recover and thrive.

We look forward to continuing our partnership with you because housing is where personal and community well-being start. Our community resources realize their full potential only when families and individuals are stably housed.

Never in our lifetimes have we so collectively experienced anxiety and fear of the unknown. Never have we been so grateful for the place we call home and the support of people around us. This is the peace that our residents feel when they move into a CHN apartment – relief from daily anxiety and fear.

Thank you for giving the gift of home to our residents. We appreciate your commitment to our common mission during these uncommon times.

Sincerely,

Linda S. Janes  Samantha Shuler

Board Chair   Chief Executive Officer

Our Mission
Community Housing Network provides permanent supportive housing that creates opportunities for our residents to be successful.
We collaborate with supportive partners to expand these opportunities and impact our community.

In Memoriam
CHN honors the lives and legacy of two dear friends to CHN who passed away this year. Jay Shaw served on our board for over 17 years with great commitment and passion. He was an excellent advisor who generously shared his deep insight, knowledge, and experience to make CHN a great organization. Rehonna Brooks was a Property Manager on the South Team. She was passionate about her work, our mission, and helping others.

Jay and Rehonna are profoundly missed by everyone whose lives they touched. We will honor their memories through our commitment to our mission and one another.

A bakery, indie bookstore, free produce market, coffee shop, bank branches, and more. None of these businesses existed when tenants moved into the original Parsons Avenue Apartments more than 20 years ago. Now these and other attractions greet residents at CHN’s new Parsons Place apartments.

CHN’s latest development was planned as a replacement for the original Parsons Avenue Apartments, with an updated design, larger units, and amenities that the original, aging building couldn’t provide.

With 62 units, Parsons Place provides stable housing to more than twice as many people as the building it replaces, offering a permanent home to residents who have experienced chronic homelessness and who are disabled by mental health conditions and substance use disorders.

Project funders are: Affordable Housing Trust for Columbus and Franklin County, City of Columbus, Columbus Metropolitan Housing Authority, Community Shelter Board, Franklin County, Huntington National Bank, Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, and the U.S. Department of Housing and Urban Development.

CHN’s $12 million investment adds to the other $50 million investment in housing rehabilitation and new construction in the neighborhood near Parsons Avenue. As a member of the Parsons Avenue Merchants Association, CHN helps promote vibrant and sustainable economic development in the area and supports the rich economic and social diversity of South Columbus.

Parsons Place has many great neighbors, including PrimaryOne Health’s South High Street location, the Parsons Village senior apartment community, spearheaded by Community Development for All People, and the Reeb Avenue Center. CHN is especially proud of the Fruit Park, maintained by the Parsons Avenue Merchant Association. Parsons Place residents will benefit from being in nature so close to home.

A Place for Fresh Starts

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Young Adults Find Homes with a Heart

Everything in Jade’s apartment is new, from the flooring to the furniture. But what really caught her eye was something outside her unit.

“I think it’s cool that they have the basketball court out there. I didn’t know they were going to have all the extra rooms and extracurricular stuff. There are a lot of ways that people can come together and share times, so everybody doesn’t feel alone,” she said.

Jade, 21, is settling into her new home, comfortable for the first time after years of being homeless. She is one of 40 residents who moved into Marsh Brook Place this fall. One of only a few communities like it in the country, it is the region’s first permanent supportive housing designed exclusively for young adults, between 18 to 24, experiencing homelessness.

CHN and Huckleberry House, a non-profit youth-serving agency, were moved to collaborate on the project to confront the rising number of young adults fleeing family conflict, trafficking, and neglect. Long before blueprints were drawn, the organizations envisioned a youth-centric home where the built environment and on-site services mesh to promote healing and life skills that young people need to be successful on their own.

I just moved in my new apartment today and I’m just so excited! I don’t know what I expected it to be like, but I know when I saw it, it was more than what I would have thought. They put a lot of effort into it and thought. That’s what I like about it.”

Jade, age 21

Each floor is painted a different soothing color. A calming room with dimmable lights features a weighted blanket, trickling fountain, rocking chair, and plush pillows. Picnic tables arrayed under a vaulted shelter and a basketball hoop bring residents together for fellowship and recreation.

Some of the young residents are rearing children of their own, and access to child care helps to ensure a positive start in life that many of their parents lacked. A colorful play area on site also engages the toddlers’ minds, and the glass enclosure permits parents to keep a watchful eye as they use the adjacent computers for online learning and employment searches.

Even before it opened, Marsh Brook Place was drawing national attention as a model for other communities throughout the county. HUD Secretary Ben Carson, Ohio Gov. Mike DeWine and U.S. Congressman Steve Stivers were among dignitaries who toured the site in January to learn about CHN’s innovative program and public-private partnership.

CHN is grateful to funders for the $9 million investment, including Affordable Housing Trust for Columbus and Franklin County, City of Columbus, Franklin County, Huntington National Bank, Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, and the U.S. Department of Housing and Urban Development.

CHN also thanks Community Shelter Board and the Continuum of Care for their leadership in bringing grant funds to our community designated for youth experiencing homelessness.

Discussing the impact Marsh Brook Place will have on a young generation, CEO Samantha Shuler said, “Living at Marsh Brook will mean the difference between a life of violence, abuse, and poverty, and a life that is productive, meaningful, and fulfilling.”

Hear Jade tell her story here.
On the Front Lines of Mental Health Care

The coronavirus pandemic has swept through every corner of the world, leaving immeasurable loss in its wake. The isolation and uncertainty put even the most resilient people on edge. For Community Housing Network residents who face mental health and addiction challenges, the pandemic can deepen feelings of anxiety and depression.

When cases were on the rise in Franklin County, CHN staff resolved to be on site at each property, to take care of residents as they always do, but with different kinds of supports and services. To reduce health risks to staff and residents, the agency provided new safety protocols, training on entering apartments safely, and personal protection equipment. CHN’s supportive service team pivoted from their usual duties and joined service providers to increase the number of people making calls and checking on residents’ well-being.

Using these new techniques, CHN staff minimized the amount of time in the field without diminishing the quality of time with residents.

Most residents lack computers of their own and have limited access to cell phones. Caregivers and service providers scrambled to get cards with phone minutes for them, so they could engage in telehealth appointments. In addition, computer labs were opened with safety protocols for residents as needed, including applying for jobs and seeking benefits.

Eager to get masks to residents when they were in short supply, staff members started a virtual sewing circle. During the lockdown, CHN delivered food and personal care items. Even furry companions received pet food. CHN engaged the community in supplying care package items, generating in-kind donations valued at more than $30,000.

A new Employee Connection Committee sent out emails and encouraged people to meet digitally and over the phone. President and CEO Samantha Shuler engaged with employees through weekly videos.

Just as important was tending to CHN’s front-line responders’ own mental health needs. What works best for the well-being of residents also applies to their caregivers: rest, talking, and self-care.

Recovery Room: Surviving Addiction in CHN Housing

Terrace Place resident De-Borah Luke credits Maryhaven rehabilitation and Community Housing Network for nearly two decades of sobriety. It’s no coincidence that she has lived in CHN housing all but one of her 17 years of freedom from substance abuse.

“Living in stable housing has meant a lot to me. I have met many beautiful people and have many opportunities, and I would recommend it to anyone that’s out there,” De-Borah said.

“Out there” means homeless, just as she was after becoming addicted to heroin. De-Borah didn’t use to get high but as the only available means to dull the pain from a broken ankle, poorly treated because she lacked health insurance to get proper medical care.

De-Borah’s brother encouraged her to go into drug rehab at Maryhaven, where she learned to manage addiction. Skills she learned in the job readiness program, combined with addiction recovery, led to years of gainful employment.

One day, her body was suddenly wracked with pain. “Every bone in my body was hurting. I thought I had cancer,” she recalled.

Tests led to the diagnosis of systemic lupus. “I never knew anyone with lupus, and I couldn’t handle it.” Psychiatric medications improved her mental health, and moving into a CHN apartment offered stability.

As a resident of CHN communities for so many years, De-Borah reflected on the support she receives. “I’m grateful and I’m blessed, and I’m going to continue on.”

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De-Borah Luke, Terrace Place resident
Before finding their permanent homes in CHN communities, residents often spend years cycling in and out of homeless shelters, hospitals, psychiatric centers, rehabilitation centers, and jails or prisons. Bolstered by the stability of a permanent home and life-enhancing services with CHN, residents recover and thrive.

The permanent supportive housing CHN offers is a nationally recognized, proven and cost-effective solution to ending homelessness. Studies confirm that supportive housing not only resolves homelessness and increases housing stability, it also improves health and lowers public costs by reducing the use of publicly funded crisis services.

CHN has achieved long-term success in helping people stay housed and avoid repeated episodes of homelessness. For the past four years, an average of 96% of CHN residents maintained permanent housing, and 98% of residents who left CHN housing avoided returning to homelessness. In fact, these measurements of stability have never dipped below 96% during this period.

It is estimated that our community still needs almost 1,500 housing placements annually to effectively end homelessness. Unfortunately, this demand will only worsen as the COVID-19 pandemic overtaxes the shelter system and impacts the economy and employment. Because CHN and other PSH providers have succeeded in keeping people stably housed, the homeless system can focus resources on coping with the pandemic response.
Creekside Place
Community Housing Network began construction of Creekside Place in May, a permanent supportive housing development with 63 units dedicated to people with mental health conditions and substance use disorders who have histories of homelessness.

Creekside will offer 24/7 front desk staffing, with on-site services provided by National Church Residences. The location offers residents easy access to a public park and the scenic Alum Creek Trail. A bus line immediately in front of the site will make it convenient for residents to get to Easton Town Center, downtown, churches, pharmacies, restaurants, and a community recreation center. A Columbus Metropolitan Library branch is within walking distance.

Project funders are: ADAMH Board of Franklin County, City of Columbus, Federal Home Loan Bank of Cincinnati, Franklin County, and Ohio Housing Finance Agency.

Touchstone Field Place
This spring the Ohio Housing Finance Agency approved tax credits to enable the first phase of Touchstone Field Place to move forward. The new development, on the south side of Columbus, will help fill the great need for permanent supportive housing in Franklin County. CHN hopes to start construction on the first phase of 56 units in spring 2021, and to receive funding for another 44 units as well.

CHN is partnering with the YMCA as the service partner and to relocate 80 of the current residents living at the downtown YMCA to Touchstone Field Place. To ensure that residents will have a smooth transition into new, modern housing and avoid the risk of homelessness, CHN will collaborate with the YMCA to retain the residents’ case managers.

A Look to the Future

Financials

Balance Sheet

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<tr>
<th>ASSETS</th>
<th>2019</th>
<th>2018</th>
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<tbody>
<tr>
<td>Unrestricted Cash</td>
<td>1,859,472</td>
<td>1,769,643</td>
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<tr>
<td>Restricted Cash</td>
<td>4,846,556</td>
<td>4,063,824</td>
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<tr>
<td>Receivables (net of allowance and current portion of notes receivable)</td>
<td>8,165,871</td>
<td>10,457,236</td>
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<tr>
<td>Property and Equipment (net of accumulated depreciation)</td>
<td>15,204,676</td>
<td>15,709,107</td>
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<tr>
<td>Investments in Tax Credit Projects</td>
<td>26,764,528</td>
<td>24,873,243</td>
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<tr>
<td>Other Assets</td>
<td>576,497</td>
<td>494,445</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$57,757,600</strong></td>
<td><strong>$57,367,498</strong></td>
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LIABILITIES AND NET ASSETS

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<thead>
<tr>
<th></th>
<th>2019</th>
<th>2018</th>
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<tbody>
<tr>
<td>Accounts Payable</td>
<td>974,624</td>
<td>764,605</td>
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<tr>
<td>Other Accrued Expenses and Liabilities</td>
<td>399,899</td>
<td>327,192</td>
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<td>Deferred Revenue</td>
<td>150,072</td>
<td>211,028</td>
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<tr>
<td>Mortgages and Notes Payable</td>
<td>5,549,747</td>
<td>5,815,443</td>
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<tr>
<td><strong>Total Liabilities</strong></td>
<td><strong>$7,074,342</strong></td>
<td><strong>$7,118,268</strong></td>
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Net Assets | $50,683,258 | $50,249,230 |

Total Liabilities and Assets | $57,757,600 | $57,367,498 |

Income Statement

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<tr>
<th>REVENUES</th>
<th>2019</th>
<th>2018</th>
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<tr>
<td>Grants</td>
<td>10,882,920</td>
<td>10,400,706</td>
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<td>Resident Rent</td>
<td>1,021,207</td>
<td>1,022,101</td>
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<td>Development and Management Fees</td>
<td>2,133,255</td>
<td>1,867,582</td>
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<tr>
<td>Other Revenue</td>
<td>1,402,003</td>
<td>1,378,915</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$15,439,385</strong></td>
<td><strong>$14,667,304</strong></td>
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EXPENSES

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<th>2019</th>
<th>2018</th>
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<tr>
<td>Supportive Housing Programs</td>
<td>12,648,433</td>
<td>12,388,836</td>
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<tr>
<td>Management and General</td>
<td>1,021,207</td>
<td>1,022,101</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$14,990,234</strong></td>
<td><strong>$17,400,135</strong></td>
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Changes in Net Assets with Donor Restrictions | ($115,123) | 1,261,271 |

CHANGE IN NET ASSETS | $434,028 | ($71,580) |
Community Housing Network is a nonprofit 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 more than 1,300 apartments at more than 140 sites located throughout Franklin County in 32 zip codes.

Funders
Affordable Housing Trust for Columbus and Franklin County
Alcohol, Drug and Mental Health Board of Franklin County
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
Installed Building Products Foundation
Ohio Capital Corporation for Housing
Ohio Department of Mental Health and Addiction Services
Ohio Development Services Agency
Ohio Department of Jobs and Family Services
Scotts Miracle-Gro Foundation
U.S. Department of Housing and Urban Development

Partners and Collaborators
Affordable Housing Alliance of Central Ohio
Alvis
Amethyst
Ayres Staffing
BeecherHill
Berardi+Partners
Bethel Temple
Bric United Methodist Church
Capital Crossroads and Discovery Special Improvement Districts
Carli, Patchen & Murphy LLP
Central Ohio Area Agency on Aging
CHOICES for Victims of Domestic Violence
City of Columbus Land Bank
Coalition on Homelessness and Housing in Ohio
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
Concord Counseling Services
Corporation for Supportive Housing
COWIC
Digital Works
Directions for Youth and Families
Discovery District Civic Association
Equitas Health
Feed My Sheep Ministries
Fifth Third Bank
First Merchants Bank
Franklin County Department of Jobs and Family Services
Franklin County Land Bank
Franklin County Veterans Service Commission
Gardiner Allen DeRoberts
GeoGraphics
Geotechnical Consultants
Godman Guild
Goodwill Columbus
Greater South East Area Commission
HandsOn Central Ohio
Homefull
Homeless Families Foundation
Huckleberry House
Huntington National Bank
IMPACT Community Action
Integrated Services for Behavioral Health
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
Measurement Resources
Mental Health America of Franklin County
Metropolitan Community Services: T.O.U.C.H.
Miller and Associates
NAMI Franklin County
NAMI Ohio
National Church Residences

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Retired CFO, Nationwide Insurance Companies

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Christina Alutto
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Ryan Cassell
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Jennifer Sharma
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