

More Housing, Less Homelessness

On May 15, 2007, Avalon purchased its third property in little more than a year, adding a total of 17 units to our community's stock of permanent supportive housing. These new developments provide housing to homeless youth, chronically homeless single adults, and survivors of domestic violence and their families. In addition to Avalon's enhanced property management, tenants will benefit from supportive housing services provided by Catholic Social Services and Ozone House, and referral and support services provided by the Project Outreach Team and SafeHouse Center.

"We're thrilled about these purchases," says Michael Appel, Avalon's Executive Director. "We know the solution to homelessness is affordable housing—especially housing with services for people who really need them." The property acquisitions were made possible through an array of more than eight funding sources, totaling over \$2.7 million.



Ending Homelessness through Supportive Housing Avalon launches 3 supportive housing projects including this one on Ann Arbor's Northside.

How'd we do it?

Even in the best of circumstances, funding an affordable housing project can be a scary proposition. If we want to keep rents low, traditional financing options are just too expensive. And if we want to act quickly on a purchase, the process of securing public funding can take too long. So what's an agency like Avalon do? **We make sure our funding is diversified.**

In this last round of acquisitions, two non-profit organizations—the Local Initiatives Support Corporation and the Michigan Interfaith Trust Fund—stepped forward to provide bridge loans of more than \$1.7 million to tide us over until other financing came through. The final package includes \$1.1 million from the Michigan State Housing Development Authority (MSHDA) and \$1.2 million from the City of Ann Arbor. Additional monies come from Ann Arbor Downtown Development Authority, Washtenaw County, and HUD. This last round of purchases also included help from a local, private investor (see article below) - a first for Avalon.

For MORE good news and information on these new projects and the people they'll serve, please go to www.avalonhousing.org



Children at Carrot Way Apartments make use of the Community Center with after-school activities, tutoring, summer camps, arts programs and community meals. All of which rely on private donations and grants.

Acting Locally: Socially Responsible Investing Comes Home



Layale and Bryan Weinert are no strangers to volunteering their time and money to local initiatives. For years they've worked hard for causes they believe in. They've also been planning their own long-term financial security through socially responsible investments. It's only natural then that the Weinerts would figure out a way to help their community while preparing for their future. When they approached Avalon with the idea of loaning \$25,000 over a period of 10 years with a reasonable rate of interest, the timing couldn't have been better.

"We were in the midst of purchasing the South First Street property," says Wendy-Carty Saxon, Housing Development Specialist for Avalon. "The Weinerts' investment filled a gap and made the acquisition possible. Their generous terms also help subsidize our property operations making it possible for us to continue to provide high quality housing for our tenants."

With more projects on the horizon, Avalon is developing more opportunities for individual investment. If you or someone you know would like more information please contact Paula Baldoni or Michael Appel at 734/663-5858.

So...what's the catch? *You are.*

We're fortunate to have a great community of supporters who care about our tenants' quality of life and our mission of ending homelessness. These friends and neighbors help us cover basic costs that aren't funded through other sources; costs like property management, maintenance, and the coordination of tenant services. Their financial help spells the difference between housing and homelessness for more than half our tenants, including children, who struggle with challenges like mental illness, chronic health problems, and disability. If you'd like to get involved - and help us close the gap - give us a call or check out our website.

Getting Bugged?



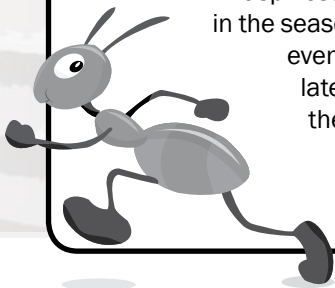
Summertime and the feeling is . . . well, not all that pleasant sometimes. Like any property owner, especially those with older homes, Avalon has experience with all things creepy and crawly. Enter **Ernie Otter**, otherwise known in these parts

as *Ernie the Bug Guy*, founder and owner of EcoPest. A vendor and supporter of Avalon for more than a decade, Ernie uses a holistic approach to pest eradication and avoids the use of dangerous chemicals. So in addition to directly handling infestations, he regularly educates our tenants, property managers, and maintenance staff on ways to discourage pests. "They're just creatures of opportunity," Ernie says. "It's a matter of making things a little less opportune for them."

We're grateful to Ernie Otter for his many years of cheerful service to Avalon and our tenants. (For information visit www.ecopest.net)

Tips From Ernie

- Keep plants at least 24 inches from the house. Plants are habitat for creatures great and small - which can then end up in the house.
- Mulch and soil, which attract detritus insects like earwigs and sowbugs, should not be piled up against the siding of the house.
- Make sure water drains away from the house. Bugs love moisture.
- Keep basement or low level windows clear of leaves and other debris.
 - Wasp nests should be cleared early in the season with a hose during the evening only. Don't wait till late summer or fall - when the nests are large enough and the insects mature enough to give chase.



In Other Words

I was a know-it-all and then I enlisted. When I got out I was in a free fall and then I was homeless. But Avalon has given me a base. I have a place now to put my radio and listen and work for peace....I'm not a caretaker here at Stimson, but what I can do in my job is make people feel good about where they live. I keep a clean place, and I want the others here to feel that way, too. I want to make them feel better about themselves.

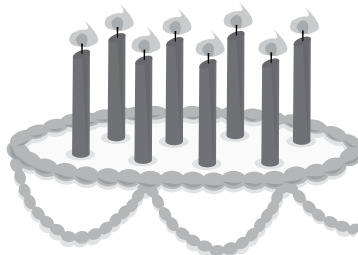
John Seale, Avalon tenant and Resident Manager of Stimson Apartments. For John's story, check out www.avalonhousing.org

HOLLERIN' AT THE HOOTENANNY

Downtown Home and Garden was THE place to be on May 18th at Avalon's First Annual Hometown Hootenanny, thanks to our generous sponsors, **Hilliard Lyon** and **Swisher**

Commercial Realty. Ellen Rabinowitz


and **Dave DeVarti** called the live auction during a break in sets by **Billy King and the Idylls**, who played their special brand of dance tunes to a lively crowd of nearly 150 people.



Mark Your Calendars... it's Avalon's Birthday!

Come and celebrate 15 years of affordable housing success on September 6, 3 - 5 pm at 201 West William. Birthday Cake and Ice Cream for all!!!



WE  these Ann Arbor area businesses and you should too! They made our first ever spring event a great success:

- Downtown Home and Garden
- Hilliard Lyons
- Swisher Commercial Realty
- Al Dente Pasta
- Ambry Farms
- Arbor Brewing Company
- Arbor Farms Market
- Chelesea Milling Company
- Cloth Encounters
- Community Farm
- Frog Holler Farm
- Gracia Greenhouse
- Grandma's Kitchen
- Heather's Place
- Kapnick Orchards
- Kern Road Farms
- Lesser Farms
- Mill Pond Bakery
- People's Food Co-op
- Roosroast Coffee
- Specialty Cakes and Pies
- Whitney Farm

Avalon Reads

This coming November, Avalon Housing welcomes acclaimed writer and former *Washington Post* journalist **Pete Earley** to Ann Arbor for a series of events and appearances highlighting his latest book, [CRAZY: A Father's Search Through America's Mental Health Madness](#). Earley has been described by *Washington Magazine* as one of one of ten journalist/authors in America who "have the power to introduce new ideas and give them currency." His book intertwines Earley's experiences as the father of an adult child whose mental illness led him into the criminal justice system, with investigative work in Miami's county jail on the mental health floor. [Crazy](#) is groundbreaking as well as heart wrenching. A strong advocate of systems reform, it's no surprise that Earley is also a fan of permanent supportive housing. He'll be talking about his book and his experiences at the annual **Sunday at the Earle with Avalon** on November 4th, and will be giving a public lecture at the Ann Arbor Public Library on November 5th.

For reviews and comments on the book from Avalon staff and supporters, as well as links to information on Mr. Earley, please go to our website, www.avalonhousing.org.