




AVALON
HOUSING



Annual Report to the Community

2017





In 2017, we celebrated our 25th anniversary at Home for Good, our annual fundraiser! Carole McCabe, our Executive Director, announced her departure from Avalon, 25 years after founding the agency.

Housing First



NEW IN 2017

The Ann Arbor Housing Commission's **West Arbor property** celebrated their **grand opening**.



Avalon moved **178** people into supportive housing



Average annual income was **\$8,478**



22

Avalon provides support services to **22 families** at West Arbor.



Enhanced Property Management



NEW IN 2017

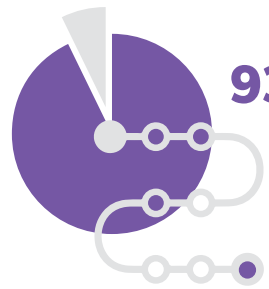
We closed on housing units in Chelsea and Ann Arbor, bringing our **total housing stock** to

288 apartments
across 24 properties. ###



1800 

Our maintenance team completed over **1800 work orders** on our properties.



93% retention rate

average length of stay was 5.9 years in 2017.



Supportive Housing Services



NEW IN 2017



Opening of Packard Health at Miller Manor

In partnership with the Ann Arbor Housing Commission, Avalon and Packard Health celebrated the opening of the Packard Health Clinic at Miller Manor. This new clinic addresses the specific health challenges faced by chronically homeless and medically vulnerable individuals and families. Throughout 2017, Dr.

Ravi Vadlamudi, MD and Gina Dahlem, NP of Packard Health provided care to 63 individuals in their homes or onsite at Miller Manor. In addition to improvements in our clients' health and quality of life, Avalon Housing has seen a major reduction in Avalon client use of emergency rooms for medical care.

Mental Health Court

Avalon's Mental Health Court Case Manager, Shane Kirk, provides outreach, intensive case management, care coordination, and advocacy for 45 participants in the Mental Health Court. Washtenaw County's 15th District Mental Health Court, presided over by Judge Karen Valvo, focuses on therapeutic treatment for offenders whose crimes are a result of their mental illness. Eligible defendants are diverted into judicially supervised, community-based treatment to address their underlying problems. Through a team approach, the program addresses the participant's needs for mental health and/or substance abuse treatment while also linking the participant with ancillary services such as education, housing, job skills or other individualized assistance. The goal is to assist participants in bettering their lives while also benefiting the community by reducing jail time and recidivism rates.

Community Building



NEW IN 2017

2017 was the first full year of Avalon's Supported Employment (SE) Program, which helped over 25 people prepare to work and/or find employment.

Supported Employment is an approach to vocational rehabilitation for people with barriers to employment. SE helps people obtain competitive work in the community and provides the supports necessary to ensure their success in the workplace.

"My SE position has confirmed that I'm on the right job path. Listening, talking and relating to people, especially when they're anxious or agitated, comes naturally to me. I understand, I've been there. **You could say it's a calling.**" **Bethany**



Bethany came to Michigan by way of New Mexico back in 2004. She was a single mom, homeless and struggling with alcohol use. After treatment, where she was encouraged to stay long-term and place her sons in foster care, she regained custody of her two sons. She eventually came to Avalon, where she's lived ever since. For many years, her Avalon case managers have provided support and stability to her family.

The Supported Employment program has not only provided Bethany with her current job, but it's led her to explore future job possibilities and provided a path to get there. It's helped her see how her prior nursing experience and education can be applied to other positions in the health and human services field.

Read Bethany's full story:
AvalonHousing.org/about-us/residents



Avalon Nonprofit Housing Corporation and Subsidiaries
Statement of Activities for the Year January 1 to December 31, 2017

Consolidated Revenues

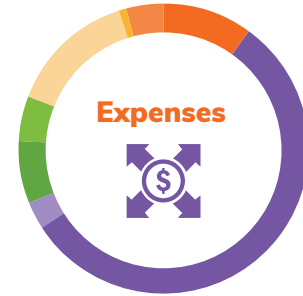
Contributions	\$531,510
Grants	\$2,811,546
Contracted services income	\$537,286
Developer fee income	\$63,300
Interest income	\$165,978
Rental income	\$2,475,086
Miscellaneous Income	\$31,270

Total Consolidated Revenues **\$6,615,976**

Consolidated Expenses

Personnel	\$4,138,900
Professional fees	\$193,187
Repairs and maintenance	\$513,009
Utilities	\$399,783
Depreciation and amortization	\$1,048,430
Miscellaneous	\$103,726
Interest expense	\$275,049
Administrative*	\$726,973

Total Consolidated Expenses **\$7,399,057**



Net Revenue Over Expenses

(\$783,081)

Adjustments For Restricted, Non-Cash, Investment & Financing Items

Restricted Interest Income - MSHDA Held Reserves	(\$165,246)
Revenue From Debt Forgiveness	(\$342,653)
Deferred Property Mortgage Interest	\$148,421
Depreciation & Amortization Expense	\$1,048,430
Investments In Properties	(\$1,936,164)
Investor Equity Contributions Received	\$1,660,861
Net Proceeds From Debt	\$304,373
Changes In Other Assets & Liabilities	\$83,323

Total Adjustments

\$801,345

Adjusted Net Revenue Over Expenses

\$18,264

*Includes transportation, staff training, occupancy, IT services, telephone and insurance



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.

