



CHN  
Housing Partners

# IMPACT REPORT



2025



# A Note from Our Leaders

As we reflect on our work over the past year, we are reminded that housing is more than just bricks and sticks. It is the foundation for health, opportunity and stability.

At CHN, we know that the need for affordable housing remains urgent. Rising costs, aging housing stock and economic uncertainty continue to challenge the families we serve. But we also know what works: a focus on empowering families, development that creates quality homes, responsible lending that opens doors, and repairs and energy services that preserve housing for the long term.

In 2025, together with our partners, we helped more families take meaningful steps toward stability and upward mobility. Looking ahead, we are committed to expanding access to homeownership through Believe Mortgage, increasing investment in affordable housing development, and strengthening services that keep families safely housed. We will continue advocating for policies that support housing stability and economic mobility.



Kevin J. Nowak  
President and CEO



James Poznik  
Board Chair

# Building Hope



“Hope Homes doesn’t just bring homeownership — it brings peace and joy to my heart,”

-Blandine Solumbuko



Blandine, a mother of two, moved into Hope Homes, the newest development in CHN's flagship Lease Purchase program, in 2025.

For her, joining this community has brought both stability and joy for her growing family. After recently welcoming a newborn, she shared how the transition into her new home has been smooth and supportive, thanks in part to CHN staff and the welcoming neighborhood.

The spacious, affordable home has given her children room to play, while its location close to work, school, and church has made daily life easier.

She described the simple moments that make the house feel like home, including sitting on the porch watching neighborhood kids play, greeting neighbors, and even discovering a nearby neighbor who shares her roots in the Congo. Through CHN's Hope Homes and the Lease Purchase Program, her family is not only gaining a safe and stable place to live today, but also a clear path toward homeownership and a brighter future.

# 2025 by the Numbers

## Homeownership

CHN helped hundreds of families move toward stable homeownership through our flexible Believe Mortgage lending products, Lease Purchase homes, and down payment assistance in both Ohio and Michigan. Our programs provide affordable financing, financial education, and long-term support so families build equity and stability.



111 Believe Mortgage loans originated  
91 Lease Purchase homes sold to families  
475 Homeownership Center clients served

## Stable & Affordable Housing

In 2025, CHN added hundreds of affordable homes while providing safe, affordable rental housing to more than 2,500 households across Cleveland and Detroit. Our work ensures residents have stable homes while we also build new developments, expanding housing opportunities for veterans, families, and seniors.



688 affordable housing units in development  
270 LIHTC units closed financially  
2,500 units owned/managed in Cleveland, Pittsburgh and Detroit

## Home Repair & Conservation

Through our home repair, energy conservation and water bill assistance programs, CHN helped thousands of families stay safe, warm, and financially secure in their homes. Our Single Family Preservation and Energy Services programs lowered utility costs, prevented displacement, and preserved housing in Cleveland and Detroit neighborhoods.



1,446 home repair projects completed  
4,450 weatherization and energy conservation projects completed  
1,159 clients assisted with water bills

## Family Success & Supports

CHN's Family Success and Financial Mobility programs helped thousands of households improve financial stability through housing counseling, tax preparation, and one-on-one coaching. These services support long-term housing stability and economic mobility and help families thrive.



6,579 counseling and education clients served  
2,372 tax returns prepared  
76 youth residents engaged in summer employment and apprenticeships

## Housing Policy & Solutions

CHN focuses on educating and engaging stakeholders at the federal, state and local level about the importance of housing stability and homeownership. We provide practitioner-based policy recommendations for their consideration and, where appropriate, implement these solutions. One of those solutions is the Detroit Housing Network, which convenes community development organizations to create a single front door for housing services.



12,169 Detroit Housing Network clients served  
14,849 services Detroit Housing Network services provided

# CHN at a Glance

**4,100**

New Homeowners

**7,240**

Homes Developed

**231**

Full-time Staff

**2,500**

Units Owned/  
Managed

**\$69 Million**

Operating Budget

## How We Power Our Work

CHN Housing Partners' impact is made possible through a diverse mix of funding sources that support our mission to leverage the power of affordable, stable housing to change lives and improve communities.

Together, these investments translate into meaningful impact for the communities we serve. CHN has developed 7,240 homes, helped 4,100 new homeowners achieve the dream of ownership, and serves thousands of individuals and families each year through housing and support services. With these resources, CHN continues to scale solutions that ensure more people have access to safe, stable, and affordable housing and the American dream of homeownership.

# Powered by Your Support



**Thank you for getting us to the finish line!  
Our work would not be possible without  
the support of our funders.**

Gilbert Family Foundation  
Siemer Institute for Family Stability  
Home Depot Foundation  
NeighborWorks America  
Cleveland Foundation  
KeyBank  
George Gund Foundation  
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Cuyahoga County  
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[www.chnhousingpartners.org](http://www.chnhousingpartners.org)

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