



# 2015 ANNUAL REPORT



**In 2015 Avalon was thrilled to welcome 100 chronically homeless individuals and families into their new homes!**

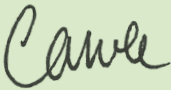
*Read on for more highlights.*

## Dear Friends,

Avalon Housing had a really big 2015! As you read through this report, we hope you will be as excited and proud as we are about the growth and new initiatives we began in 2015. These changes have enabled Avalon to provide housing and supports to more than 650 people in a variety of settings across the county. We are opening more doors than ever!

Our Permanent Supportive Housing program provides people with an actual place to call home, a community to be part of, and essential one-on-one supports grounded in dignity, compassion and a radical acceptance of all. We believe that everyone deserves these things, and we know that ending homelessness in Washtenaw County is within our reach.

Thanks for taking the time to read about Avalon and Permanent Supportive Housing. Community support will always be critical to our success!



Carole McCabe  
Executive Director

## OUR MISSION

**We believe that housing is a basic human right. We provide permanently affordable housing and comprehensive support services for people who are homeless and who have behavioral and physical health challenges. We strive to help individuals and families increase self-determination, build community and live stable and healthy lives.**



# AVALON IS GROWING TO MEET COMMUNITY NEED!

Permanent Supportive Housing (PSH) links affordable housing with support services for high-needs homeless households. In 2015 Avalon expanded our capacity through new HUD grants and new partnerships.



## Housing



### Avalon Properties

- 260 units
- 20 sites
- 420 people
- 160 single adults
- 100 families with 150 children
- Average income: **\$11,000/year**
- Average length of tenancy: **6.5 years**



### Ann Arbor Housing Commission

- 106 units at Miller Manor and a new 24/7 services team
- 6 families with 19 children at scattered family sites
- Avalon is the lead service agency for all AAHC properties



### HUD Rent Subsidies

- 100 individuals living with private landlords throughout Ann Arbor and Ypsilanti
- **Two dozen** landlords worked with Avalon to expand the number of PSH units in our county

## Services

Avalon operates five Services Teams that provide a broad array of creative supports to more than 650 people living in Avalon's Permanent Supportive Housing community. The following services and programs are available at no cost to PSH residents at all sites:

- Case Management ■ Advocacy ■ Recovery Support
- 24/7 Crisis Response ■ Medication Assistance ■ Transportation
- Residential and Peer Support ■ Youth After-School and Summer Programs
- Edible Avalon Community Gardens ■ Community Resource Centers
- Leadership Training ■ Health and Nutrition



# 2015 HIGHLIGHTS

## **Accreditation**

At the start of 2015, following a year-long planning effort, Avalon received approval for accreditation from COA—the Council On Accreditation. This process helped Avalon raise our standards, improve our systems, and perhaps most importantly it positioned us to utilize Medicaid funding for our support services.

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## **FUSE (Frequent Users Systems Engagement)**

The FUSE Initiative is an innovative integration of housing and health care that is having a big impact in Washtenaw. In 2015, Avalon took over leadership of FUSE—part of a national demonstration project targeting frequent utilizers of emergency health and crisis services. Now in its fourth year, the Initiative has provided housing and care coordination for 100 of the county's neediest, costliest and most vulnerable individuals. New York University evaluators will soon release the data that we believe will demonstrate both cost-savings and positive health outcomes for this challenging population.

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## New Development Projects

Real estate development in the Ann Arbor area is a tough business for nonprofits—which is why new units on the horizon are so exciting! In 2015 Avalon signed purchase agreements on 12 existing units, and on a parcel of land that will allow us to build up to 70 new permanently affordable apartments. We look forward to providing more info as plans develop.



*Arbordale Apartments, Ann Arbor*

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## Arbordale Apartments Renovation

Avalon was awarded Low Income Housing Tax Credits to renovate Arbordale Apartments, a 39-unit complex that Avalon purchased in 1998. This rehab will help Avalon maintain high quality housing units and guarantee ongoing affordability.

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## Miller Manor

We started up a new HUD-funded services team that provides case management, peer support, community building and 24/7 front desk supports at Miller Manor, a 106-unit public housing site. This project marks the start of an exciting community partnership between Avalon and the Ann Arbor Housing Commission, with commitments in place to expand Avalon services to all public housing residents.

### Danielle's Story

*Danielle was living outside for over two years before moving into Miller Manor, and she had struggled with addiction for much longer than that. After only one year in Permanent Supportive Housing, Danielle has achieved sobriety, been reunited with her daughters and just moved into a larger family unit with Avalon. In May, Danielle was hired by Avalon to provide residential supports to tenants at another property—proving just how much difference PSH can make in one year!*



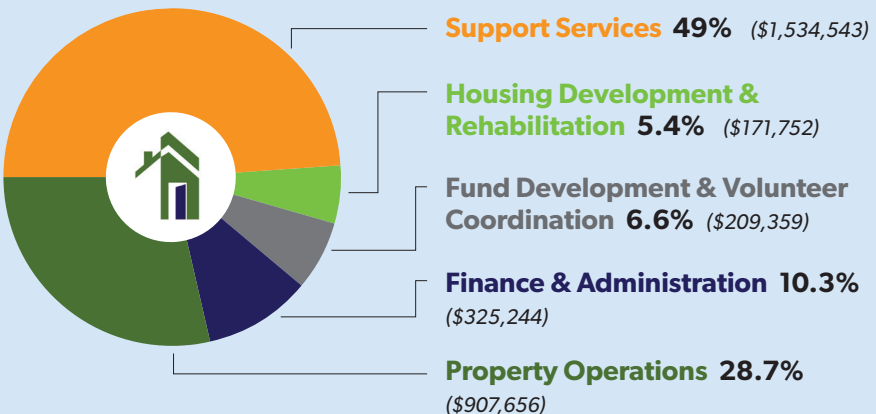
**“One year ago, I didn’t know where I would be today, and who knows where I will be a year from now... it’s amazing. I don’t know if I can help, but hopefully I can be a little bit of inspiration.”**  
—Danielle

# 2015 ORGANIZATIONAL AND PROJECT SUPPORT

Ann Arbor Area Community Foundation  
 Ann Arbor Area Transit Authority  
 Ann Arbor District Library  
 Ann Arbor Farm & Garden  
 Ann Arbor Housing Commission  
 Ann Arbor Rec and Ed  
 Ann Arbor Rotary Club  
 Ann Arbor Thrift Shop  
 Ann Arbor YMCA  
 Bike and Build Inc.  
 Chelsea State Bank  
 Cinnaire  
 City of Ann Arbor  
 City of Ann Arbor Housing and Human Services Advisory Board  
 Community Economic Development Association of Michigan  
 Community Foundation for Southeast Michigan  
 Community Mental Health Partnership for Southeast Michigan  
 Corporation for Supportive Housing  
 Eastern Michigan University School of Social Work  
 Family Learning Institute  
 Federal Home Loan Bank of Indianapolis  
 Fink & Valvo  
 First Baptist Church of Ann Arbor  
 First Steps Washtenaw-Ann Arbor  
 FLY Children's Art Center  
 Food Gatherers  
 Girls Group

Kiwanis Club of Ann Arbor  
 Local Initiatives Support Corporation  
 Madonna University  
 Michigan State Housing Development Authority  
 National Equity Fund  
 Ozone House  
 Packard Health  
 Religious Action for Affordable Housing  
 Saint Joseph Mercy Health System  
 Shelter Association of Washtenaw County  
 Sister Yvonne Gellise Fund for Permanent Supportive Housing Services (AAACF)  
 St. Andrew's Episcopal Church  
 Telling It  
 University of Michigan Complex Care Management Program  
 University of Michigan Ginsberg Center  
 University of Michigan School of Public Health  
 University of Michigan School of Social Work  
 U.S. Department of Housing and Urban Development  
 Washtenaw Camp Placement Association  
 Washtenaw Community College  
 Washtenaw County Community Mental Health  
 Washtenaw County Coordinated Funders  
 Washtenaw County Public Health  
 Washtenaw County Office of Community and Economic Development  
 Washtenaw Health Initiative  
 Washtenaw Housing Alliance  
 Zingerman's Community of Businessess

## 2015 OPERATIONAL OVERVIEW





## Avalon Turns 25 in 2017

Stay tuned for  
anniversary  
festivities!

## LOOKING FORWARD

Avalon's future is bright!  
Here are a few highlights of  
things to come:

### **Edible Avalon Expansion**

Edible Avalon, our beloved community gardening program, and the Youth Leadership Program, are going from seasonal to year-round. We've dedicated more resources to build on some of the most important pieces of our work—healthy eating, nutrition, community building, mentorship, and youth support.

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### **Avalon Community Leaders**

We are thrilled to launch a new leadership program for Avalon Supportive Housing residents—a 12-week training program to provide education and opportunities for people to tell their stories, advocate in the community, and participate meaningfully in all levels of Avalon's work.



# GET INVOLVED!

## 2015 Board of Directors

Barbara Kessler  
President

Allan Newman  
Vice President

Jim Grosh  
Treasurer

Gary Bruder  
Secretary

Rhea Kish

Véronique Liem

Russell Monahan

Melvin Parson

Olga Tervo

Margaret Wong



### Take a Tour

We'd love to give you a brief tour of our properties—it's the best way to see first-hand how supportive housing works. Refreshments provided!

### Volunteer

We always need help in our gardens and in our youth programs. Contact Andrea at [awilkerson@avalonhousing.org](mailto:awilkerson@avalonhousing.org) or (734) 663-5858 if you can help out. Thanks!



## AVALON HOUSING'S 2016 HARVEST DINNER

SAVE  
THE  
DATE!

# HOME for GOOD

OCTOBER 13

ZINGERMAN'S CORNMAN FARMS