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

Avalon moved 172 people from homelessness into supportive housing.

Our housing retention rate: 95%


Avalon closed on three new properties, a total of 74 units.
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.
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.
Our mission is to build healthy, safe, and inclusive supportive housing communities as a long-term solution to homelessness.