

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- Audited for the year January 1 to December 31, 2019

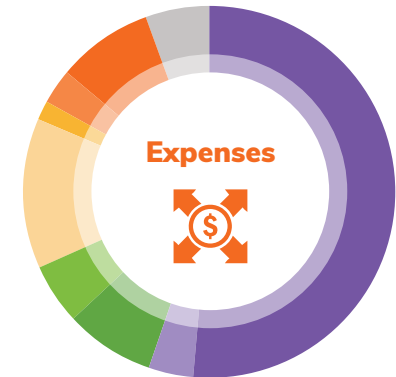
Revenues

Contributions	\$833,587
Grants	\$2,936,963
Contracted Services Income	\$925,262
Developer Fee Income	\$550,095
Interest Income	\$110,835
Rental Income	\$3,331,367
Miscellaneous Income	\$59,905
Total Revenue	8,748,014

Expenses

Personnel	\$4,637,457
Professional Fees	\$376,933
Repairs & Maintenance	\$639,929
Utilities	\$468,115
Depreciation & Amortization	\$1,159,594
Miscellaneous	\$119,890
Interest Expense	\$283,697
Administrative*	\$756,637
Pass Through Expense	\$563,102
Total Expense	9,005,354

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



Net Revenue Over Expense	(\$257,340)
Adjustment For Non-Cash & Non Operating Items	
Restricted Interest Income – MSHDA Held Reserves	(\$107,581)
Revenue From Debt Forgiveness	(\$153,000)
Deferred Property Mortgage Interest Expense	\$169,864
Depreciation & Amortization Expense	\$1,159,594
Total Adjustments	\$1,068,877
Adjusted Net Revenue Over Expenses	\$811,537

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

1327 Jones Drive, Suite 102
Ann Arbor, MI 48105



(734) 663-5858



@AvalonHousing



info@avalonhousing.org



avalonhousing.org

Our mission is to build healthy, safe, and inclusive supportive housing communities as a long-term solution to homelessness.

