

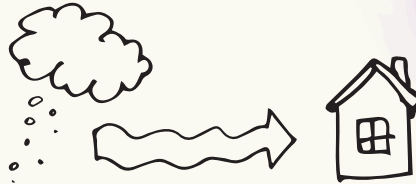
**2022**  
**ANNUAL REPORT**  
**TO THE COMMUNITY**



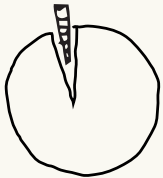
# HOUSING FIRST



NEW IN 2022

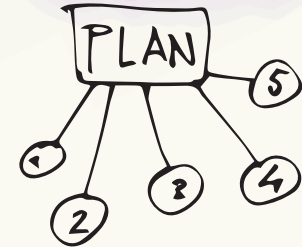


In 2022, Avalon **moved 88 people** out of homelessness and into homes.



# 97%

of our tenants and clients remained in their homes throughout 2022.



With our partners at Faith in Action, Avalon celebrated the grand opening of Hilltop View,

# 24 new apartments in Dexter!

Hilltop View Grand Opening





**Avalon was selected by the Ann Arbor Housing Commission as co-developer for 121 E. Catherine Street, a six-story, 63+ unit, mixed-use building in the Kerrytown area of downtown Ann Arbor.** Avalon

worked with Yodit Mesfin-Johnson and Associates to form a Community Leadership Council. The CLC will help support the creation of a space with this development that honors the history of this site as a Black business district and neighborhood.

## The Grove at Veridian:

We were awarded our Low Income Housing Tax Credits for this **50-unit development** at County Farm Park in Ann Arbor.



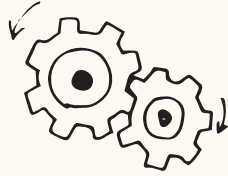
Avalon was awarded County HOME Funding for 206/210 N. Washington, Avalon's proposed

**22-unit development in downtown Ypsilanti.**

# PROPERTY MANAGEMENT

NEW IN 2022

## Our Facilities Team was busy in 2022!



All told, they completed **2,272** work orders throughout our 29-unit housing stock. All of Avalon's Laundry Machines were replaced.



**With a grant from the City of Ann Arbor's Sustainability Fund,** our grounds staff was able to replace many of the garden beds at our properties with native plantings that will lower maintenance, use less water, and attract pollinators.



# SUPPORTIVE HOUSING SERVICES

NEW IN 2022



In coordination with our Packard Health partners, we held multiple flu shot/COVID vaccination clinics at our community center, **coordinated in-home visits for 37 new patients, and coordinated a total of 350 medical appointments!**

Our Outreach team launched the Re-entry program in partnership with the Washtenaw County Sheriff's Office and **helped a total of 33 returning citizens into homes in the private rental market.**

**Avalon was awarded an Aging Well grant from the Thome Family Foundation, which enabled us to hire two Older Adult Service Specialists. These staff will help our older tenants with activities of daily living.**



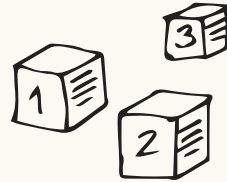
**Avalon started up a teen group, a Kids in Science program and CLR Academy.**

# COMMUNITY BUILDING

NEW IN 2022

**In 2022 we were able to hold in-person gatherings again!**

Avalon staff and their families gathered at Riverside Park in Ypsilanti.



We held our first outdoor BIPOC-AARA Affinity Group lunch.



We held our annual tenant barbecue at West Park.



We held our annual tenant holiday party again at First Baptist Church.



We held our Home for Good 30th Anniversary Celebration at the Circ.



# Avalon Nonprofit Housing Corporation and Subsidiaries

## Audited Consolidated Statement of Activities

For the year January 1 2022 to December 31, 2022



### Revenues

Contributions	\$1,384,318
Grants	\$3,028,592
Contracted services income	\$1,384,596
Interest income	\$151,346
Rental income	\$4,651,595
Other income	\$814,990
Miscellaneous income	\$56,116

**Total Revenue** **\$11,471,553**

### Expenses

Personnel	\$5,291,789
Professional fees	\$388,312
Repairs and maintenance	\$1,132,331
Utilities	\$734,594
Depreciation and amortization	\$1,757,510
Miscellaneous	\$231,789
Interest expense	\$392,195
Administrative*	\$1,093,093
Pass Through Expense	\$795,473

**Total Expenses** **\$11,817,086**

**Net Revenue Over Expenses** **(\$345,533)**



**Net Revenue Over Expenses** **(\$345,533)**

### Adjustment For Non-Cash & Non Operating Items

Restricted Interest Income	(\$139,752)
Gain for Fair Value of Land Acquired	(\$814,990)
Developer Fee Received	\$1,404,986
Deferred Property Mortgage Interest Expense	\$154,659
Depreciation & Amortization Expense	\$1,757,510

**Total Adjustments** **\$2,362,413**

**Adjusted Net Revenue Over Expenses** **\$2,016,880**

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



## AVALON HOUSING

1327 Jones Drive, Suite 102  
Ann Arbor, MI 48105



734-663-5858

info@avalonhousing.org

   @AvalonHousing

 [avalonhousing.org](https://www.avalonhousing.org)

**Avalon's proposed  
development at 206/210 N.  
Washington Street, Ypsilanti.**

