Avalon moved 122 people from homelessness into supportive housing.

We received all our funding commitments for both phases of Hickory Way Apartments (70 new units). We also acquired two duplexes at 104/124 Glendale to be renovated. The County Board of Commissioners voted to approve Avalon’s purchase agreement for Veridian at County Farm Park, a new mixed-income development.

Avalon provided supportive services to 24 formerly homeless families at New Parkridge Apartments in Ypsilanti.
Enhanced Property Management

NEW IN 2018

We completed the rehab and lease-up of properties in Ann Arbor and in Chelsea!

In June 2018 we celebrated the grand opening of Avalon's first property in Chelsea, 533 North Main, the former Sharon Ann Apartments.

Our Maintenance department followed an improvement plan process to shorten Avalon’s unit turnover time. This means we’re able to get people off the streets faster. Also, from the time a unit is vacated, our Property Management team can now get new people moved in an average of 10 DAYS.
Meet Lynden.

Lynden has lived in Ann Arbor and struggled with mental health and chronic health conditions for many years. Through the SIM program, he was referred to Laura, his Avalon case manager, in 2018. At that time, he was receiving no services for his health issues outside of frequent visits to the emergency room. He was deteriorating both physically and mentally. He had lost his Medicaid coverage. Through the SIM, Laura was able to get his Medicaid coverage reinstated. She also referred him to CMH (Community Mental Health).

Laura contacted Lynden’s sister, who lives in the area and was willing to become his legal guardian. Now Laura coordinates Lynden’s primary care with our partner, Packard Health, and she also takes him to his appointments with specialists. Lynden no longer visits the ER for his medical care, and his physical and mental health are dramatically improved.

“Lynden has transformed from someone who never left his apartment, to a really delightful addition to the Avalon family. He is stable medically, his mental health symptoms are managed and he has a loving sister in his life.”

Laura, Avalon Case Manager

State Innovation Model (SIM)

Through the Michigan SIM Program, Avalon was able to provide 25 additional high utilizers of emergency services access to supportive housing. The SIM initiative provides federal grants to states, under cooperative agreements, to design and test innovative, state-based multi-payer health care delivery and payment systems.

Click here to learn more about how this program helps families in Michigan.
Meet Sharmae.

Like so many people, Sharmae experienced housing instability throughout her childhood. As she was growing up, she attended 13 or 14 different schools. She knew she didn’t want that for her girls.

As an adult, Sharmae was in a relationship that turned violent and unhealthy. She was trapped between needing to maintain stable housing for her and her daughters and living with someone who abused her. The situation seemed hopeless and caused anxiety and depression.

Eventually, Sharmae was forced to move away from their home to keep herself and her daughters safe. Through community resources available at the time, she was placed in housing with a temporary one-year lease. Though Sharmae and her daughters had a roof over their heads and were away from their abuser, their housing situation was not stable. The clock was ticking. If she didn’t find a place to live within the year, her family would be homeless. Before her temporary lease was up, Sharmae got a call from Avalon Housing.

With help from her Avalon Support Coordinator, Sharmae has already surpassed her first set of goals. She has a job and is working on improving her physical health and wellbeing. Now that she doesn’t have to worry about where she’s going to live next, Sharmae has finished her associates degree from Washtenaw Community College and plans to start her own business. She is now confident her daughters have a consistent and safe home to grow up in.

“Now that I’m at Avalon, having stable housing has lifted a huge burden. Long term is key, it’s peace of mind to have long term stability.”

Sharmae, Avalon resident
33 artists displayed their works and their stories. All the art was sold and helped raise funds for both the artists and Avalon’s support services. 2018 saw a successful completion of four cohorts of our Supported Employment program. A total of 95 Avalon clients received job readiness coaching, and 23 found employment.

In partnership with our Edible Avalon program, teen participants in our Youth Leadership Program grew and sold produce at two local farmers markets. They also gained valuable entrepreneurial experience.

As part of our annual Home for Good event, our staff engaged Avalon tenants and clients in our first-ever silent art auction.
### Revenues
- Contributions: $736,448
- Grants: $3,350,577
- Contracted Services Income: $640,948
- Developer Fee Income: $310,385
- Interest Income: $133,866
- Rental Income: $2,516,680
- Miscellaneous Income: $50,772

**Total Revenues**: $7,739,676

### Expenses
- Personnel: $4,479,531
- Professional Fees: $314,637
- Repairs & Maintenance: $623,940
- Utilities: $462,047
- Depreciation & Amortization: $1,115,163
- Miscellaneous: $132,102
- Interest Expense: $271,475
- Administrative*: $747,627
- Pass Through Expense: $450,192

**Total Expenses**: $8,596,714

*Includes travel, staff training, occupancy, IT services, and insurance.

### Net Revenue Over Expense
- Net Revenue Over Expense: ($857,038)

### Adjustment For Non-Cash & Non Operating Items
- Restricted Interest Income - MSHDA Held Reserves: ($121,454)
- Revenue From Debt Forgiveness: ($57,652)
- Deferred Property Mortgage Interest Expense: $155,909
- Depreciation & Amortization Expense: $1,115,163

**Total Adjustments**: $1,091,966

### Adjusted Net Revenue Over Expenses
- Adjusted Net Revenue Over Expenses: $234,928
Our mission is to build healthy, safe, and inclusive supportive housing communities as a long-term solution to homelessness.

Coming Soon:
Hickory Way Apartments, Ann Arbor