

2020 Annual Report to the Community





Essential staff suiting up with PPE, 2020



Dear Friends,

We have adapted in extraordinary ways this past year, and in alignment with our values. It has not been easy. We have been called to embrace complexity and discernment both professionally and personally. While the world out there was tearing itself apart, and we were losing people at a scale not seen before, we worked to repair harm, and acted as a collective here at Avalon.

Through our long history we have seen firsthand the effects of racism. We know that a disproportionate number of the people experiencing homelessness and poverty in Washtenaw County are people of color. We have worked to effect change, first and foremost, by listening to our BIPOC colleagues and positioning them to lead our organization. We helped pass an affordable housing millage that will create homes for more people. We've worked to educate the public on the effects of racial segregation. We have engaged in projects that aim to reduce the role of law enforcement in community interactions that are best served by mental health professionals.

We have done all of this in a year of masks, fogged glasses, cats, dogs, chiming clocks over Zoom, kids, isolation, fear, anxiety, uncertainty, commitment, compassion, and love.

On behalf of everyone at Avalon, thank you for your unconditional support.

A handwritten signature in black ink, appearing to read "Aubrey Patiño".

Aubrey Patiño
Executive Director



Housing First

NEW IN 2020



Avalon moved **195** people out of homelessness and into new homes.



Our Rapid ReHousing Outreach team moved a total of

50 people 

from temporary quarantine housing into homes in the private rental market.

They also helped clients secure housing vouchers that will enable them to permanently maintain their housing stability.



The **City of Ypsilanti** selected Avalon to **acquire and remodel a 22-unit property in downtown Ypsilanti.**



We completed the purchase of property for **Hilltop View Apartments, a new 24-unit development in Dexter.**



We completed Phase One construction of **34 units at Avalon's Hickory Way Apartments in Ann Arbor.**



We also **partnered with Kiwanis and HouseN2Home to obtain furnishings for all 34 units.**

Property Management

NEW IN 2020

Our maintenance team safely completed

48  0

work orders

this year, with an average time of 72 hours from receipt to completion.





Supportive Housing Services



Service Teams and Partnerships

Our Services Teams supported adults and families as we navigated virtual schooling, learned new ways to connect folks to needed resources and moved new families in to homes.



At Miller Manor, visits from police decreased significantly due to de-escalation skills used by our staff and intentional accountability work we've done with the **Ann Arbor Police Department**.



Dr. Ravi Vadlamudi, our partner at **Packard Health**, has served a critical role in keeping all of us safe and healthy through the pandemic. Dr. Ravi saw 33 new Packard patients in 2020, in addition to 90 Avalon patients he was already connected to.

Avalon Housing provided **onsite COVID testing** to all our staff and clients throughout the pandemic.

Avalon partnered with the **Ann Arbor Housing Commission** to move 17 households into their new development, State Street Crossing. In addition to providing support services to these families, we also provided beds and furnishings for each of these units.



Community Building

NEW IN 2020



► Affinity Groups
Bowling Outing,
early 2020



Each week we delivered food to all clients seeking food assistance, a total of over 5,000 deliveries to 200 households.

We also expanded our food support to clients living in Ypsilanti.

Our **VOCAL tenant leadership group** also provided holiday cheer through turkey deliveries, *Warm the Children* donations, and holiday gifts and gift cards for our clients and their kids in lieu of our traditional holiday party.

Staff Support

Avalon hired and on-boarded 27 new staff, using a process consistent with our DEI policy. We moved our hiring process online, moved all benefits meetings and orientations online and dealt with the ongoing challenges of COVID-related personnel needs. We continued the work of our **Wellness Committee** virtually, offering self-care activities, staff recognition events and food deliveries to our front-line 24-hour support staff.



Advocacy

Avalon played a leading role in getting the Proposal C millage passed. **Prop C will add a total of 375 units of supportive housing, out of 1500 new units of affordable housing, over the next 20 years.**

In 2020 Avalon's equity work has evolved from policy changes, performance measurement, and hiring processes, to building our aspiring anti-racist and BIPOC affinity groups, safely encouraging staff dialogue and continuing to work with the NEW Center on culture changes needed within our organization.

Avalon Nonprofit Housing Corporation and Subsidiaries Consolidated Statement of Activities

Unaudited for the year January 1, 2020 to December 31, 2020

Revenues

Contributions	\$1,120,425
Grants	\$3,395,840
Contracted Services Income	\$900,585
Developer Fee Income	\$1,002,739
Interest Income	\$95,787
Rental Income	\$2,764,631
Miscellaneous Income	\$85,913

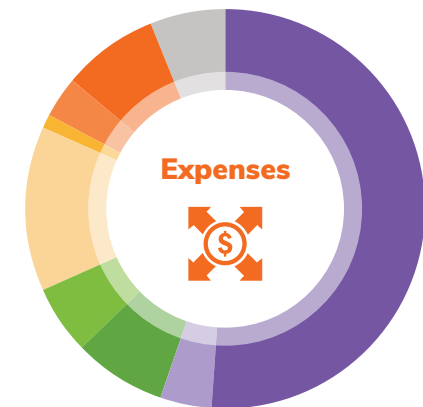
Total Revenue **\$9,365,920**

Expenses

Personnel	\$4,410,697
Professional Fees	\$349,984
Repairs and Maintenance	\$633,264
Utilities	\$490,709
Depreciation and Amortization	\$1,141,841
Miscellaneous	\$105,062
Interest Expense	\$276,871
Administrative *	\$667,523
Pass Through Expense	\$513,799

Total Expense **\$8,589,750**

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



Net Revenue Over Expense **\$776,170**

Adjustment For Non-Cash & Non Operating Items

Restricted Interest Income	(\$94,248)
Pledge Revenue for Future Periods	(\$209,715)
Accrued Developer Fee (long term)	(\$829,910)
Deferred Property Mortgage Interest Expense	\$154,658
Depreciation and Amortization Expense	\$1,141,841

Total Adjustments **\$162,626**

Adjusted Net Revenue Over Expenses **\$938,796**



AVALON HOUSING

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Our Mission

is to build healthy, safe, and inclusive supportive housing communities as a long-term solution to homelessness.

Our Values

- Dignity
- Self Determination
- Equity
- Best Self
- Community
- Excellence
- Well-being