



AVALON HOUSING

Opening doors.
Ending homelessness.

2016 Annual Report



Dear Friends,

In 2016, Avalon moved 104 households into supportive housing! This is always the most exciting part of our work. We also continued to expand partnerships, launch new programs, and work to expand our housing stock, with 109 units now in the development pipeline.

As Avalon grows, we are proud to maintain our commitment and creativity when it comes to helping people who are homeless achieve stability and enhance their quality of life. In spite of an increasingly challenging funding environment, we remain committed to the idea that everyone deserves the opportunity to have a safe and affordable home where they can put down roots, build a community and realize their potential. This is what all of us need.

Thanks for your interest in our work! Please consider joining us for a tour or finding out more about how supportive housing changes lives.

Sincerely,

Carole McCabe,
Executive Director





2016 Overview

Impact

- Moved 104 people from chronic homelessness into supportive housing
- Served a total of 672 people
- Served 154 children
- Housing retention rate was 90%
- Average annual household income was \$8,293

Housing Development

- Purchased six units in two triplex properties on Gott Street
- Renovated our largest property, 39 units at Arbordale Apartments
- Awarded tax credits for a 17-unit project in Chelsea
- Submitted a tax credit application for Hickory Way Apartments, a 70-unit project on South Maple
- Proposed 50 new units on Platt Road as part of the Veridian at County Farm Park proposal

Program Highlights

Voices of Community Advocates and Leaders (VOCAL)

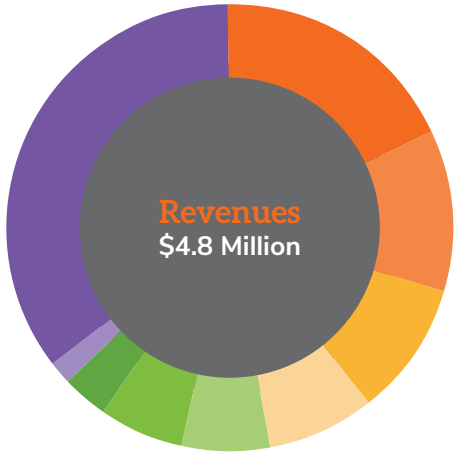
VOCAL is a new Avalon program designed to help supportive housing tenants develop leadership skills and give a voice to people who have experienced homelessness, disability and trauma. The program provides training sessions on conflict resolution, meeting facilitation, cultural humility and more, with the goal of identifying tenant and community leaders. In 2016 one Avalon VOCAL participant joined the Avalon Board of Trustees, and another joined the Washtenaw County Continuum of Care Board after completing the program.

Partnership with Packard Health

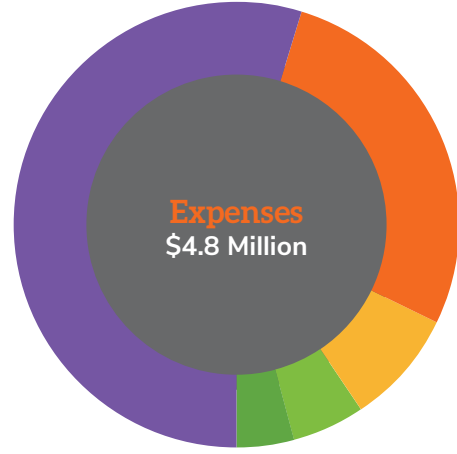
In 2016, we launched a very exciting collaboration with Packard Health to provide in-home health care visits to Avalon clients. Based out of Miller Manor, Dr. Ravi Vadlamudi and Gina Dahlem, NP, are helping Avalon make sure the people we serve are able to get essential, often long-overdue medical care. From October – December of 2016, 90 patients were treated through this partnership.



2016 Financials



Client Services Grants	\$1,702,681
Rental Assistance & Property Subsidies	\$883,907
Rental Revenues	\$549,949
Contractual Client Services Revenue	\$476,361
Non-Cash Financial Activity	\$370,574
Unrestricted Donations	\$307,433
Housing Development Revenue	\$306,017
Restricted Donations	\$150,000
Management & Partnership Fees	\$77,970
	\$4,824,892



Client Services Salaries/Benefits/Expenses	\$2,643,457
Housing Operations Salaries/Benefits/Expenses	\$1,322,335
Administration & Fundraising	\$403,518
Depreciation/Amortization	\$249,143
Housing Development Salaries/Benefits/Expenses	\$201,377
	\$4,819,829



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