







2024 ANNUAL REPORT

Building supportive housing, together

AVALON
HOUSING

Friends,

This is a uniquely significant moment in time for permanent supportive housing providers and our supporters, filled with opportunities as well as challenges.

Locally, the importance of affordable housing to the health of our community has rarely received the amount of attention it's currently enjoying. The notion that Washtenaw County needs more housing units for people at the lower end of the income ladder has almost become conventional wisdom. A recent study from the Ann Arbor Area Community Foundation found that 80 percent of people earning less than $35,000 annually – some 18,000 people across the county – are "cost burdened," meaning they pay more than 30% of their income toward housing.

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Data recently gathered by the Washtenaw County Continuum of Care found that homelessness has increased 77% in the county since 2022. At the same time, debates over land-use – both at the individual project level and for the long-term vision for Ann Arbor – have underscored the competing interests at play when our community considers ways to promote housing affordability and access.

And nationally, Avalon and other affordable housing providers face real threats of funding and employment cutbacks at federal agencies. We've already seen the mid-year elimination of AmeriCorp members working at Avalon, and providers across the country are bracing for possible cuts to permanent supportive housing.

In this tumultuous environment, Avalon continues to serve nearly 1,000 of our neighbors who were previously homeless, with housing and support services







2024 BY THE NUMBERS

29
Properties

388
Homes Provided

92
Tenants Moved In
(Up 56% from 2023)

925
Tenants and Clients
(up 11% from 2023)

62%
More hours of service in
2024 than in 2023
(47,000 hours of service)

252,962
Pounds of
food distributed
(up 18% from 2023)

that help them move from survival mode toward stability and community. Our annual retention rate continues to climb, up to 96% compared to the national average of 84%.

The support we've received over the past year has been truly amazing, and shows what we can do collectively to move people out of homelessness. Not only have we seen a great influx of new individual donors, we've received state funding through the Department of Health and Human Services, and a significant combined donation from the Federal Home Loan Bank of Indianapolis and Bank of Ann Arbor.

We're proud and thankful that the community has rallied behind us, and that we're able to continue to help people exit homelessness, despite whatever headwinds may come.

Sincerely,



Aaron Cooper
Executive Director



Jeremy Lapedis
Board President

Working for HOUSING JUSTICE

Joining partners like the Corporation for Supportive Housing (CSH), the Michigan Coalition Against Homelessness (MCAH) and the MI Rent is Too Damn High, Avalon residents and staff traveled to Lansing several times last year to educate lawmakers on measures that would increase access to affordable housing and protect the rights of renters.

Molly Smith, Avalon's director of services, testified to a legislative committee in the spring on the importance of supportive services in keeping people housed, along with Catherine Distelrath of CSH. Later in the year, the legislature approved an additional $20 million for the Supportive Services Transformation Fund.



Avalon staff on a visit to Lansing.



From left, Avalon community member Aaron Palmer, State Sen. Jeff Irwin, and Avalon Director of Mission Advancement Scot Ellis. Avalon presented Irwin with a Community Advocate Award.

During MCAH's annual advocacy day in April, tenants and staff met with several lawmakers representing Washtenaw County, sharing their stories and pushing for a package of bills to strengthen the rights of renters. Not all of the bills were ultimately passed, but important measures such as the "Source of Income" bill barring discrimination against housing voucher holders was signed into law.

In November, Avalon staff and tenants joined the Rent is Too Damn High rally, which brought together renters and affordable housing advocates from across the state.

Members of Voices of Community Advocates and Leaders (VOCAL), a group of Avalon tenants and clients, attended the MCAH and Rent is Too Damn High events.

We also engaged with the City of Ann Arbor and Washtenaw County to ensure that resources from the millages on senior services, affordable housing and public safety and mental health were allocated to supportive services that help keep our neighbors safe and housed. ■

Honoring the Past, Working for the Future: Renaming the Bunyan Bryant Apartments

In October 2024, Avalon Housing's Arbordale Apartments was renamed the Bunyan Bryant Apartments, in honor of the late professor and activist whose denial of an apartment at the complex in the early 1960s by the landlord at the time became a flashpoint in the local fight for fair housing.

Bryant was part of a group that successfully advocated for a fair housing ordinance in Ann Arbor in 1963, so when he was looking for an apartment the very next year, racial discrimination was not what he anticipated.



Jean Carlberg, Norman Bryant and Sherri Bryant pose in front of the new sign honoring Bunyan Bryant.

The case Bryant brought to the city's Human Rights Commission went all the way to the state Supreme Court, where it helped pave the way for cities across the state to enact ordinances banning housing discrimination.

"When Bunyan applied to sublet an apartment at Arbordale Manor, he knew it was available and fully expected to be able to sublet it, because the ordinance was in place to prevent discrimination," recalled his widow, fellow activist and former Ann Arbor City Councilmember Jean Carlberg. "When he was told no, nothing was available, he knew that was wrong."

The case Bryant brought to the city's Human Rights Commission went all the way to the state Supreme Court, where it helped pave the way for cities across the state to enact ordinances banning housing discrimination. Still, Bryant was never able to move into the apartments.

The community center in the apartment complex was renamed after Carlberg.

At the renaming ceremony, Avalon Executive Director Aaron Cooper said: "By honoring Dr. Bryant, we acknowledge the effort that was required to make housing discrimination illegal. And we also pledge to continue his lifelong work of addressing injustice — and there's no doubt we have more work to do." ■

Helping Youth and Families *thrive*

Homelessness among families with children is directly attributable to the lack of affordable housing that can accommodate them. Avalon's 50-unit Grove at Veridian project, which opened in the summer of 2025, is one of the only affordable developments with 3- or 4-bedroom units appropriate for a larger family.

The demand for these units has been overwhelming. For the 13 family-sized units we advertised, we received more than 3,000 applications.

But families need more than housing to thrive – that's why Avalon offers a variety of services to families and youth. For example, in 2024 we participated in the Future Forward program, which provides educational and employment support to youth tenants.

We also strengthened our partnership with the Ann Arbor Public Schools to provide more direct support to families.

Last year, Avalon staff devoted to families and youth provided 1,500 of services to 105 households. ■

KEY PARTNERS

Youth Arts Alliance provides healing-based arts workshops for youth across Michigan including Avalon tenants and clients

CLR Academy offers weekly education, sports, health and wellness programs for youth including basketball, soccer, football, and reading programs.



Meeting the Growing Demand and Unique Needs of Older Adults

The aging of the local population generally is reflected in the clients Avalon serves: nearly 250, or almost 30%, of our residents are over age 55, and that figure has been consistently increasing.

From health concerns to limited mobility, many seniors face challenges in their everyday lives above and beyond the typical Avalon residents. Our team devoted to senior residents addresses those needs and helps give tenants greater control over their lives.

That may mean food assistance, social work services, medical and mental health management, or something as simple as cleaning assistance. But perhaps even more important is the sense of community and caring that Avalon builds.

“We don’t just help them keep their housing, we provide more stability, we let them know that we care about them,” said Timisty Honey, home health aide.

We also address the needs of older and disabled residents when building new properties. Several units in The Grove at Veridian are accessible. We also recently secured funds to upgrade apartments at our Stimson Street property to accommodate wheelchairs and other mobility issues.

A recent study found a shortage of several thousand housing units for seniors in Washtenaw County. We will continue to meet the needs of this growing but vulnerable group of our neighbors. ■

MEET JEFF

When he came to Ann Arbor in the mid-1980s, Jeff D. figured he had all he needed: a tent and someplace to pitch it. But since moving into an Avalon apartment several years ago, his physical and emotional wellbeing have improved dramatically, he said.

“It’s like night and day,” Jeff said.

Not only has he been able to address some lingering health issues, his mood has lightened: “I’m more laid back now… I’ve learned it doesn’t hurt anything to say hi to people.”

Read more of Jeff’s story at avalonhousing.org/resident-spotlight-jeffd





Building Supportive Communities

FROM THE GROUND UP

Avalon Housing and our partners are in the midst of opening almost 175 new homes in Ann Arbor and Ypsilanti.

The Grove at Veridian, next to the new, market-rate Veridian at County Farm Park condominium development, consists of 50 units with some as large as 4-bedrooms. Overall, we received nearly 7,000 applications from families across Michigan and around the country to live at The Grove. All of the homes were fully occupied by the end of summer 2025.

Construction on Dunbar Tower on Catherine Street in Ann Arbor is scheduled to be completed in early 2026. With 63 units, this project will include incentives for artists to move in, and will honor the history of the area as a hub of Black business and culture with exhibits and community spaces. Avalon is a partner with the Ann Arbor Housing Commission on the building, and will provide support services to residents.

We have also started construction on a project to replace a blighted building at 206 North Washington Street in Ypsilanti with 22 units in a new building. Several of the units will be reserved specifically for people directly exiting homelessness.

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The third phase of our Hickory Way development on Maple Road in Ann Arbor is also underway. We're working on the financing for this project, which will add 39 units to the existing 70 units in our first two Hickory Way buildings. When we opened the first phases, the chronic homelessness rate in Washtenaw County fell by 31%. ■


Tyvek
GRIT SERVICES



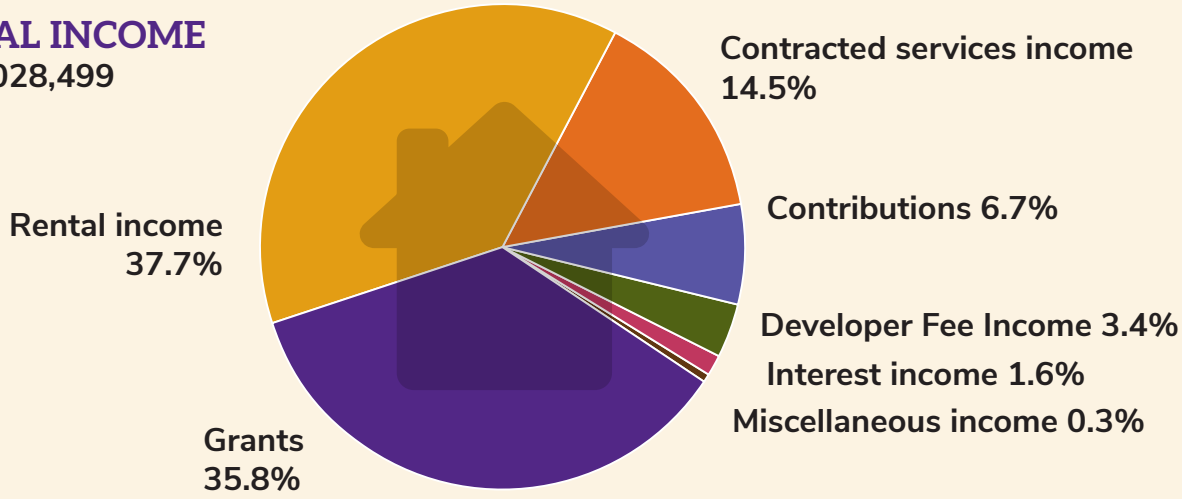



ZIP System

Financials

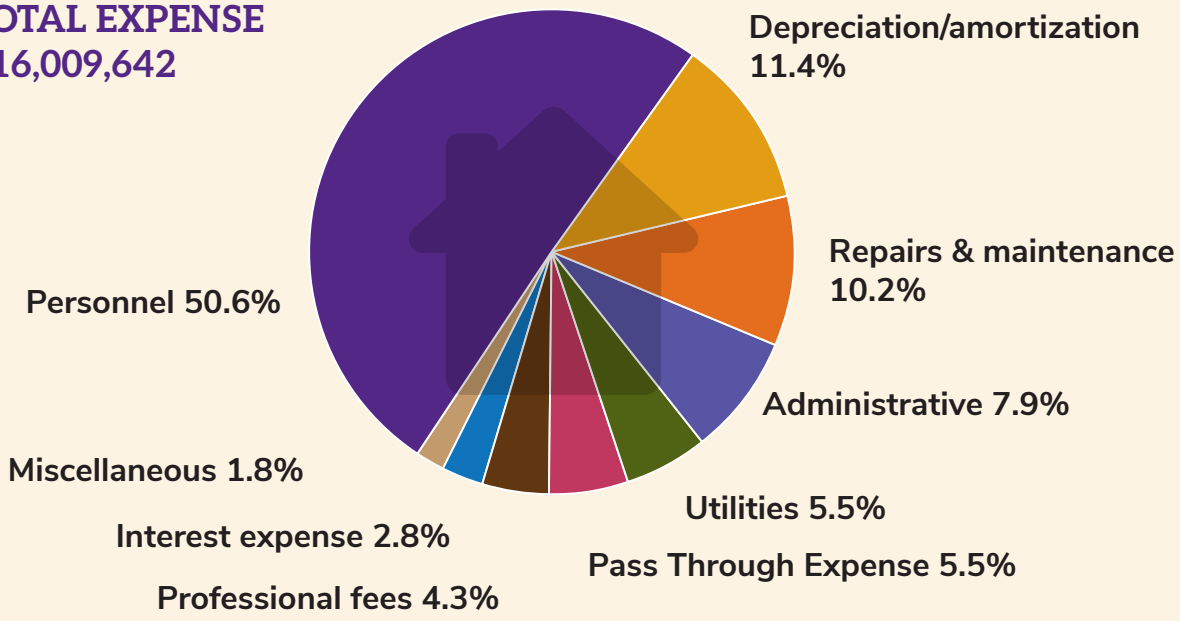
Income

TOTAL INCOME
$15,028,499



Expenses

TOTAL EXPENSE
$16,009,642





Revenues

Contributions	$1,007,353
Grants	$5,383,561
Contracted services income	$2,173,457
Interest income	$236,752
Rental income	$5,668,466
Developer Fee Income	$510,504
Miscellaneous income	$48,406
Total Revenue	**$15,028,499**

Expenses

Personnel	$8,107,215
Professional fees	$694,423
Repairs and maintenance	$1,633,051
Utilities	$883,424
Depreciation and amortization	$1,816,687
Miscellaneous	$290,986
Interest expense	$444,127
Administrative *	$1,259,431
Pass Through Expense	$880,298
Total Expense	**$16,009,642**
Net Revenue Over Expense	**($981,143)**

**Includes travel, staff training, occupancy, IT services, and insurance*

Adjustment For Non-Cash & Non Operating Items

Restricted Interest Income	($161,864)
Revenue From Debt Forgiveness - Developer Fee Received	$403,902
Deferred Property Mortgage Interest Expense	$154,627
Depreciation & Amortization Expense	$1,816,687
Total Adjustments	**$2,213,352**
Adjusted Net Revenue Over Expenses	**$1,232,209**



Building safe communities, together

Your support is a crucial part of Avalon's effort to build safe and supportive communities where all of our neighbors can thrive.

Please consider a donation at **avalonhousing.org**

734-663-5858
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