



CHN
Housing Partners

The Power of a Permanent Address.™

NeighborWorks®
CHARTERED MEMBER

2024 IMPACT REPORT

A NOTE FROM OUR LEADERS

We are proud to share CHN Housing Partners' 2024 Impact Report, a reflection of our commitment to creating high-quality, safe housing, and stability and economic opportunities for our community. Now in our 43rd year, CHN has continued to expand access to the resources and support families need to thrive, and, just as importantly, to *believe* that upward mobility is possible.

Whether we're opening doors to homeownership, preserving the places people call home, or providing critical support in times of crisis, CHN is breaking down barriers so individuals and families can achieve stability and take control of their futures. In 2024, we sharpened our focus on long-term impact. Our affordable housing development efforts grew by more than \$100 million as we brought an additional 308 affordable homes into the pipeline. We also strengthened our Single Family Preservation efforts, expanding home repair to help homeowners, particularly seniors, remain safely in their homes.

We know that believing in the power of homeownership also means believing in the potential of people to achieve it. This year, we helped more families prepare for and purchase their homes through flexible lending tools like the Believe Mortgage. Our HUD-approved counselors continued to guide clients toward financial mobility through housing counseling, tax preparation, foreclosure prevention assistance and more.

At CHN, we're building more than housing, we're building on the belief that positive change is achievable.

None of this would be possible without our dedicated partners, funders, team members and most of all, the people we serve, whose belief in themselves fuels our mission every day.

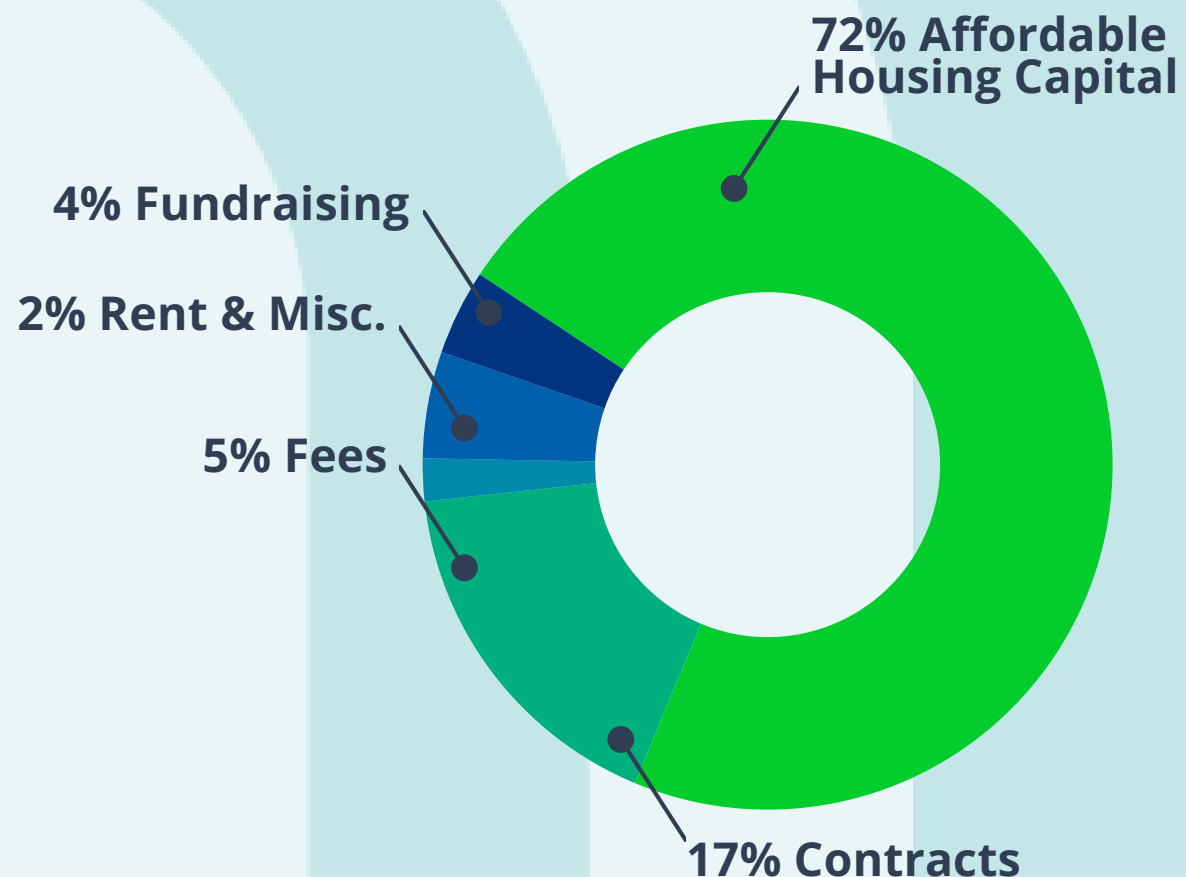


Kevin J. Nowak
President and CEO



James Poznik
Board Chair

CHN AT A GLANCE



7,240

Homes Developed

3,900

New Homeowners

60,000

Served Annually

250

Full-time Staff

2,500

Units Owned/
Managed

\$259.6 Million

Combined Capital &
Operating Budgets

2024 IN REVIEW

JANUARY

EITC season begins. 2024 set a record for the most tax returns CHN has ever prepared at 2,569.

APRIL

CHN celebrates the grand opening of the Louise C. Stokes Scholar House. The Stokes Family unveils the Louise C. Stokes exhibit on-site.

JULY

Believe Mortgage closed its 100th Mortgage this month. This new homeowner resides in the Lee Harvard neighborhood.

JANUARY

Home Repair work begins on ARPA contracts (Detroit Home Accessibility Program and the Duplex Repair Program) in Detroit.

FEBRUARY - MAY

CHN receives four LIHTC awards:

- Parkside Homes in February
- Jefferson East (Detroit) in March
- Hough Senior in May
- Cleveland Veterans West in May

JULY

Home Repair work begins on ARPA contracts in Cleveland.

AUGUST

The Historic Arch at Saint Michael begins construction in the Tremont neighborhood. The renovated convent and school will provide 48 homes for seniors.



AUGUST

CHN, HUD, the City of Cleveland, Cuyahoga County and the Cuyahoga Land Bank celebrate the 50th Anniversary of CDBG funding at The Arch at Saint Michael.

OCTOBER

Sunrise Homes, CHN's first development in Lorain closed. The four-building 35-unit development offers permanent supportive housing to adults facing homelessness.

NOVEMBER

CHN received a \$3.4 million competitive Capital Magnet Fund Award from the U.S. Department of the Treasury. The award will help fund approximately five affordable housing developments in CHN's footprint.

DECEMBER

Orchard Village, a 48-unit apartment complex in Detroit's Old Redford neighborhood, and CHN's first development in Detroit, welcomes its first residents.

OCTOBER

Believe Mortgage originates first loan in Detroit.

NOVEMBER

CHN and Enterprise marked their 50th development together, with the closing of Hope Homes, a 30-unit single family lease purchase development on Cleveland's east side.

NOVEMBER

CHN receives five Federal Home Loan Bank Awards totaling over \$5.5 million.

WE BELIEVE IN STABILITY



Through CHN's energy savings program, Mike had weatherization work completed on his home. The best part? His grandchildren can visit his home without having to wear their coats, he says.

Whether increasing the number of affordable housing units across our service areas, or providing critical home repairs and utility assistance so families can stay safely housed, fostering stability for our clients remained a key focus in 2024.

Construction began on three new developments, Arch at Saint Michael (48 units), Sunrise Homes (35 units) and Hope Homes (30 units). Each project represents a critical investment in stable housing for individuals and families across Northeast Ohio. This year also saw the successful completion of Margaret Wagner Senior Apartments (80 units) and The Lotus (50 units), a development tailored to youth aging out of foster care.

In 2024, CHN secured Low Income Housing Tax Credits for five developments, totaling 308 new units. These include two 4% credit awards, Parkside Homes East (55 units) and North View Manor (84 units), as well as three 9% credit awards for Cleveland West Veterans Housing (62 units), Hough Senior Independent Living (55 units) and Jefferson Avenue Apartments in Detroit (52 units). Together, these developments represent a total of 548 additional units of affordable housing.

CHN's property management team served 1,441 residents across our affordable housing portfolio, while maintaining a vacancy rate close to 1% for single family homes and an overall vacancy rate close to 2%, a testament to the quality of our housing and the strength of our property operations.

Through our Home Repair Program, we approved repairs for 437 homeowners, helping them address critical health, safety and structural issues. We also provided utility assistance to 28,897 individuals, helping families stay safely housed with their lights on, the heat running and essential services connected.



In 2024, our third year of full operations, the Detroit Housing Network (DHN) helped more than 12,600 Detroiters take steps toward housing stability. A “front door” to housing services across the city, DHN connects residents with seven trusted nonprofit partners offering support with home repairs, homebuyer education, life and legacy planning, property tax assistance and more. With almost 4,000 new clients entering DHN through our new client portal and more than 12,000 calls answered by DHN call center staff in 2024, we have continued building a more coordinated and accessible system of service delivery.

This past year, DHN strengthened the foundation for long-term impact. More than 1,100 clients attended homebuyer education workshops to prepare for homeownership, and almost 500 more dug deeper by attending one-on-one sessions with their housing counselors. We also supported over 5,300 applications for the Homeowners Property Exemption (HOPE), helping families reduce or eliminate their property tax bills and maintain stability in their home.

The Detroit Single-Family Preservation (SFP) team led the implementation of two critical City of Detroit contracts awarded to CHN: the Detroit Home Accessibility Program (DHAP) and the Detroit Duplex Repair Program (DDRP). Together, these initiatives helped hundreds of residents remain safely and securely housed. DHAP added accessibility modifications for 230 properties. Upgrades such as ramps, railings and accessible bathroom kits allowed seniors and residents with disabilities to age in place with dignity. DDRP distributed over 120, \$750 repair rebates and began construction on 25 two-unit homes. By bringing rental units up to code and preserving affordable housing in Detroit, these repairs stabilized housing for both the landlords and their renters.

Through the Detroit Housing Network, Vantina received down payment assistance and one-on-one financial counseling to empower her along her homeownership journey.



WE BELIEVE IN FINANCIAL MOBILITY



Through CHN's Professional Paint Training Program, CHN Resident Deborah received the hands-on workforce development experience she was looking for to launch herself into a new career

In 2024, CHN served 5,416 individuals through a range of services designed to educate, support and guide people on their path to housing stability and financial empowerment. Our team provided homebuyer education and financial capability classes and one-on-one housing counseling sessions. We also supported hundreds of households through free, high-quality tax preparation services, helping clients maximize refunds and avoid costly filing fees.

Our Community Building and Engagement team helped 644 individuals, build stability, gain skills and connect to new career opportunities. Our programs combined workforce development, community engagement and resident leadership to foster lasting change. Through workforce initiatives, 73 youth and adults obtained jobs, while 257 individuals participated in personal and professional development activities. Since its inception in 2021, CHN's Professional Paint Training Program, in partnership with Sherwin-Williams' national Home Work Initiative, has helped over 100 participants earn a Renovation, Repair, and Painting (RRP) certification. In 2024, trainings held at our new headquarters gave participants hands-on experience on an active job site, propelling them into a potential new career.

WE BELIEVE IN HOMEOWNERSHIP



In 2024, Mark partnered with CHN Mortgage Loan Officer Lauren to prepare for homeownership. Through the Believe Mortgage, Mark purchased a house in Maple Heights, that he can now truly call his own.

At CHN, we know that just as important as believing in the power of homeownership is believing in the ability to become a homeowner. Though homeownership may feel out of reach for some, we know that with the right support, guidance and resources, it's possible. When people believe in themselves, and are given a fair shot, homeownership becomes more than a dream, it becomes a reality.

CHN supported 160 households with critical loan products through Believe Mortgage (formerly CHN Housing Capital), including 58 first mortgages, 50 down payment assistance (DPA) loans and 52 home repair loans in order to jump start or maintain homeownership. Through 36 Year 16 preservation loans, 196 households were assisted with financing solutions to promote long-term housing stability and make the dream of homeownership a reality.

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Our Funders

We are grateful to our funders for making our work possible. Funders include:

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Sherwin Williams
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The Sturges Company
Vogt Strategic Insights

The mission of CHN Housing Partners is to leverage the power of affordable, stable housing to change lives and improve communities.

Our guiding principle is the power of a permanent address.

To partner with us or contribute to our work, please contact
Laura Boustani, , Vice President of External Affairs at
lboustani@chnhousingpartners.org.
www.chnhousingpartners.org

3711 Chester Ave.
Suite 100
Cleveland, OH 44114