

AVALON HOUSING inc.

2009 ANNUAL REPORT



AVALON HOUSING inc.

1327 JONES DRIVE, STE 102
ANN ARBOR, MI 48105

BOARD OF TRUSTEES & STAFF

Avalon Housing is a community based organization created in 1992 to develop, own and manage permanent supportive housing that is affordable to Washtenaw County's lowest income residents, including people who are homeless and people with mental and physical disabilities.

Supportive Housing links non-profit, low income housing with support services for tenants who are at risk of homelessness. In the last 18 years, Avalon has developed 324 apartments, and now annually helps more than 500 people achieve housing stability and improve their quality of life.

2009 Board of Trustees

Barbara Kessler	<i>President</i>
Ashley Zwick	<i>Vice President</i>
Anne Brown	<i>Secretary</i>
Russ Monahan	<i>Treasurer</i>
Dennis Deschaine	
Bob Gillett	
Rhea Kish	
Chandler Matthews	
Hugh Shirato	
Margaret Wong	
Ron Yarrington	

2009 Staff

Carole McCabe
Executive Director, Operations

Michael Appel
Executive Director, Dev. & Finance

Paula Baldoni
Director of Communications

Wendy Carty-Saxon
Director of Housing Development

Karen Hawver
Director of Finance

Aubrey Patiño
Senior Property Manager

Tara Tarbox
Property Manager

Josh Cope
Property Manager

Krystal Steward
Property Mngt Assistant

Jason Potter
Facilities Manager

Dave Schrottenboer
Maintenance Field Supervisor

Juan Montalvo
Maintenance Technician

Robert Burch
Maintenance Technician

Scott Krull
Maintenance Technician

Robert Dunaj
Maintenance Technician

Lynne Whitney
Rehab Specialist

Kevin Peschick
Senior Staff Accountant

Chrissy Harkless
Staff Accountant

Mary Kennedy
Accounting Assistant

Aimee McVay-Conat
Executive Assistant

Jude Walton
Community Relations

Celeste Hawkins
Director of Family & Community Services

Manisha Leary
Family & Community Services

Daicia Smith
Family & Community Services

LaRhonda Livingston
Family & Community Services

Charles Lewis
Carrot Way Program Director

Scott Phillips
Carrot Way Community Ctr

FROM THE EXECUTIVE DIRECTORS

Dear Friends,

2009 has been a year of great movement and growth for Avalon, both literal and metaphorical. In February, after months of planning and preparation, we assumed management responsibilities for three properties owned by Washtenaw Affordable Housing Commission. This effective merger saved 114 units of desperately needed affordable housing in our community, and we are proud to assume the challenge of bringing them up to the standards we – and the whole community – expects of quality affordable housing.

With these new units in the Avalon portfolio – an increase of almost 50% - we also used the opportunity to expand our Family and Community Services team and the network of onsite Community Centers at our properties. These centers are a vital part of our work, providing a central space for services, activities and community connections for our tenants.

These changes also solidified something else we'd long suspected – we had completely outgrown our offices on Huron Street. In the spring we relocated to Jones Drive, close to our Pear Street and Carrot Way properties. We encourage our friends to stop by for a tour and learn more about the work Avalon does first hand.

Avalon celebrated the kickoff of our Annual Fundraising Appeal with the help of a very special guest – the legendary Mavis Staples. Our most ambitious event yet was a huge success, and the memory of Ms. Staples filling the Michigan Theater, and our spirits, with her beautiful voice and powerful words will last for many years.

It is an exciting time of growth and expansion for Avalon, and we eagerly anticipate the progress that 2010 will bring. Thank you for your continued support of Avalon and commitment to bringing affordable housing within reach for every member of our community.

Thank you,

Carole A. McCabe

Executive Director, Operations

Michael Appel

Executive Director, Development and Finance

TENANT SPOTLIGHT

A centered community, through the eyes of our tenants

“Avalon is good because they do programs on an individual basis – that’s why it worked for me.”

Jane is only 27 years old, but has already crammed more experiences into those years than many will pack into a lifetime.

Born and bred in the southeast Michigan area, she suffered a turbulent and difficult home life as a child. Jane moved out of that home at 18, and soon found herself experiencing homelessness.

She gained help from Ozone House, who helped her find an apartment, but the situation was unstable and left her housing precarious. In 2002, Jane was in a serious car accident that had her recovering mostly bed-ridden for a year, unable to work.

One of the social workers assisting her during that time suggested Avalon Housing, and she applied for the waitlist. Almost four years ago, an apartment became available, and Jane joined the Avalon community.

Around the time that Jane was born, Susan was already in her early 30’s, about to begin experimenting with drugs and heading down a dark and dangerous path in her life. She was married for most of the nineties, and suffered both physical and emotional abuse for almost the duration of the relationship – as did her children.

This was the first time that Susan really experienced housing instability in her life. To get away from the abuse, she moved from cheap hotel to cheap hotel, and would spend periods of time staying with relatives when she could.

In the early 2000’s, a now divorced Susan was re-hired at a car plant she had worked at almost 20 years previously. Life was beginning to stabilize with a regular income, but soon some of her co-workers reintroduced her to drugs and eventually she lost her job. She had maintained a storage unit, as her then apartment was so small, but unable to pay for it after her job loss she lost it, and everything inside.

Susan was homeless again and had no belongings. Getting help from Alpha House, she applied for the Avalon waitlist and finally moved in during 2009.

These two women, with very different paths leading to Avalon, share one clear thing in common when you speak to them about their stories: the Avalon Community Centers that they credit with helping them finding stability in housing and life.

Since first moving in, Jane has moved from Arbordale to Carrot Way, to a larger unit that is more suitable for herself and her kids. Among many other programs, the Community Center at Carrot Way offers resource help for all tenants who want to go back to school, including child care assistance. While Jane already had her GED, she used the help to get into Washtenaw Community College (WCC), and will graduate next summer.

She now works for Ann Arbor public Schools, having worked her way up from being a sub when she started four years ago, to being a fulltime, permanent employee.

After WCC, she plans to go to Eastern Michigan University, and get a degree in Social Work – hopefully to continue her work in the high school system. It’s been tough balancing everything – young children, work and school – but Jane takes a realistic, philosophical view on improving her life:

“I don’t think about it – just do it. If you think about it too much, you will convince yourself not to do it.”

The classes and groups at Carrot Way, such as the Mother's Group and the Book Club, have been an important part of Jane finding her place in the community. She credits them as being the way she 'met my neighbors'.

The Mother's Group in particular was a great help – not only providing advice on parenting skills, but as a good way to share social time with the other parents at Carrot Way. Jane has also found the backpack program a huge help – where the Avalon children are provided new backpacks and school supplies before the start of the new school year. It's all helped her find a better balance.

"I'm not in the same place I was when I first got here [to Avalon]. I can do a lot of the things myself now."

For Susan, the community centers were something new to her in terms of the support they offered – she had

"...never seen anything like [it]... tutoring, computers, classes, job search assistance, legal help..."

She's an active participant in the monthly tenant meetings, held at the community center. It's one of the main ways she learns who needs help around the apartments – something that she loves to do. It's part of her way of giving back to the community that has given her so much.

"Avalon was like building a body – one part is the head, one the feet, one the arms and even one the stomach: they gave me food when I didn't have anything to eat"

As we speak, a neighbor's children stop by after school – Susan frequently looks after them, so the parents can manage work obligations or appointments during the week easier.

Part of the reason the community centers are so successful is because they allow us to provide

individual services and help each tenant with their specific needs and life story. But a large part is also what we see with Jane and Susan – as they gain stability and confidence, they want to give back to neighbors and friends. The Avalon community center network help provide the space and community connections to be able to do so.

Growing Avalon's Community Center Network

In 2009, we created two new community centers at Avalon, building on the success started years ago at Davis and Carrot Way.

The centers are the hub of community activity on site – everything from tenant meetings to dance classes and book clubs to Easter egg hunts. They form a vital link between services and tenants, as well as providing a common area for tenants to connect with each other.

The Community Centers are also where our wide range of youth projects and after-school programs, which not only provide hands-on support for our youth tenants, but also provide invaluable support and time for their parents.

The first Avalon Community Center was a unit at our Davis property, used by a tenant group. The 2005 completion of Carrot Way, our only custom built property to date, included a dedicated and purpose designed Community Center, paving the way for the format we use now.

As Avalon continues to develop renovate sites and create new properties, these centers will continue to be a core part of how we connect our communities together.

EVENTS AND CELEBRATIONS

Keep on Pushin' A week long celebration

2009 was a busy for events at Avalon, culminating in our fall week of fundraising and celebration.

The highlight was clear – the amazing and legendary Mavis Staples performing for Avalon at the Michigan Theater. Along with the hundreds of other fans, nearly 200 Avalon tenants were able to attend the concert, with their tickets generously purchased by sponsors.

The evening started with appetizers and drinks in the historic lobby, and before Ms. Staples took the stage (and our hearts!) we proudly premiered our new video on the big screen.

The glowing review in AnnArbor.com the next morning summed up the evening perfectly:

“If folks didn’t arrive at the Michigan Theater on Tuesday feeling the spirit, they certainly left with their souls filled with it...”

By the time she wrapped up an extended “I’ll Take You There,” Staples had done just that, delivering her audience to a rapturous state of ecstasy that sustained itself long after the house lights came up”



Photo courtesy of William Jordan

Keep on Pushin’ was made possible by the following generous sponsors:

“We are very proud and very honored to be here to do our part for Avalon Housing. Your mission is our mission and we’re here to help.”

Mavis Staples

Zingerman's
community of businesses

ADAMS STREET PUBLISHING
COMPANY
www.adamsstreetpublishing.com

THE MOSAIC FOUNDATION
(of R. & P. Heydon)



Comerica Bank Cornerstone Design
Jean Carlberg & Bunyan Bryant Orion Automotive

The **Community Awards Dinner**, held at Zingerman's Roadhouse, was another great evening in the week. In our annual tradition we honored members of the community that have inspired us by their work against homelessness in our area.

Bob Guenzel *(pictured below)*
2009 Community Stewardship Award

Bob Guenzel, Washtenaw County Administrator, has demonstrated courageous and continuous leadership in our community's efforts to end homelessness. His passion, vision and hard work have been key to Avalon's success, and have helped Washtenaw County become a leader in the field of permanent supportive housing.



Russ Monahan
2009 Community Stewardship Award

Russ joined Avalon as a volunteer in 2006 and his energy and commitment to our work just kept growing. In 2007 he joined our Board of Trustees, and a year later became the Treasurer. Russ is equally comfortable working on financial statements and wielding a chainsaw - a rare and priceless combination!

Wanda Davis
2009 Avalon Tenant Award

Wanda Davis represents the best kind of Avalon Housing tenant. She is always ready and eager to lend a hand, and neighbors say they can count on her in a pinch. This year, since Avalon took over management of the Parkhurst Apartments, she has played a critical role in helping start up their new community center.

Other Events

Because we didn't just have fun in the fall!

Hootenanny 2009

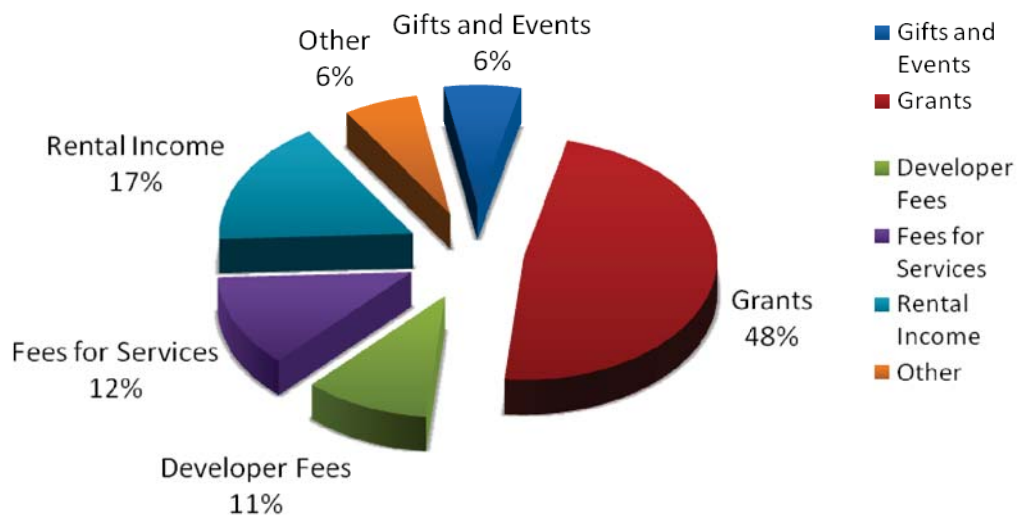
Once again Mark Hodesh and the great staff of **DownTown Home and Garden** opened up their doors and welcomed us for our spring Hootenanny party. Our silent auction tables were crammed with locally produced goods and fun activities, all kindly donated by businesses in the area. The Saucecats, a fantastic Zydeco band from MI, had us dancing throughout the night and forgetting about the not very cooperative spring downpours outside!

A winning University of Michigan football game

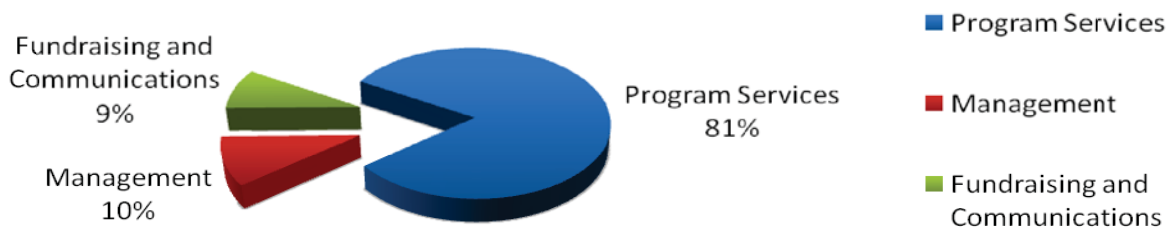
The result on the field may not have been what many in Ann Arbor were hoping for, but Avalon was a winner in this year's U of M vs. Ohio game. Thanks to the generosity of the **Wolverine Little House** (and a hearty dose of competitive spirit), a fundraising challenge was laid down between the opposing teams supporters... and the maize and blue came through, winning glory and collecting over \$3,000 for Avalon.

FINANCIAL INFORMATION

Avalon Housing, Inc. 2009 Income Sources



Avalon Housing, Inc. 2009 Program Efficiency



TENANT STATISTICS

Number of Households: 324

Number of tenants: 416



Families with Children: 68

Average Household income: \$9,753

All data as of December 31st, 2009

VOLUNTEERS AT AVALON

A record year for volunteers at Avalon

2009 was a banner year for volunteering at Avalon – over 100 individuals and groups gave their time and expertise, with over 1,350 hours of service, an all-time high! Whether it was youth groups or lawyers associations, many of our neighbors and friends rolled up their sleeves and got stuck in to help!

Some of the highlights include:



Hundreds of hours spent by volunteers of all ages in our variety of gardens, including a whole summer of garden TLC provided weekly by the **Ann Arbor YMCA Youth Volunteer Corps**



The rise (groan-worthy pun intended!) of our new **Baking Brigade** – an on-call volunteer group that bakes amazing goodies for our tenant parties and gatherings, as well as open houses and other Avalon events



Builders and painters from **Amana Construction** and **D&G Painting** who helped put the finishing touches to our Broadway property before tenants moved in, not only directly helping but also sharing their knowledge with other volunteers



A wealth of students, both individually and from school groups such as the **University of Michigan's Ginsberg Center and Circle K**, and **Eastern Michigan University** tutoring and helping out at our community centers



*(left) The **Washtenaw County Bar Association** get to dig in for Gardening with Grace*



*(right) Our furthest traveling volunteer group – students from **Rollins college** came all the way from Florida to paint at Broadway*

THANK YOU TO OUR DONORS AND SUPPORTERS!

Our deep gratitude goes to our many friends and supporters – without you our work would be impossible!

Benefactors

A2Zoom

Bethlehem UCC

Gary Boren

Jean Carlberg and Bunyan Bryant

Charles Reinhart Company

Comerica Bank

Cornerstone Design, Inc

George and Marion Curtis

The Dorn Family Foundation

Green Street Tree Care

Dorothy Hastings

Phil Jenkins

Keeping the Dream Alive

Barbara Kessler and Dick Soble

Rhea Kish

Ruth Kraut and Michael Appel

Ann Malester and Dan Barney

Russell Monahan and Kathleen Semak

Fred and Mary Munson

Richard Primus and Eve Brensike

Molly Reno

Molly Resnik and John Martin

Amy and Charles Roehrig

TCF Bank

The Mosaic Foundation

Wolverine little house

Zingerman's Community of Businesses

Patrons

Joan Binkow

Judy Carty and Ed Falzon

Chelsea Rhone, LLC

Chris and Tamara Cox

Joan and David Crary

Susan Delonis

Mary Dobson

David and Jill Esau

First Congregational Church

First Unitarian Universalist

Patricia and Lennard Fisk

Google Matching Gifts

Virginia Gordan

Judy M Judd

Key Foundation

Lisa and Brian Krause

David and Louise Lutton

Chandler and Mary Matthews

Judith and Thomas Mich

Cynthia Nicely

Northside Presbyterian Church

Arthur Nusbaum

Patricia A Saad

Chuck Sipperly & Permanent Green Light

Linda Woodworth

Supporters

A faint, stylized illustration in the background shows a large tree with many leaves on the left and several houses of varying shapes and colors (purple, green, yellow) on the right, suggesting a community or neighborhood theme.

Carol Acitelli
Fran Alexander
Joel Alpert
Angelini and Associates
Anonymous
Henry and Harlene Appelman
Arbor Brewing Company, LLC
Alice and Abraham Aronow
Jim and Martha Balmer
Gerri Barr and Tom Egel
Kim Bayer and Bob Kuehne
Thomas Berrodin
David and Martha Bloom
Anne Boyd
Kurt Brandle
Brown Paper Tickets
Gary and Shelley Bruder
Burgoyne Appraisal Company LLC
Deborah and Stephen Burling
Letitia Byrd
Dr. Darrell Craig
Barbara Carr
Patrick and Deborah Carty
Wendy Carty-Saxon and Robert Saxon
CCB enterprises
Joan and Mark Chesler
Christian School Association of Ann Arbor
Church of the Good Shepherd
Anthony C. Collings
Concert4aCause
Patricia Cooke
Kathryn Coon
Corner Brewery, LLC
Charisse Crisostomo
Joann and Townley Culbertson
Bruce R Curtis and Sara Tucker
Nancy Davis
Lisa and Mark Davis-Craig
Dennis and Monique Deschaine
Annmary and Jesse DeWitt
Barbara J Kelly
Beth Kelley
Carolyn Kelly
Pam Kisch and Paul Sher
Andrea Kish
Mitchell A Klein
Rosalie and Ronald Koenig
Mallika Kommareddi
Grace Kotre
Allen and Florence Kraut
Margaret Krebsbach
Pamela Kreh
John Lang
Joan and Joel Levitt
Alan Levy and Susan Pollans
Jeffrey Light Duncan
Louis Loeb
Lisa Luczek
Marjory S Luther
Lisa Marra
Robert Martel and Lisa Sessa
Carole McCabe
Catherine McClary
Norma P. McCuiston
Patricia McDonald and Griffin McDonald
Jill McDonough and Greg Merriman
Piotr Michalowski and Deanna Relyea
Middle Earth, Inc.
Ellen Monahan
Charles and Norma Monsma
Neil Mueller
Jennie Needleman
Margaret Nichols and David Pearl
Adrienne and Mark O'Brien
Robbie O'Brien and Lee Sirvaitis
Orion Automotive Services
Aubrey and Gustavo Patiño
Peaceable Kingdom
Don Pelz
Juliet S. Pierson

H. Scott Diels and Mary Davis
Downtown Home and Garden
Diane and Roland Drayson
Duco Home Services
Gavin Eadie and Barbara Murphy
Katherine and John Edgren
Gary and Liz Elling
Hubert English
Episcopal Church of Incarnation
Doug and Emily Meuleman Evett
Phyllis and Phillip Fellin
Samuel Fine
Sally Fink
First Baptist Church
Lydia Fischer
Moe Fitzsimons and Bob King
Nancy C. Francis
Ursula Freimarck
Linda and Larry French
Ann and Bill Furtwangler
Harriet Fusfeld
Susan and Bob Galardi
Gallagher & Gallagher
Dori Gapczynski
Robert and Gigi Gates
Gail Gentes and Philip Hanlon
Delores Garcia and Bob Gillett
Thomas and Ann Gladwin
Judith and David Goings
Svea and Whitmore Gray
Daniel and Norma Green
Kim Groome and Kevin Curran
Robert and Pamela Guenzel
Chrissy Harkless
Nile and Judith Harper
Mimi Harris
Ruth and Charles Hatcher
Robert Hauert
Heather's Place
Heavenly Metal
Gloria Helfand and Harvey Michaels
Heidi and Stephen Herrell
Donald Herzog and Linda Winkler

Lana Pollack
Peter Polverini
Lucinda and Eric Quackenbush
Ellen Rabinowitz and Dave DeVarti
John and Dorothy Reed
Paul Reingold and Julie Bedore
Anne and Fred Remley
John Roos
James and Suzanne Royce
Jay and Susan Sandweiss
Maya Savarino
Ann and Thomas Schriber
Art and Mary Schuman
Judith Seid and David Gates
Harriet Selin
Grace and Stanley Shackman
Laura Sheets
Hugh and Linda Shirato
Elizabeth Silver and William Crawforth
Carol and Michael Simon
Grace Singleton
Frank Sobel
Doris and Lawrence Sperling
Ann and David Staiger
Julie Steiner
Edward Steinman
Rick Strutz
Dr. Alan and Gail Sugar
Rebecca Super
David Szary
Ten Thousand Villages
Denise Thal and David Scobey
Barbara and Ronald Turner
United Bank & Trust - Washtenaw
Anne Vanderkloot and David Monforton
Jude Walton
Gertrude Warkentin
Chuck Warpehoski
May Watanabe
Donna Wegryn
Thomas Weisskopf and Susan Contratto
Lelahni and John Wessinger
W. Scott Westerman

Kathleen Higman
Honigman Miller Schwartz and Cohn LLP
Wendy and James House
Margaret and Steven Jensen
Harold R. Johnson
Robert Johnson
Beatrice and Robert Kahn
Mary Kalmes and Larry Friedman
Lois and Gordon Kane
Becca Keating

Lynne Whitney
Angela and Charles Williams
Robert Williams
Bruce Wilson and Carol Hollenshead
Gene and Rose Wilson
Sheldon P Winkelman
Opal Wong
Marjorie Ziefert and Chuck Kieffer
Ashley Zwick

Friends

Al Dente, Inc.
Harvey Amoe
Mark Anzicek
Arbor Teas
Arrowwood Hills Cooperative
Aunt Agatha's
Kathleen Baker
Lydia Bates
Abby and Peter Bauland
Rachel Bendit
Beni
Dietrich Bergmann
Beth Israel Congregation
Bivouac
David and Ruth Blackburn
Susan Bornstein
Michael Bosio
Liz and Enoch Brater
Carl Brauer
Jennifer Brown
Cindy Browne
Mary and Bill Browning
Robert O Burch
Eunice Burns
Mary Cambruzzi
Margot Campos
Vincent Caruson and Rita Loch Caruso
Lou Case and Donna Estabrook
Chelsea Milling Company
Judy Chizmadia

Mindy Matice
Alison McBroom Holmes
Nancy Medd
Leslee L Meltzer
Marilyn and Allen Menlo
Brady Mikusko and Ernest P. Young
Milliken Realty
Erica Mitrovich
Morgan and York
Ellen Moss
Motown museum
MSU Extension 4-H Program
Mike and Cathy Muha
Pat Murphy and John Barney
Glenn Nelson and Margaret Dewar
Ed Nemetz
Northern Brewery, LLC
Richard Norton and Patricia Koman
Joan and Patrick O'Connell
Martha Oleinick
Mary and Nels Olson
Sharon and Carl Osojnak
PALL Life Sciences
Paquetta Palmer
Panera Bread
Margaret Panzer
Lisa J. Patrell and Joseph Fazio
Performance Network
Peter A Long Attorney At Law
Suzanne Peterson

Kathleen Cho and Eric Fearon
Church Women United in Ann Arbor
Hilary U Cohen
Cold Stone Creamery
Colonial Lanes
Community Farm of Ann Arbor
Josh Cope
Helen Corey
Michael Crosby
Bill and Kathleen Culbertson
Tom Darnton
Depot Town Tattoo Parlor
Betsy and Sandy Dugan
Robert Dunaj
Herb and Barb Eagle
Edible WOW
Roseanne Emanuele
Phillis Engelbert and Bill Shea
Kathy Fearday
Sheila B. Feigelson
Food Gatherers
Wayne Fowler
Judith and Versile Fraleigh
Jeffrey Freeman
Cynthia and Richard Frey
Randi Friedman
Daniel Friedus
Jeffery Frumkin
Judah Garber
Sara and Bruce Gibb
Robert Glassman
Nancy Jo and Laurence Goldstein
Betty Gratopp
Susan Greenberg
Katherine Griswold
Mary Ellen Hagel
Sandy Hammer
Ann and Douglas Hanton
Charlene Harris
Celeste and Kevin Hawkins
Mary Hegerich
Norman Gene Herbert
Roger Hewitt and Patricia O'Rorke

Preston and Ying Plews
Garrod Post
Ethel Potts
Thomas J. Powell
Linda Pritchard
Putt & Glow Golf
R Hirt Jr. Co.
Mel and Eleanore Ravitz
Robbie Renkes
Shannon Richards
Jane Riecks
Renee and John Robbins
Jean Robinson
Brendan Ronayne
Marlene Ross and John Taylor
Donna and Dennis Roth
Nancy Rucker
June A Rusten
Monika Sacks
Paul and Lori Saginaw
Amy Samida
James Schaafsma and Nancy Vander Kuyl
Bonnie Schafer
Libby and Peter Schick
Sonia Schmerl
Dave Schrotenboer
Ellen Schulmeister
Scio church stable
Joan Scott
Edythe Scovill
Arthur Semak
Ingrid and Clifford Sheldon
Sharon Sheldon
Dorothy Shields
Silver Maples of Chelsea
Noreen Smith
Edward Snyder
Phillip Sondeen
St. Francis Catholic Church
St. Joseph Catholic Church
Mary Stadel
Sarah Stanton
Gail R Stein

Steven and Mary Hewlett
John Hieftje
Paul Hiyama
Lorraine Hough
Rose Anna Hoxey and Karen Roedding
Frieda Hubert Jardim
Eileen Hymans
Interfaith Council of Peace and Justice - CROP Walk
Ms. Nancy B. Johnson
Vesa Kaartinen
Benita Kaimowitz
Rich Kato
Duncan Kaufmann
Donald Kenney
Kerrytown Concert House
Asim Khan
William and Betsy Kincaid
Esther Kirshenbaum
Lisa Klopfer and Lee Schlesinger
K-mart
Michael Koen
Elaine Kopka
Peter Kraeger
Martha Kransdorf
Scott Krull
Robert and Marcia La Haie
Lake Forest Golf Club
Barbara M. Lamar and Terry Adams
Sylvia Lang
Paul Laughlin and Marian Gram Laughlin
Manisha Leary
Krystal LePoudre-Johnston
Amy Leslie
Lesser Farms and Orchard
Sheldon and Mary Levy
Jennie Lieberman
Veronique Liem
Lily's Garden
Maggie's Organics
Jacquelyn Mally-hermann
Elizabeth Mandelka
Tom and Sara Manning-Beavin
Maplehurst Group, LLC

Virginia and Eric Stein
Georgine Steude
Sweet Gem Confections
Janet and John Talbot
Helene Tamarin
Shirley and Arland Thornton
Todd's Services, Inc.
Tom Thompson Flowers
Erin Trame
Bob Trees
Chanda Trent
U of M School of Dentistry
Janice Urban
Kathleen Van Bonn
Mary Vandewiele
Cam Vozar
Karen Wallis
Suzanne Wanty
Washtenaw County Children's Services
Washtenaw County Meri Lou Murray Recreation
Washtenaw Dairy
Shelly Webber
Leon Webster
Virginia Weingate and John McCauley
Zelma Weisfeld
Bett Weston
Bob White and Joanne Alexander
Kathryn and Gilbert Whitney
Katie Whitney
Denise and Dorn Williams
Tim Wintermute and Kathie Sutcliffe
Johanna Wirbel
Connie Witt
Mona Walz
C. Christopher Wolfe
Margaret Wong
Kathryn E. Wozniak
Jacquelyn Wright
Betty and Robert Wurtz
David and Mary Yamamoto
Esther L Yost
Donna Zajonc
Wendy Zohar

GENERAL INFORMATION

Our Philosophy

We believe that the most effective solution to homelessness is supportive housing, and that safe, decent and affordable housing is a basic human right. Without it, addressing major life challenges such as mental illness, substance abuse and domestic violence is almost impossible.

We believe that building community is one of the most important ways to help people achieve self-sufficiency. It reduces isolation, fosters peer support and inspires a collective sense of hope. In this spirit, Avalon supports tenant organizing efforts, and on-site community centers that provide opportunities for connection and increasing self-determination.

Core Programs



Housing Development

Through acquisition, renovation or new construction, Avalon develops housing units that are permanently affordable for households with incomes at or below 30% of the area median income.



Enhanced Property Management

Avalon is a non-profit, pro-tenant landlord with the goal of preventing evictions and helping tenants achieve housing stability. Property management blended with social work focuses on making creative accommodations to high risk tenants.



Supportive Housing Services

Non-traditional support services are available on a voluntary basis to all Avalon tenants. Supports are flexible, individualized and not time limited. They focus first on helping people maintain housing stability and then on improving their quality of life.

AVALON HOUSING inc.

1327 Jones Drive, Suite 102
Ann Arbor MI 48105

Phone: (734) 663 5858

Fax: (734) 663 4857

www.avalonhousing.org

