

2019 Annual Report  
to the Community



**AVALON**  
HOUSING





# Housing First

NEW IN 2019



Avalon moved **172** people from homelessness into supportive housing

As of 2019, we have these units in our development pipeline:

Hickory Way Apartments in Ann Arbor

**70 new units** .....

Two duplexes in Ann Arbor

**6 units**

Hilltop View Apartments in Dexter

**24 new units** .....

Veridian at County Farm Park

**50 new units** .....

**150 units**



**Construction for Hickory Way Apartments** started in 2019.

Our housing retention rate:



Avalon closed on **three new properties**, a total of 74 units.





# Supportive Housing Services



In 2019, Avalon served a **total of 772 clients.**

Avalon helped pioneer Michigan's **State Innovation Model (SIM)**, an innovative data matching program that enables housing providers to identify people who are living unsheltered and over-using emergency rooms for their health care. Through SIM data matching, we found a 38-year-old man who was homeless and had been living outdoors in Ann Arbor for the past six years. He had had no contact with other services providers or any system of care. He would not stay in the shelter's warming center, because he felt unsafe there. Avalon housed him within one month of meeting him. With his Avalon case manager's help, he has obtained primary medical care to address his recurring health conditions that caused him to constantly visit the ER while homeless. **He is now thriving in his new home.**

## Staff and Client Support

Our Data and Evaluation team created a new app that contains a staff directory, a live "on-call" list for after-hours issues, and an editable community resource guide with information on over 120 resources in our community for Avalon clients.



# Community Building



◀ Avalon received an **Americorps grant**. Americorps volunteer *Johnnie B* assisted with our programs while getting tenants and clients connected to employment opportunities.

The **Edible Avalon Program** had 50 gardeners (volunteers and tenants) who tended 14 garden plots. We also had our largest-ever Youth Leadership Team of seven teens, who developed critical employment and teamwork skills.

**Avalon's Youth Program Assistants** provided structure and fun activities during our afterschool program. They also planned community events in partnership with VOCAL, Avalon's tenant leadership group. Our Youth Program Assistants also kept our food pantries running and supported a transition to USDA foods, which gave our clients more and better food options.



# Avalon Nonprofit Housing Corporation and Subsidiaries Consolidated Statement of Activities- Unaudited for the year January 1 to December 31, 2019

## Revenues

Contributions	\$833,587
Grants	\$3,490,159
Contracted Services Income	\$925,262
Developer Fee Income	\$550,095
Interest Income	\$110,833
Rental Income	\$2,775,736
Miscellaneous Income	\$38,890
<b>Total Revenue</b>	<b>8,724,562</b>

## Expenses

Personnel	\$4,636,223
Professional Fees	\$365,703
Repairs & Maintenance	\$698,510
Utilities	\$468,114
Depreciation & Amortization	\$1,164,950
Miscellaneous	\$163,202
Interest Expense	\$276,867
Administrative*	\$742,863
Pass Through Expense	\$492,629
<b>Total Expense</b>	<b>9,009,061</b>

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



<b>Net Revenue Over Expense</b>	<b>(\$284,499)</b>
<b>Adjustment For Non-Cash &amp; Non Operating Items</b>	
Restricted Interest Income – MSHDA Held Reserves	(\$107,581)
Revenue From Debt Forgiveness	(\$153,000)
Deferred Property Mortgage Interest Expense	\$154,658
Depreciation & Amortization Expense	\$1,164,950
<b>Total Adjustments</b>	<b>\$1,059,027</b>
<b>Adjusted Net Revenue Over Expenses</b>	<b>\$774,528</b>

**Avalon's largest expenses are for staffing.** This includes our case managers, property managers, maintenance and administrative staff. When you donate to Avalon, you're supporting general operations that enable us to serve all our clients.



**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.

