



AVALON HOUSING inc.

Supportive Housing: The key to ending homelessness

2008 is shaping up to be a year of nearly unprecedented growth for Avalon. Which means more housing for more people, more options within our community, and more progress in our efforts to end homelessness.

Mergers

During the last several months, the boards and staff of Avalon and **Washtenaw Affordable Housing Corporation (WAHC)** have been discussing the very real possibility of merging WAHC's portfolio of affordable housing stock into Avalon's portfolio. For Avalon, this arrangement will allow us to expand our stock to roughly 300 units. It will also allow us to diversify our operations, serve tenants more efficiently and take a leadership role in the preservation of much needed affordable housing in our community. **This merger represents the single largest increase in housing units for Avalon to date.** To make this all happen, we're working closely with WAHC staff and board, as well as with public and private investors who are committed to this transition. At the end, we're confident that the consolidation of operations and a re-investment in the housing stock of both WAHC and Avalon's housing stock will ensure long-term stability.

Avalon has secured \$2.8 million in funding commitments for our 20-unit acquisition at 1440 Pear St. on the near north side of Ann Arbor. This building offers 20 1-bedroom

& Acquisitions

apartments, six of which will be set aside for chronically homeless individuals. In a year when the Low Income Housing Tax Credit program was challenged nationally by problems in both the housing and financial markets, we're proud that we were able to secure this source of funding and bring together the partnerships that are making it work. **Great Lakes Capital Fund, Bank of Ann Arbor, the Federal Home Loan Bank of Indianapolis, Michigan State Housing Development Authority** and the **City of Ann Arbor** are our key long-term financial investors. We are also excited to have a new partnership with the **Ann Arbor Housing Commission**, whose interest in allocating project-based Section 8 vouchers for this project was an early and critical step forward. We were fortunate to have bridge financing that got the project underway from **Michigan Interfaith Trust Fund** and **Nehemiah Community Reinvestment Fund**. Rehabilitation of units will begin late in 2008 and all 20 units will be occupied by the end of 2009.



We're ready for our close-up! Apparently we're not the only ones who think our buildings are attractive. Avalon Housing makes its cinematic debut next year in the film, **Art House**, starring **Iggy Pop** and **Greta Gerson**. Our recently acquired property on Broadway will be featured in at least one scene in this independent production about an art co-op in Ann Arbor being closed by the university to make way for a varsity golf team. Stay tuned for more information on a benefit screening of the film on behalf of Avalon!



With A Little Help from Our Friends...

...Avalon is launching a whirlwind edu-thon on November 6, 2008 on community building and sustainability featuring two nationally recognized visionaries, Los Angeles' Fritz Haeg, and Philadelphia's Judy Wicks. Be sure to mark your calendars and check our website (avalonhousing.org) for a complete schedule of events and ticket information.

Author of [Edible Estates: Attack on the Front Lawn](#), **Fritz Haeg** is an artist and architect on the move. In the last year alone, he has appeared in dozens of publications, including *Metropolitan Home*, the *New Yorker*, *Time Magazine*, *Artforum*, *Dwell*, and the *Washington Post*. The *New York Times* describes his work as "genre-defying" and "a brilliant synthesis of refined design principles, optimistic spectacle and homegrown activism." Fritz Haeg's art is currently on display at The Tate in London, and The Whitney in New York. *Fritz will be the key-note speaker at the annual **Sunday at the Earle with Avalon**, November 8th in addition to several other appearances between November 7-11th.*

Named one of America's 25 most fascinating entrepreneurs by *Inc Magazine* and one of *Oprah Magazine's* "5 Amazingly Gifted and Giving Food Professionals," **Judy Wicks** is more than a restaurateur and cookbook author. In addition to the White Dog Café, the White Dog Community Enterprises in Philadelphia, and the Free People's Store (now Urban Outfitters), Wicks also founded the National Business Alliance for Local Living Economies. She is the 2008 winner of the International Association of Culinary Professionals Humanitarian Award, and is a recent recipient of the James Beard Humanitarian Of The Year Award. *Judy will be hosting a dinner at Zingerman's Roadhouse on November 6th and will be giving a brief talk at Avalon's Carrot Way Apartments on November 7th.*

For a complete schedule of events and ticket information, please visit our website www.avalonhousing.org.



PORTRAIT OF AN AVALON FRIEND

Downtown Dedication



Mark Hodesh, owner of Ann Arbor's Downtown Home and Garden, believes that buying and supporting local businesses isn't just for his customers. It applies to his own shop as well. His store is one of the best places to locate the finest locally produced items. Everything from Frog Holler seedlings to Two Bees products, and of course, Zingerman's baked goods to name a few.

Mark also believes in Avalon Housing. "I have confidence in [this] organization. And my business runs better if people have homes and places to live." As proof of Mark's confidence in Avalon and it's good work, he (again) offered up his store for the Hometown Hootenanny this past spring. His generosity made it possible for Avalon to host a spirited fundraiser in a prime downtown location. The perfect place to celebrate all things local - music, food, goods and services for auction, and of course, a great local cause. Mark's support made the Hootenanny a hands-down - downtown - success!

We're grateful to count Mark as a friend of Avalon. We hope you do too.

In Other Words

I work to get people health care, medication and benefits. What I often can't help with is the trauma - the physical, social, and spiritual - caused by the experience of homelessness. Spending time together gardening is a collaborative, physical, and engaged activity that restores what I like to call an "Existential Heartbeat" to our most vulnerable neighbors. Gardening my friends, is a defibrillator - not of ailing hearts, but of wounded souls.

- Alan Pickett, RN, Washtenaw County Project Outreach Team

WE  **these Ann Arbor area businesses and you should too!** Thanks to these fine establishments, Avalon's Hometown Hootenanny 2008 was a huge success. *Your continued patronage helps them help us!*

- Al Dente, Inc.
- Ambry Farms
- Ann Arbor Commerce Bank
- Arbor Brewing Company, LLC & Rene Greff
- Arbor Teas & Aubrey Lopatin
- Aunt Agatha's
- Bloodroot Press
- Blue Nile Ethiopian Restaurant
- Brown Paper Tickets
- Chelsea Milling Company
- Community Farm of Ann Arbor
- Corner Brewery
- Downtown Home and Garden
- Everyday Wines
- Frog Holler Farm & Cathy King
- Front Porch Textiles
- Grandma's Kitchen
- Hannewald Lamb Company
- Heather's Place
- Heavenly Metal
- Hollander's
- Huron Valley Printing
- Jefferson Market and Cakery
- Lesser Farms and Orchard, LLC
- Mill Pond Bakery
- Native Plant Nursery
- Orion Automotive Services
- Plant Wise, LLC
- Rueter Associates Architects
- Specialty Cakes and Pies
- Sweet Gem Confections
- Tea Haus
- The Happy Peasant Soaps
- Three Oaks Group
- Todd's Services, Inc.
- Zingerman's Community of Businesses



Edible Avalon

This community garden at Arbordale apartments is one of three vegetable gardens being tended by Avalon tenants, staff, neighbors, and volunteers this summer. In addition to the long-standing garden at Stimson Apartments, where tenants have produced a wide array of vegetables, Carrot Way parents and children have been working a plot at the Project Grow community garden located on Food Gatherers front lawn.



Positive Energy

An unexpected grant opportunity originating from the Michigan Public Service Commission and Nova Development has allowed us to put new windows, boilers, furnaces and insulation in 3 properties that we've owned for more than a decade—saving us both money and energy. Thanks to the Ann Arbor Downtown Development Authority for providing a much needed financial match.

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