



The
**Home
Team**

CHN
COMMUNITY HOUSING NETWORK
2007 ANNUAL
REPORT

About CHN

The Alcohol, Drug and Mental Health Board of Franklin County (ADAMH) formed CHN to be its housing agency for people with long-term mental illness who are able to live independently in the community. In 1998, CHN expanded its mission to provide affordable housing for people with disabilities related to addiction, including people who are chronically homeless.

CHN is a significant partner in the Community Shelter Board's nationally recognized Rebuilding Lives program to help people experiencing chronic homelessness break out of the cycle of emergency shelter and into permanent housing.

CHN has grown as the organization responded to the increasing need for supportive housing in Franklin County. Today CHN owns and operates more than 1,000 supportive housing units and manages or administers rent subsidies for approximately 400 units. Thanks to our funders and collaborators, we now serve more than 1,600 tenants – men, women and children who have a place to call home.

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.



Dear Friends and Supporters:

It takes teamwork to provide permanent homes for people with disabilities. During the past year, Community Housing Network met residents' special needs by collaborating with dozens of partners to finance and build housing and provide services to people struggling with mental illness and the effects of long-term homelessness. Combined with those of our partner agencies, our efforts ensured that the vast majority of our residents maintained their housing and avoided homelessness.

We are grateful for the continuing support from the private sector and government at the federal, state and local levels, including the Alcohol, Drug and Mental Health Board of Franklin County (ADAMH) and the Community Shelter Board. CHN's relationship with the Columbus Metropolitan Housing Authority dates to our founding, and we value their innovative leadership to help us keep people in their apartments. As the Columbus community faces increasing special housing needs, CHN has sought additional funding partners to help us change lives. For example, Federal Home Loan Bank's \$1 million investment in Southpoint Place Apartments will open doors for 40 individuals and 40 families.

We are grateful to our collaborators who contributed to another successful year at CHN. Recent highlights include:

- Adding 198 new permanent housing units in 2007.
 - Working with housing advocates to remove a major impediment in Ohio law that clears the way for more permanent supportive housing in Ohio. As sponsors of the legislation, State Rep. Jon Peterson and Sen. Steve Stivers deserve our gratitude for working as tireless champions on behalf of disabled persons.
 - Providing more than 350 men, women and families with safe, permanent supportive housing as a major contributor to the Community Shelter Board's Rebuilding Lives program. CHN and partner agencies are leaders in this nationally recognized program.
 - Becoming the largest recipient of Continuum of Care funds in Franklin County as the result of projects that perform.
- Meeting the unique needs of military veterans re-entering civilian life by providing stable housing connected with specially designed services and peer support.
 - Helping to increase tenants' income through employment and benefits.

The world of non-profit housing development has always been challenging. It will become even more complex for several reasons: More people are entering housing with no income whatsoever. Rent subsidies are harder to come by, making it difficult for residents capable of living independently to move out of service-enriched housing that is in high demand by individuals who need these intensive services. Adding to our challenges is the struggle to secure funding for ongoing services. Your continued support is critical in confronting these challenges in today's affordable housing environment.

Community Housing Network is proud of what we have accomplished with your support. Working as a team, we help people transform their lives.

Sincerely,



James C. Shaw
Chairman, Board of Trustees



Susan Weaver
CEO



Rebuilding Lives

CHN is a partner in the program's success

The Rebuilding Lives housing initiative, launched nearly a decade ago by the Community Shelter Board, has been instrumental in meeting the permanent housing needs of people with major barriers to housing, including mental illness, histories of repeated homelessness, and substance addiction. As the developer of nearly half of the housing units in the portfolio, Community Housing Network has been a significant partner in this groundbreaking effort to link long-term housing to health care, employment and other services.

Dramatic results

Research conducted by the Community Shelter Board in 2006 documented the success of permanent supportive housing in abolishing homelessness and reducing the use of emergency shelters. Over a six-year period, 70% of people living in supportive housing either retained housing or exited to other community housing, and only 9% returned to homelessness. Through collaborations with social service agencies, residents have attained higher incomes from employment and access to mainstream benefits. Also important, the cost of the service-enhanced housing is much lower than costs for prison stays and inpatient psychiatric treatment.

“Good Neighbor” agreements, which CHN instituted at each major site, have become a standard for other permanent housing developments in the nation. Through these contracts, housing managers and area neighbors who live near the sites maintain open channels of communication and address concerns that arise. Tenants and neighbors alike participate in Tenant Advisory Councils and Community Advisory Councils that serve each development. Representatives may also serve on the Community Housing Network’s county-wide Community Advisory Council and the Community Shelter Board’s Citizen Advisory Council.

Innovative approaches

Whether new construction or renovation, each CHN development requires millions of dollars of capital investment from multiple sources. A project is a miracle of financing, service partnerships, and construction management. Working closely with the Community Shelter Board, CHN has tapped into an array of funding sources, making it possible in 2007 to operate Rebuilding Lives housing units for 353 households.

At Briggsdale Apartments, CHN’s newest development, we blended two high-needs groups: people who have long histories of homelessness and those transferring out of intensive services settings such as hospitals. Taking Briggsdale Apartments from conception through construction involved the ADAMH Board and 33 other entities, including financial institutions, legal advisors, tax credit specialists, mental health organizations, and architects. In 2006, CHN partnered with Southeast, Inc., Recovery & Mental Health Care Services to provide on-site services staff, including a Service Engagement Specialist and a nurse practitioner trained in mental health, to help residents adjust to more independent living.

CHN’s soon-to-open Southpoint Place project will serve as a pilot program for centralized screening and assessment of applicants for supportive housing, called the unified supportive housing system. Led by the Community Shelter Board, the program is an important step forward in creating an effective and efficient supportive housing system in Franklin County.



Combating homelessness

Southpoint Place Apartments

CHN is leading the development of Southpoint Place Apartments, designed for people disabled by mental illness, substance addiction or histories of homelessness. Capital funding of \$11.5 million was finalized in 2007, allowing construction to start on time. The development consists of one building with 40 studio apartments for single adults, and several townhouse buildings for 40 families. Amenities include a computer learning center, community building, playground, and offices for 24-hour staffing.

On track to open in fall 2008, the apartments will follow CHN's successful supportive housing model that links tenants to social, health and employment services. Southpoint will be the proving grounds for centralized screening, tenant assessment and selection.

Columbus City Council President Mike Mentel guided the project through the intricate zoning process. Gaining the support of south-side organizations was especially critical, and churches and civic leaders have coalesced as part of the project's Community Advisory Council, which will continue to guide progress, planning and operations.

Concord Counseling, a comprehensive mental health system, and Amethyst, founded by a group of recovering women in 1984, will work together to provide treatment and counseling for adults; assign a Children's Advocate and Children's Activity Specialist to work with the 40 families; and, coordinate linkages to external services to help integrate tenants into the community.





Hilltop improvement

Belvidere Avenue Apartments

Outdated buildings were demolished to clear the way for a modern apartment building in Columbus' Hilltop community. The new Belvidere Avenue Apartments offer permanent housing and support services to individuals disabled by mental illness or chemical addiction.

Four two-unit buildings, constructed in the early 20th century, sat on the property on Belvidere Avenue. In addition to providing improved living spaces for more tenants, the 15-unit replacement building has become a Hilltop neighborhood asset, with units resembling townhouses. Each one-bedroom

apartment includes a kitchen, living room and full bath. A community room and resident manager's unit occupy a separate carriage house, connected to the residences.

Located only four miles from downtown Columbus, Belvidere Avenue Apartments are central to numerous amenities, including bus services, shopping and parks.

Construction was financed through the HUD-811 Development Program and funding from the City of Columbus.



Building a stable support network

Jefferson Avenue Apartments

Substance addiction can steal a person's dreams and goals. Community Housing Network and local non-profit Amethyst are collaborating on a new apartment building that will provide a unique environment for recovering single parents and their children.

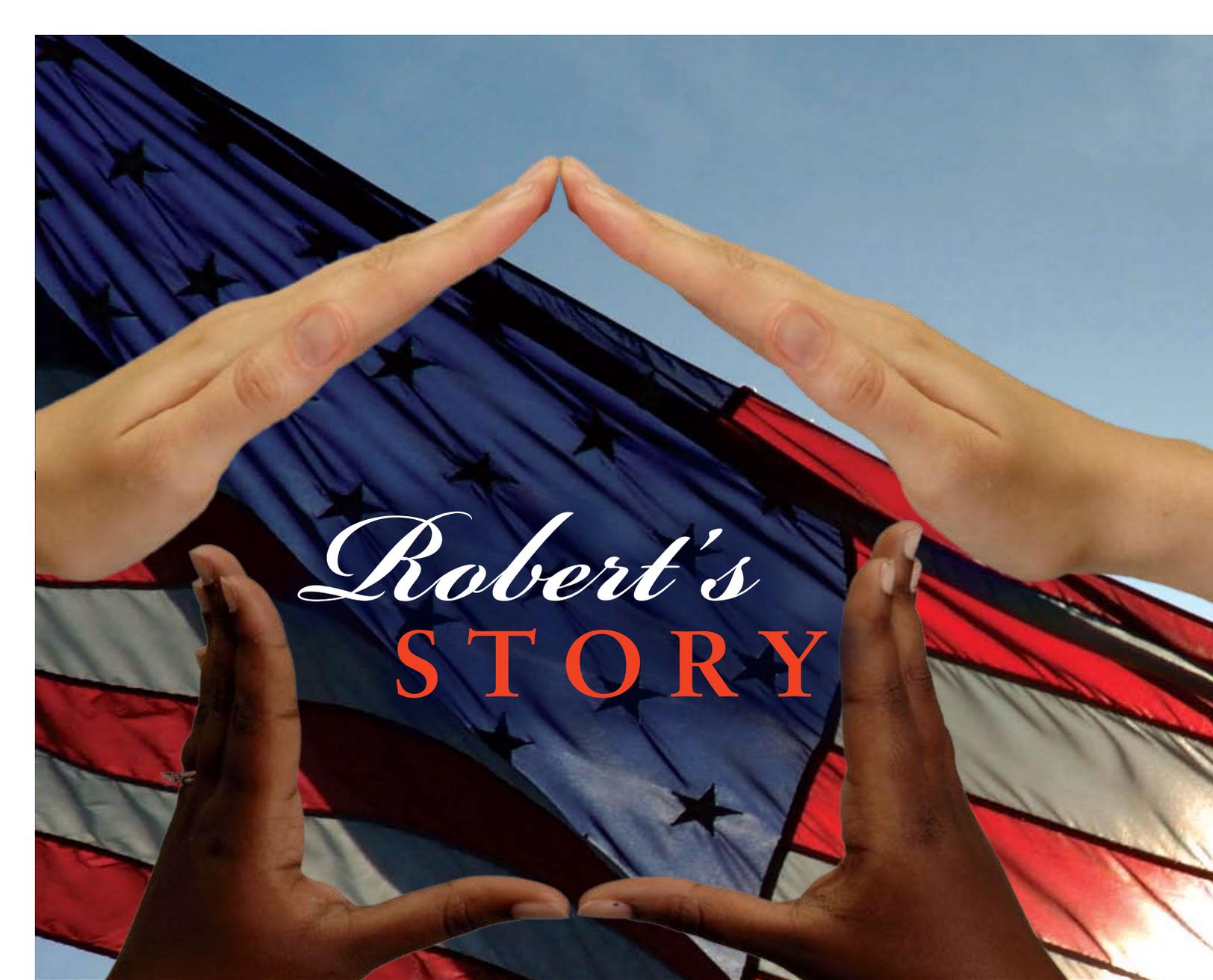
The apartment building will be located in the Jefferson Avenue Historic District, and CHN's design will complement the architecture of this unique district. Part of the site is owned by the Jefferson Center for Learning and the Arts, a non-profit group dedicated to maintaining the Historic District and creating a campus to support non-profit groups.

The building will offer 39 units of housing in a safe and structured environment in which single parents can gain and maintain sobriety. The project includes 12 one-bedroom

apartments, 24 two-bedroom apartments, and 3 three-bedroom apartments. CHN will manage the property and Amethyst will provide and coordinate alcohol and drug treatment, intensive case management, education, and employment to break the cycle of addiction, violence and poverty.

Amethyst will carefully screen and select tenants who can benefit from supportive services and live successfully in the community. Two Amethyst-employed resident managers will live with the families and a medical professional will be on call to support the site 24 hours a day.

Construction on the Jefferson Avenue Apartments is expected to begin in late 2008 and be completed in summer 2009.

The image shows four hands, two from a white person and two from a Black person, reaching up from the bottom and meeting at the top to form a heart shape. In the background, an American flag is waving against a clear blue sky. The title 'Robert's STORY' is centered over the flag, with 'Robert's' in a white script font and 'STORY' in a bold, orange, sans-serif font.

Robert's STORY

Before being accepted into Community Housing Network's housing development for veterans, Robert had spent most of a decade homeless. "A lot of that time I was living in cars and with my brother and sister," Robert said. Addiction to alcohol and "self-absorbed behavior" fueled those years.

"Alcohol is like a progressive disease. Sooner or later it grabs hold of you and that's all you think about," he said.

Discharged from a hospital and out of hope, Robert eventually enrolled in a VOA program in Dayton. Members of the military are trained never to surrender, but that's what he had to do to face his demons. "Something changed when I surrendered. I said to myself, 'What do you want to do, live or die?' God had a part. He woke up my mind," Robert explained.

Now 48, Robert has been sober for more than two years and recently became a janitor working in biotech labs at The Ohio State University. Today he has new thirsts: like succeeding in his job, playing golf with a friend who is also clean and sober, and taking college courses.

Without CHN housing, "I'd have no idea where I'd be right now. The view is, let's get you into stable housing first, then you can work on recovery and a job," Robert said.

Being surrounded by fellow veterans has played a part in his success. They watch each other's backs just as they were trained. "We understand where we're from and where we're at. We care about each other," he said.



Facing battles on the home front

Housing for veterans

They served their country. Now they are being served. Twenty-two veterans have sought shelter and peace of mind at an apartment building owned and managed by Community Housing Network.

One-third of the nation's adult homeless men have served in the armed forces. Many more are at risk of becoming homeless due to poverty, lack of family or social supports, and living in substandard housing. About 45% of homeless vets suffer from mental illness, and slightly more than 70% are burdened by substance addiction, according to the Ohio Department of Job and Family Services.

CHN partners with community mental health agencies and the U.S. Department of Veterans Affairs to help the residents overcome their complex issues involving chemical dependency and mental illness. The housing program receives funding through the Community Shelter Board's Rebuilding Lives initiative. Many of the residents have lived on the street, as part of a mostly unseen "army" of 250,000 veterans who are homeless on any given night in America.

Although the men live independently in the 32-unit building, they give each other peer support as they focus on maintaining sobriety and employment.

Change in a state law will change people's lives

More renovations on the way

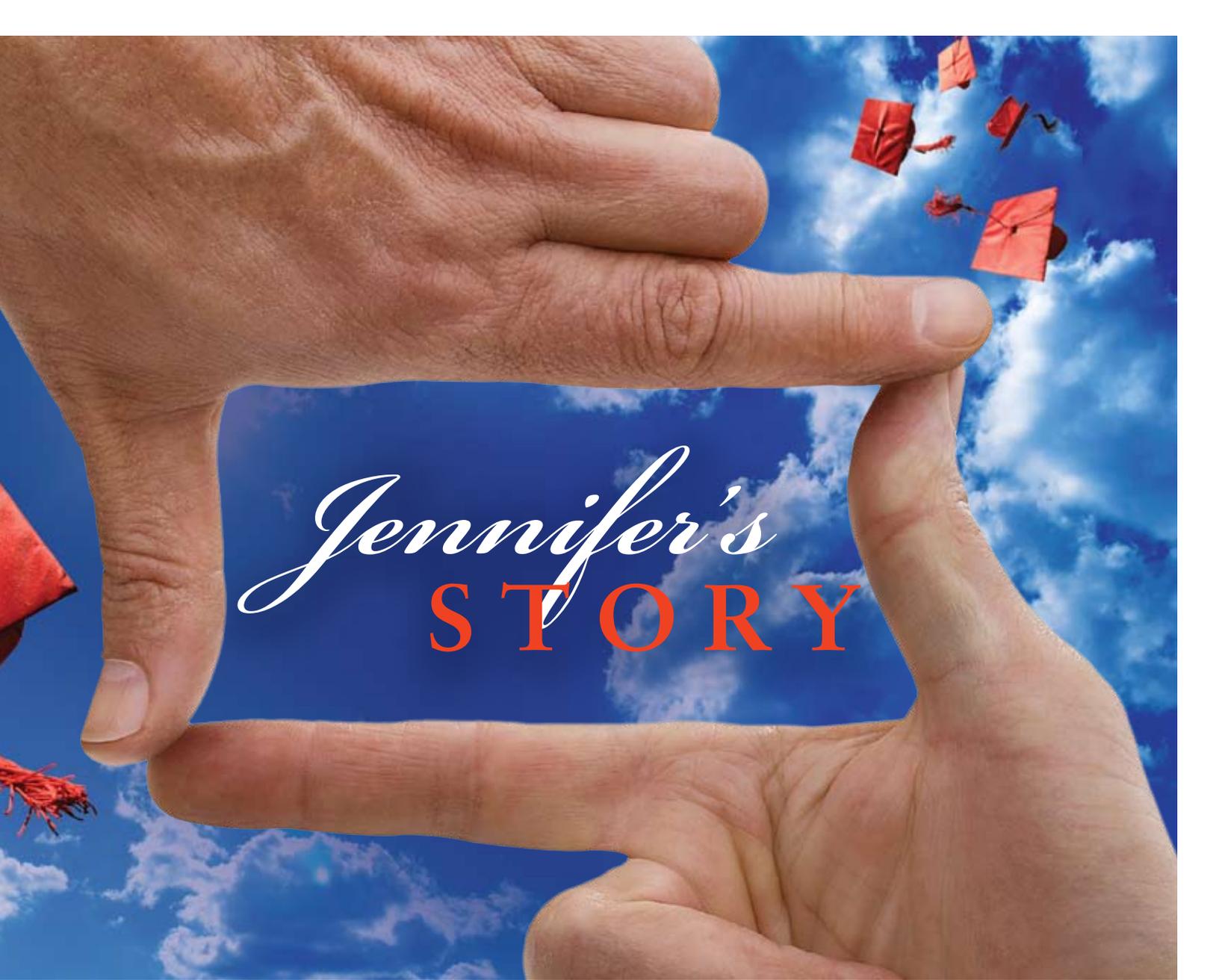
Enough barriers face people with mental illness in search of a safe, affordable place to live. An Ohio legal statute shouldn't be one of them. But it was until two dedicated public servants paved the way.

At issue was a law prohibiting non-profit organizations, including Community Housing Network, from using state capital funds and tax credits together in the same project.

In 2006, State Rep. Jon Peterson, (R-Delaware), and State Sen. Steve Stivers, (R-Columbus), led the charge to abolish these financing restrictions. As a result of the legislative solution, capital dollars can be leveraged with tax credits to develop new housing and maintain existing affordable housing.

Finding creative ways to develop housing is critical especially as state funding continues to decrease. Thanks to the leadership of two elected officials, most housing for people disabled by mental illness or developmental disabilities should benefit. CHN will begin using this mechanism in 2008 to renovate 391 apartments originally financed with funds from the Ohio Department of Mental Health.





Jennifer's STORY

Like most college graduates, Jennifer had lots of plans for the future. Then depression took over her life. Instead of pursuing her post-graduate studies, she was staring at the walls of a hospital room. Following treatment, “I went back to work full time, but it was really hard to handle at that time with my depression,” Jennifer said. “Life for me at that point was rough.”

Over time, Jennifer faced her disappointments and learned not to blame herself for the illness. She felt familiar ambitions return and set her sights on graduate school and work. But a new obstacle stood in her way: she didn’t have a place to live. “I was very discouraged because it didn’t make sense to have the ability to do all that and not know where I’m going to sleep,” she recalled.

Then she heard about an apartment on the west side of Columbus available through Community Housing Network. CHN helped Jennifer manage her disabilities and inspired her to consider earning a master’s degree and find a job. What Jennifer has endured has changed her perspective on life, and she has a new desire to give back to those in need. “I’m very grateful,” she explained.

“I firmly believe that if you have a stable environment, it builds the confidence to want to have a vision for down the road,” Jennifer said. With help from CHN, Jennifer can start dreaming of the future again.

Working toward self-sufficiency

New Rent Credit Program

Getting behind in rent can snowball, leading to a tenant's eviction. That's devastating to tenants who work hard to maintain their housing and counter to the mission of Community Housing Network.

CHN's experience shows that the best chance to keep people in their apartments is to catch rent delinquency early and create a payment program. With that objective, CHN launched a Rent Credit Program in 2007. Modeled on a similar program at the Columbus YMCA, rent credit allows tenants to work for credit toward rent owed. Although in its infancy, rent credit is a success. Ninety-eight tenants participated in the program in 2007, earning more than \$25,000 in total rent credit.

Moreover, rent credit provides an opportunity for tenants to learn valuable job skills. Employment builds self-sufficiency and provides opportunities for social interaction for people whose disabilities often lead to isolation.



Who we SERVE

CHN serves a total of 1,635 tenants, 100% of whom are disabled

84% (1,064) are households with 1 person

15% (187) are families with children under 18

66% were formerly homeless (more than 839 of 1,270 total households)

Average age of heads of households is 45

Average income is \$5,045

59% are African American



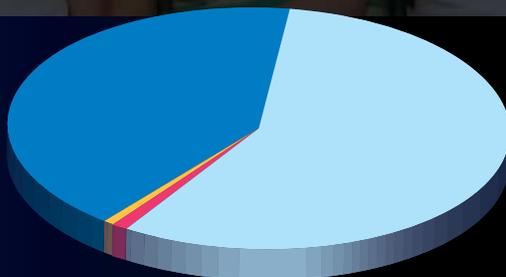
39% are Caucasian



<1% are Hispanic



<2% are Native American, Asian or other races or combination of races



Statements of Financial Position

	2006	2007
Assets		
Current assets		
Unrestricted cash	\$ 1,133,284	1,119,230
Restricted cash	1,975,908	1,061,832
Receivables	751,440	467,828
Prepaid expenses	93,482	83,093
	<u>3,954,114</u>	<u>2,731,983</u>
Property and equipment	18,135,208	19,560,824
Other assets	4,642,133	7,582,683
	<u>26,731,455</u>	<u>29,875,490</u>
Liabilities		
Current liabilities		
Accrued expenses & liabilities	1,321,293	1,338,075
Deferred rental income	214,761	157,608
Lines of Credit		400,000
Notes payable	484,143	1,159,979
Bonds payable	430,000	415,828
	<u>2,450,197</u>	<u>3,471,490</u>
Long-term liabilities, less current maturities		
Accrued interest payable	964,920	1,021,053
Lines of credit	1,105,933	641,457
Notes payable	10,525,452	10,999,837
Bonds payable	6,100,608	5,464,258
	<u>18,696,913</u>	<u>18,126,605</u>
Net Assets		
Unrestricted net assets	<u>5,584,345</u>	<u>8,277,395</u>
	<u>\$26,731,455</u>	<u>29,875,490</u>

Statements of Activities and Changes in Net Assets

	2006	2007
Revenues		
Rental income	\$ 1,215,187	1,271,304
Grants from governmental & other agencies		
Rent subsidies	2,275,899	2,199,648
Supportive services	4,499,361	6,950,563
Investment in project entities	1,249,500	
Forgiveness of debt	414,539	363,420
Development & management fees	810,983	829,607
Other income	946,788	1,304,501
	<u>11,412,257</u>	<u>12,919,043</u>
Expenses		
Program services:		
Service-enriched housing	4,979,976	5,591,638
Other housing models	3,424,812	3,640,024
Property management	199,438	173,152
Real estate development	166,686	161,124
	<u>8,770,912</u>	<u>9,565,938</u>
Management and general	723,755	660,046
	<u>9,494,667</u>	<u>10,225,984</u>
Change in net assets	1,917,590	2,693,059
Unrestricted net assets		
Beginning of year	<u>3,666,755</u>	<u>5,584,336</u>
End of year	<u>\$ 5,584,345</u>	<u>8,227,395</u>

Copies of the audited financial statements are available upon request.

Major Supporters

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

Funders

Alcohol, Drug and Mental Health Board of Franklin County	Eck Family Foundation	Ohio Department of Development	U.S. Department of Housing and Urban Development
Community Shelter Board	Federal Home Loan Bank of Cincinnati	Ohio Department of Mental Health	United Way of Central Ohio
City of Columbus	Franklin County Board of Commissioners	Ohio Housing Finance Agency	Donations
Columbus Metropolitan Housing Authority	Ingram-White Castle Foundation	Robert Wood Johnson Foundation	
	Ohio Capital Corporation for Housing	The Columbus Foundation	

Partners & Collaborators

Adult Parole Authority	Maryhaven	Holt Avenue Apartments	King Lincoln Bronzeville Association
Amethyst, Inc.	Mental Health America of Franklin County	North 22nd Street Apartments	Krumm Recreation Center
Bureau of Vocation Rehabilitation	Mid-Ohio Food Bank	North High Street Apartments	Long Street Business Association
Central Ohio Area Agency on Aging	NAMI Franklin County	Parsons Avenue Apartments	Mt. Vernon Avenue District Improvement Association
Children's Hospital Behavioral Health Services	National Church Residences	Safe Haven	Near East Area Commission
Columbus Area, Inc.	Neighborhood House	Southpoint Place Apartments	Near East Pride Center
Columbus AIDS Task Force	Netcare Access	St. Clair Hotel Apartments	North Central Area Commission
Columbus Coalition for the Homeless	North Central Mental Health Services	Organizations Represented on Community Advisory Groups and Other Community Advisors	North Linden Area Commission
Columbus Housing Partnership	North Community Counseling Centers	Campus Partners	Parsons Avenue Merchants Association
Columbus Neighborhood Health Center	Ohio Department of Rehabilitation & Corrections	Childrens Academy	Parsons Baptist Church
Columbus Police Department	Partners in Active Living	City of Columbus	Reeb Hosack Area Planning Committee
Community Properties of Ohio (CPO)	Project Linden	Columbus City Neighborhood Liaisons	Scioto Community Nursing Home
Community Research Partners	Salvation Army	Columbus Health Department	Scioto Southland Civic Association
Concord Counseling Services	Southeast, Inc., Recovery & Mental Health Care Services	Columbus Urban League	Shenandoah Partnership
Continuum of Care Steering Committee	The Ohio State University	COMPASS Program, Broad St. Presbyterian Church	South Side Pride Center
Corporation for Supportive Housing	Twin Valley Behavioral Healthcare	Council of South Side Business Organizations	South Side Settlement House
COVA	Veterans Affairs	East Columbus Civic Association	Southside Neighbors Against Crime
Dublin Counseling Center	Volunteers of America	East Fifth Avenue Business Association	Southwest Area Commission
FIRSTLINK	YMCA of Columbus	Eastfield-Westfield Blockwatch	St. Ladislav Catholic Church
Franklin County Children's Services	YWCA of Columbus	F & W Properties	St. Mary of the Springs
Franklin County Department of Job and Family Services	Programs with Community Advisory Committees	Franklinton Area Commission	Starr Commonwealth Hannah Neil Center
Friends of the Homeless	Briggsdale Apartments	Gladden Community House	The Driving Park Area Commission
Homeless Families Foundation	Cassady Avenue Apartments	Greater Hilltop Area Commission	University Area Commission
Huckleberry House	East Fifth Avenue Apartments	Harmon Elementary School	University Community Business Association
Lutheran Social Services			

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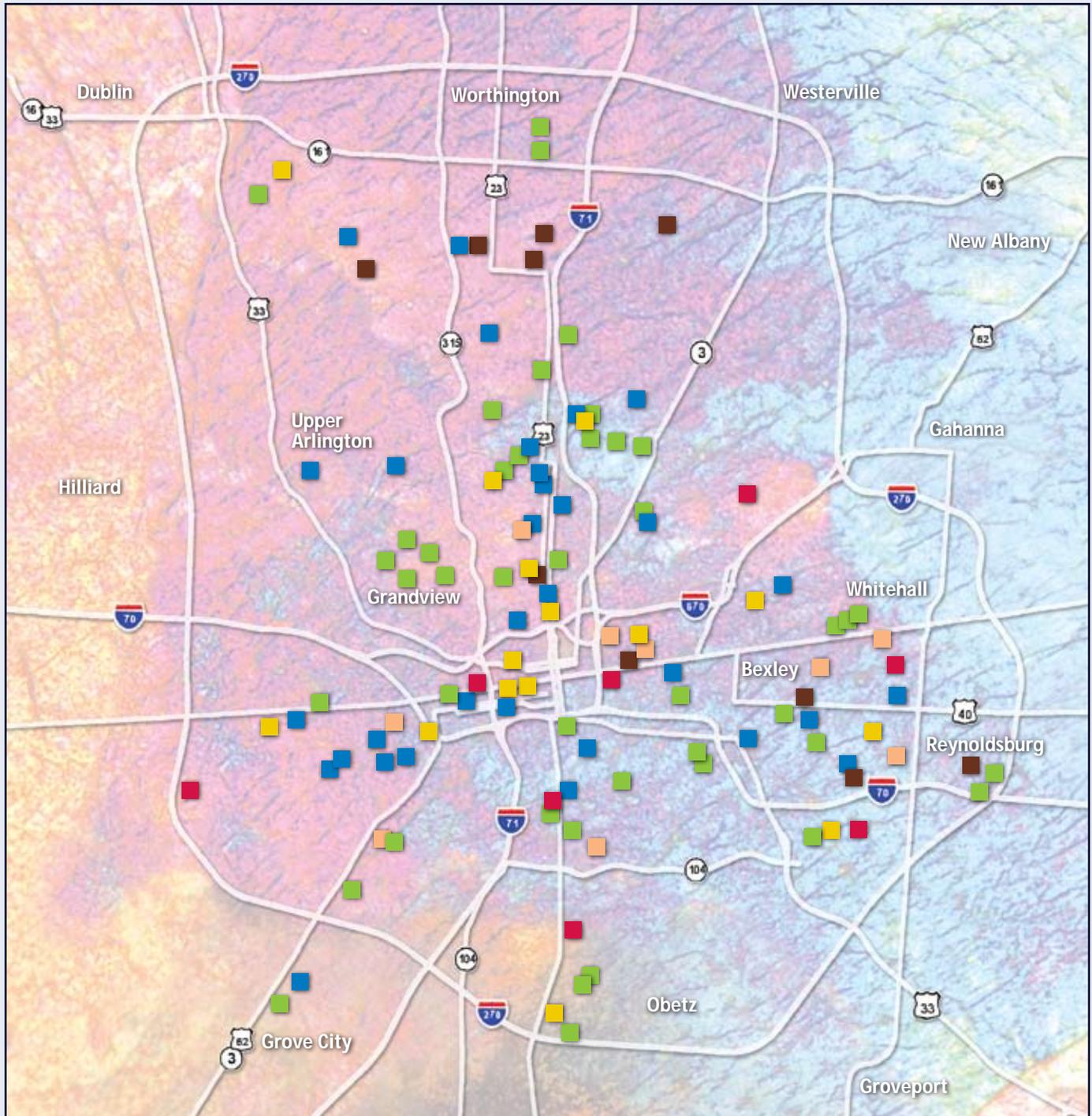
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Christine Mitchell, Executive Assistant/Office Manager

CHN serves all of Franklin County

Community Housing Network apartments are scattered throughout 28 zip codes in Franklin County.

Unit Density



The Home Team



It takes a team with dozens of players to provide homes and services for people with disabilities.

- Tenants
- Government funders
- Neighbors
- Private financiers
- Management staff
- Legal counsel
- Financial counsel
- Service providers
- Architects, contractors & builders



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