



# AVALON HOUSING inc.

Supportive Housing: The key to ending homelessness

## Recognition Is Its Own Reward

Mark your calendars for the  
**2ND ANNUAL  
HOMETOWN  
HOOTENANNY!**

**8 pm - 11 pm  
Friday, May 16th  
at Downtown  
Home and Garden**

**MUSIC!** Billy King and the Idylls, back by popular demand, and Orpheum Bell, Ann Arbor's newest musical phenom will get you moving.

### REFRESHMENTS!

Hot dog cart (including veggie dogs), wine, beer & popcorn. NEW this year – a Bake Sale table.

### LIVE AUCTION!

Locally grown and prepared goods

### ACTIVITIES!

Dancing, auction, indoor and outdoor seating and more fun than you might be accustomed to in one evening.

Watch your mailbox in the coming weeks for more information.

Maxwell Awards  
of  
Excellence  
PROGRAM

"It wasn't exactly the Oscars, but for me it came pretty close. I was thrilled to be there," said Avalon Property Manager, Tara Tarbox. Tara and three other Avalon Housing staffers traveled to Washington D.C. to participate in the Seventeenth Maxwell Awards of Excellence sponsored by the Fannie Mae Foundation and the Partnership to End Long Term Homelessness. Avalon was one of four finalists in the "Family Homelessness" division of the competition and was awarded \$10,000 for its Carrot Way Apartment development.

Created by Fannie Mae in 1988, the Maxwell Awards program recognizes the outstanding work of nonprofit organizations in developing and maintaining affordable housing. Finalists for the Maxwell 2008 Awards were selected by an independent advisory committee for having produced the best examples of supportive housing.

**"Avalon Housing has greatly improved the lives of homeless families through its ability to provide appropriate supportive services and permanent housing for its tenants,"** said Bob Hohler, executive director of the Melville Charitable Trust and executive committee chairman of the Partnership to End Long Term Homelessness. "It is a wonderful example of an organization committed to ending homelessness in their communities."



Michael Appel, Charles Lewis, Tara Tarbox and Carole McCabe present Carrot Way to a panel of judges in Washington D.C.

"We are pleased to award Avalon Housing a grant to continue its efforts to provide supportive housing to homeless families" said Peter Beard, executive director of the Fannie Mae Foundation. "The Fannie Mae Foundation commends Avalon for their outstanding efforts to prevent and end homelessness."

For Michael Appel, Avalon's Executive Director, being a Maxwell Award finalist is uniquely rewarding. "Obviously, the cash award from Fannie Mae is a big deal to us. But having our model of supportive housing recognized by these experts as among the-best-of-the-best is even more gratifying. It's a fantastic reflection on the Ann Arbor community and the commitment of our supporters."

Maxwell Award winners' case studies are posted on the Partnership to End Long Term Homelessness website at [www.endlongtermhomelessness.org](http://www.endlongtermhomelessness.org).



Carrot Way Apartments selected as one of the best examples of supportive housing for families in the country.

## Avalon Property Profile

Purchased by Avalon Housing in 1994, this building at 211 E. Davis could tell a story or two. Originally built in the late 1800's and remodeled several times, its most famous incarnation was as Junior Smith's Como Club – one of the best-known local black nightclubs of the 1940's and 1950's. According to an article in the October, 2004 Observer, the Como was "as famous for its 25 cent fish sandwiches and fried chicken baskets as it was for its music." Still a setting for great social activity, these fourteen efficiency units share a former one-bedroom apartment as common space for movie nights and monthly meals.



## PORTRAIT OF AN AVALON FRIEND



### Local Coffee for a Local Cause

If micro-roasted, Fair-Trade, organic coffee isn't exciting enough to get you up in the morning, how about coffee that also generates funds for Avalon Housing?

Last November, John Roos developed a signature blend of his Roosroast Coffee just for us. Avalon Home Brew is roasted on demand, packed in bags printed and designed by John himself using hand-cut linoleum blocks, and comes with a little promotional pamphlet extolling the virtues of Avalon Housing – and coffee of course. So far, nearly 100 pounds of the stuff has flown out the door, netting Avalon almost \$500.

With his high energy personality and enthusiasm for coffee – and supportive housing – John is a great Avalon friend!

Avalon Home Brew is still available through direct order from Roosroast. [www.roosroast.com](http://www.roosroast.com)

## Does your **GREEN THUMB** have the Winter Blues?

Yes, there's still snow on the ground (as this is going to print anyway), but **Gardening with Grace 2008** is already underway. We're sorting schedules, checking and cleaning tools and planning out another great season. We've even got a scheme for a vegetable garden underway! If you're interested in lending a hand – now or later in the season – contact Joan Bailey ([jbailey@avalonhousing.org](mailto:jbailey@avalonhousing.org) or just give her a call). And turn those blues back to green.



## New Year. New Projects.

Avalon ended 2007 and started 2008 with exciting new projects. Here's a brief rundown:

- A 20-unit apartment building on the near north side of Ann Arbor will provide housing to single adults, with 6 of those apartments set aside specifically for chronically homeless adults. To date, funders include MSHDA (through their Campaign to End Homelessness Housing Initiatives and their Low Income Housing Tax Credit program) and the City of Ann Arbor.
- A project offering 4 more units of housing for homeless families received initial funding from MSHDA. We anticipate adding to our stock on the west side of town and will seek the rest of the required funding through 2008.
- Some of our older properties have also received financing to manage some much needed upgrades. The City of Ann Arbor is funding work at 211 E. Davis (see our featured property) and a loan from the Adrian Dominican Sisters will pay for rehab at our Huron St. property in the Old West Side. We also received final approval from MSHDA and the Federal Home Loan Bank to finalize the re-investment in our first property at the corner of William and Ashley Streets right downtown. The City and the DDA are also partners in the William St. project.

**Between bringing new units on line and taking good care of our existing stock, 2008 promises to be a busy year! If you would like to get involved in any of these projects – new projects or rehab – please contact Michael Appel at [mappel@avalonhousing.org](mailto:mappel@avalonhousing.org).**

## In Other Words

...that Avalon has achieved recognition as one of our nation's leaders in affordable housing should come as no surprise to the residents of the 190 units they operate in Ann Arbor...I have confidence that Avalon Housing will continue to provide an invaluable helping hand to struggling families in Washtenaw County...

- Congressman John D. Dingell, Fifteenth District, Michigan

**Would you like to receive this newsletter via email? Log onto [www.avalonhousing.org](http://www.avalonhousing.org) and sign up today!**

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