

... blueprint drawn

2007 ANNUAL REPORT (July 1, 2006 - June 30, 2007)



WASHTENAW HOUSING ALLIANCE



... foundation laid

*L*ocated in Washtenaw County with offices in Ann Arbor, Michigan, the Washtenaw Housing Alliance (WHA) is a unique coalition of community-based organizations that serve those experiencing homelessness or those at risk of homelessness. Founded in 2000, the WHA functions as an extraordinary collaboration that harnesses the commitment, energy and resources of a major hospital system, the Cities of Ann Arbor and Ypsilanti, Washtenaw County, three major institutions of higher education, the private sector and the community at large to end homelessness in Washtenaw County. The WHA has maximized this incredible collaboration to develop A Home for Everyone: A Blueprint to End Homelessness In Washtenaw County.



Letter from the Board President Richard Soble



Dear Friends,

For the Washtenaw Housing Alliance, 2006-2007 has been a watershed year. Based on the *Blueprint to End Homelessness*, so artfully designed by hundreds of community stakeholders just a few years ago, we've now completed the foundation, recruited development partners, expanded our work crew, framed out the basic structure, installed key mechanical systems, and started hammering away.

It's been exhilarating to see our community's hard work begin to take shape and to produce such encouraging early impact.

As every successful project needs willing investors, we're pleased that the Ann Arbor Area Community Foundation has made a multi-year commitment as a development partner, joining long-time supporters from St. Joseph Mercy Health Systems and Washtenaw County. We've also recruited many other generous individual donors who have made multi-year pledges to sustain our work overseeing Blueprint implementation.

We're especially gratified that so many organizations have joined as members of the Housing Alliance Operations Committee – our Blueprint “work crew”. In response to our open call for expanded participation, 26 diverse and skilled non-profits are now partnering in a highly collaborative process advancing goals of the Blueprint. We're also grateful for the dozens of other community leaders and organizations who have contributed time, talent, and insights to completion of detailed action plans for varied elements of our community systems design – highlighted later in this report.

As an early outcome of our collaboration, we've seen concrete progress in our goal to create 500 units of permanent supportive housing. We've added 70 new units in a “housing first” initiative this past year, and firmed up plans that may generate more than 100 additional units in the coming year. Much of this effort incorporates resources that have been committed through the pilot phase of an innovative “integrated funding” initiative – linking key funders and providers in a more unified and strategic approach.

When all is said and done, our work this past year has completed the foundation for success in our ten year plan to end homelessness – and we've started building a way.

Thank you for your energetic support as key partners in our continuing construction.

A handwritten signature in blue ink that reads "Richard Soble".

Richard Soble
Chair, Board of Directors
Washtenaw Housing Alliance

Letter from Executive Director Chuck Kieffer



Dear Friends,

Times are tough in the neighborhood. No question. Our community, always seemingly invulnerable, has hit a bit of a wall.

But at the Washtenaw Housing Alliance -- along with our partners invested in the success of our Blueprint to End Homelessness -- we've buckled down and continue to move the ball.

This past year, we've accomplished dramatic advances in every element of our agenda.

- We're no longer talking about the need for housing -- we're creating it.
- We're no longer hoping for new services -- we're providing them.
- We're no longer wishing for a more rational and less fragmented community planning process -- we've transformed our planning structures and are now implementing an innovative integrated funding model.

We're no longer contemplating impact -- we're busy demonstrating results.

In the face of growing challenges to our community, we've responded with new ways of doing business -- more inclusive, more efficient, and more accountable.

In the face of growing need in our community, we've altered the nature of our conversation -- focusing on measurable housing outcomes and economic gains.

In the face of growing barriers to fulfilling our already daunting objectives, we've recruited new partners. We've also engaged new resources that will help us partner in building sustainable housing solutions.

We never expected our task to be easy. Still, whatever quandaries we face, we are moving forward to get it done.

There is power in our purpose . . . strength in our foundation . . . boldness in our actions . . . and impact in our collaboration.

We are ever grateful for the staunch commitment and dynamic efforts of our many partners in every sector of our community. And we look forward to continuing success as we work together in the year ahead to fulfill the promise of our shared vision -- a home for everyone in Washtenaw County.

A handwritten signature in blue ink that reads "Chuck Kieffer". The signature is stylized and cursive.

Chuck Kieffer
Executive Director

2006-2007 Board of Directors



Front row (left to right): Jean Carlberg, Ellen Schulmeister, Frank Cambria, Yvonne Gellise, RSM, Bob Guenzel, Deloisteen Person Brown, M.D. **Back row** (left to right): Dick Soble, Michael Appel, Dave Lutton, Judy Rumelhart, Gary Bell.

Not pictured: Del Dunbar, Joe Fitzsimmons, Kathleen Rhine, Paul Saginaw, Eileen Spring.

President

Richard Soble - Attorney, Soble Rowe Krichbaum LLP

Vice-President, Treasurer

Kathleen Rhine - Vice President, Administrative Services, St. Joseph Mercy Health System

Secretary

Ellen Schulmeister - Executive Director, Shelter Association of Washtenaw County

Michael Appel – Executive Director, Avalon Housing

Gary Bell – Executive Director, SOS Community Services

Deloisteen Person Brown, M.D. – Medical Director, Saint Joseph Mercy Health System

Frank Cambria – Community Advocate

Jean Carlberg – Community Leader

Del Dunbar – CPA, Dunbar and Martel LLC

Joe Fitzsimmons – Former President/CEO, ProQuest

Sr. Yvonne Gellise, RSM – Senior Advisor for Governance, Saint Joseph Mercy Health System

David Lutton – President, The Charles Reinhart Company

Judy Dow Rumelhart – Community Leader

Paul Saginaw – Co-Founder, Zingerman’s Deli, CSO, Zingerman’s Community of Business

Eileen Spring – Executive Director, Food Gatherers

Ex Officio

Bob Gillett – Executive Director, Legal Services South Central Michigan

Chuck Kieffer – Executive Director

*A Home for Everyone...Blueprint Drawn, Foundation Laid, Construction Begun...
Building A Way*

Report to the Community

*Responding to our open call for expanded participation as members of the Housing Alliance, twenty-six diverse and skilled non-profit stakeholders are now partnering in a highly collaborative process advancing goals of the **Blueprint**.*



“Neighborhood Senior Services (NSS) joined the WHA because of our contributions and need for support in the area of providing in home services and advocacy for low

income seniors living in their homes, so that they may do so safely, comfortably and with dignity. A primary goal of NSS is to prevent homelessness and premature or unnecessary nursing home placements for older adults in Washtenaw County”.

Barbara Penrod,
President, Neighborhood Senior Services



“The Education Project joined because we see the devastating effects of homelessness on students' lives every day; we see the way that chaos and instability impacts school success; and we wanted to be part of the community's efforts to craft systemic solutions.”

Peri Stone-Palmquist
Education Project for Homeless Youth,
Washtenaw Intermediate School District



“Faith in Action is the largest safety net agency in the western part of the county, serving Dexter and Chelsea for over 25 years. Having progressed from serving people with the basics of food, clothing, and emergency support, FIA is now trying to address the long term housing needs of the more rural part of the county.”

Nancy Paul
Executive Director,
Faith in Action

“The WHP is a program that provides access to care for our county's most vulnerable residents – the County's low-income, uninsured community members. Many of our clients are homeless or at risk of homelessness. Their health status is very much linked to other conditions of poverty. The WHP wanted to join the community conversation around providing services to this population, so that our work collectively would make a difference.”

Ellen Rabinowitz
Executive Director,
Washtenaw Health Plan

“Home of New Vision made the choice to join the Washtenaw Housing Alliance because we believe that by working together on community problems that affect us all, we can make a difference in the lives of our most vulnerable citizens. Both our organizations are committed to promoting change and awareness, reducing stigma and shame.”

Glynis Anderson,
Founder and CEO,
Home of
New Vision



Report to the Community

We are moving full-steam ahead in implementing action strategies and constructing systems change that will lead to measurable reduction of homelessness through the leadership of work groups.

go back to

Increasing Access to Supportive Housing

Working in concert rather than in competition, community agencies were awarded over \$1.3 million in new state funding to provide 50 additional units of housing for homeless households using a “Housing First” approach. Local public and private donors are contributing supplemental funding to assure provision of housing support services that do “whatever it takes” to achieve stable housing.

Avalon is partnering with SafeHouse to provide 4 units of housing for survivors of domestic violence and their families.



"At Avalon, we've long recognized the serious obstacles that domestic violence creates to housing stability. Partnering with Safe House Center to add four units of permanent supportive housing for homeless survivors of domestic violence moves our community's plans to end homelessness forward and highlights the potential of the WHA to foster collaboration."

Michael Appel, Executive Director,
Avalon Housing, Inc.

"Community partnerships are essential toward providing stable and affordable housing in Washtenaw County. As a result of our work with Avalon Housing, we are so pleased to be able to offer an option to survivors of domestic violence who would otherwise have no where else to go."

Barbara Niess, Executive Director,
SafeHouse Center, Inc.

*A Home for Everyone...Blueprint Drawn, Foundation Laid, Construction Begun...
Building A Way*

Report to the Community

Ozone House secured 6 units of scattered site housing for homeless youth.

“Homeless youth is an often forgotten population who easily fall between the cracks. Through this community collaboration, we have the ability to provide safe and stable supportive housing for homeless youth while connecting them with services to maintain housing and promote self-sufficiency.”

Mary Jo Callan, Executive Director,
Ozone House



Interfaith Hospitality Network and SOS are partnering to provide 34 units of scattered site housing for homeless families.



“Our society’s initial reaction to homelessness is to try to ‘fix’ people and get them ‘ready’ for housing, which is like getting people who are lost in the desert ready for water. While we’re busy explaining proper hydration, they’re still dying of thirst. SOS Housing First begins by quenching their thirst for housing and then helps them to dig their own well.”

Gary Bell,
Executive Director,
SOS Community Services

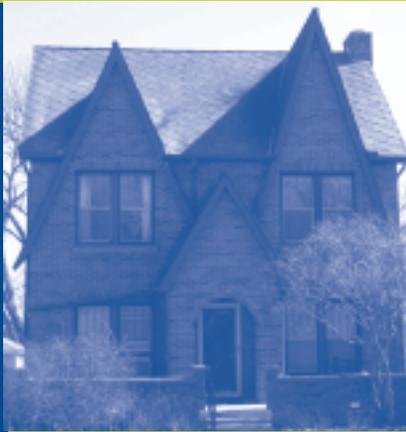
“When working with families and children nothing works without a stable, permanent place to call home. IHN has always been clear that we provide more than just a bed and a roof, our goal is to support them in securing and maintaining their own home. With housing and support services we see the real changes in people’s lives. Few things could be more exciting than linking families experiencing homelessness with housing, unless it’s seeing the deep impact when a family develops, and succeeds with, their first budget, or gets a family member’s health under control for the first time, or finds and holds a job that fits their talents.”

Julie Steiner,
Executive Director,
Interfaith Hospitality Network



Report to the Community

Avalon is partnering with Catholic Social Services to provide 6 units of supportive housing for chronically homeless individuals.



“For the past three years, we have worked tirelessly to create a model of public/private partnerships. We never cease to be inspired by the generosity in this community and its ability to demonstrate new and innovative ways to bring donors together around the vision of ending homelessness.”

Joe Fitzsimmons,
Community Philanthropy

Integrated Funding

A “Joint Integrated Funding” model for cross-system funding, including both public and private sources, has been designed and adopted by the WHA Board. This model will support the creation of a housing system that is more unified, strategic and collaborative; a decision making process based on collaboration between funders and providers; acceleration of implementation of best practices; and engagement of key actors in strategic funding decisions that support the goals and strategies of the Blueprint. A number of generous public and private donors in the community have already made significant funding commitments support the service needs of families and individuals in our Housing First programs.



(left to right): Norman Herbert, Martha Bloom, Jayne Miller and Frank Cambria

*A Home for Everyone...Blueprint Drawn, Foundation Laid, Construction Begun...
Building A Way*

Report to the Community

Michigan Prisoner Re-Entry Initiative

Through a collaborative effort linking the Ann Arbor Community Foundation, Washtenaw Prisoner Re-Entry Initiative, Eastern Michigan University, Religious Action for Affordable Housing, and the WHA – generating matching funding for a JEHT Foundation grant – nearly \$600,000 has been secured to establish 20 units of scattered-site supportive housing for returning prisoners with mental illness and/or other disabilities.

“The new funding opportunities for the Michigan Prisoner Re-Entry Initiative of Washtenaw County are filling major gap within our community, because the greatest challenge for people returning from prison to our community is securing stable, affordable housing. In Washtenaw County, over 42% of the people on parole were homeless at the time of their release. There is a clear relationship between the high rate of homelessness amongst Washtenaw parolees and the rate of recidivism, which at around 76% is significantly above the state average of 48%.”

Mary King,
MPRI Coordinator for Washtenaw County

Employment and Education

The Employment and Education Work Group completed their Final Report with a variety of recommendations. Specific endeavors that support the efforts outlined by the Work Group include:

The Food Gatherers Community Kitchen Job Training Program held at the Delonis Center has graduated three classes totaling 33 students. Through partnerships with local businesses and educational programs, approximately 80% are working or in school one month after graduation. After 6 months, 96% obtained employment or in school.



In partnership with our Housing First Initiatives, Washtenaw Employment Training and Community Services has committed funding for job development, employment training, and employment supports targeted for families and individuals who will be residing in those supportive housing units.

Report to the Community

Substance Abuse and Co-Occurring Disorders

The Substance Abuse and Co-Occurring Disorders Work Group completed their Final Report and are moving toward implementing a system-wide model of treatment for those with co-occurring disorders that ties to the stages of changes and the services needed at each stage.



“We are excited to be implementing a plan for system-wide integrated treatment for co-occurring mental health and substance abuse treatment. This plan is a long term, multi-faceted project covering the entire continuum of recovery needs.”

Donna Sabourin,
Director,
Washtenaw County Community
Support and Treatment Services

Supportive Housing Services and Data Development

Community partners created and committed to use of common outcomes measures across all programs to document impact of investment in supportive housing services. We also initiated migration to a data management system that will enable more facile reporting and documentation on homeless issues, populations, and solutions.

Coordinated Homeless Response

The Coordinated Homeless Response Work Group completed their Final Report which outlined a plan for a more effective and seamless system of care for those experiencing or at risk of homelessness.



I was a champion for one of the WHA planning groups that designed a process (i.e. a flow chart) for how clients access the system and then move to stable housing as quickly as possible. Homelessness is a unique challenge to the community because there is so much need and so few resources. Leading a nonprofit health care agency for the past 25 years has taught me the importance of

compassion in the service industry. One needs to be compassionate to understand homelessness and find appropriate solutions. I am pleased that I was able to participate in our community’s project to eliminate homelessness. This is a great group of people to work with — they are very committed.

Dale J. Berry,
President and CEO, Huron Valley Ambulance

Donors



The Washtenaw Housing Alliance recognizes Saint Joseph Mercy Health System (SJMHS) for its ongoing and unflinching support.



We recognize Washtenaw County for its generous and continuing support of the WHA.



Ann Arbor Area
community foundation™

For **good.** For **ever.™**



WASHTENAW HOUSING ALLIANCE

Board of Directors

Community Partners

Ann Arbor Area Community Foundation
Saint Joseph Mercy Health System
Washtenaw County
Washtenaw Housing Alliance Board of Directors
Anonymous

Key Supporters

Herb Amster
Reinhart Realtors
Ambassador Ronald and Eileen Weiser

Significant Donors

Sue Delonis
Ralph Knapp
Republic Bank
Wright Griffin Davis

Vital Friends

Ann Arbor Board of Realtors
Lois Ayash
Amy Booker-Hirsch
Carl Brauer
Sandra Brody
Gary Bruder
Elizabeth Caswell
Edward Chudacoff
Jonathon Dean
Stephen B. Dobson
Martin Forchheimer
Douglas and Lucia Freeth
James and Rita Hines
Paul Izenberg
Robert Joynt
Judy Judd
Jeffrey Kittendorf
Margaret Nichols
Arthur Nusbaum
Cheryl Pelava
William and Ann Rauwerdink
Chuck and Shelly Stockwell
Debby Wright

Financial Summary 2006-2007 Operations

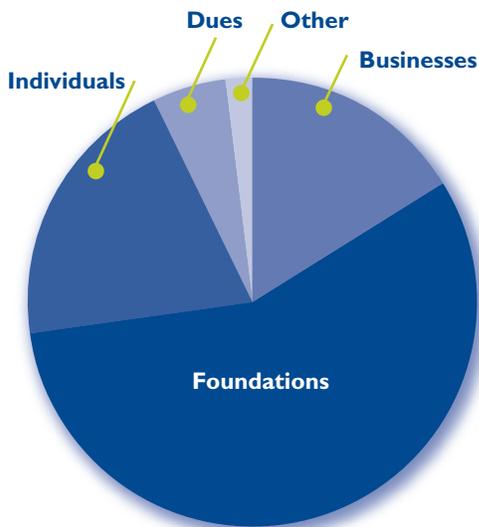
This year, as in all past years, our auditors, Plante & Moran, found no material issues with our financial accounting practices. I am proud to assure the community that we are maintaining the highest financial standards in all of our work.



Kathleen Rhine

Kathleen Rhine
Vice President/Treasurer

Financial Summary 2006-2007 Operations



Revenues

Businesses	\$28,853.00
Foundations	100,000.00
Individuals	35,229.00
Dues	9,000.00
Other	3,410.00
Total	\$176,492.00



Expenses

Salaries, payroll taxes	\$114,424.00
Consultants, contracts	5,907.00
Professional Expenses	10,285.00
Supplies, Promotional Materials	4,799.00
Events	0
Administrative expenses	6,651.00
Other	5,862.00
Total	\$147,927.00*

*We hired two new full-time employees later in the fiscal year than originally projected. The resulting fund balance will be used to support operational expenses in future years.

Member List

Ann Arbor Housing Commission

Provides affordable housing and related supportive services for low-income individuals and families

Avalon Housing

Develops and manages permanent supportive rental housing for people with extremely low incomes

Community Support and Treatment Services

Provides mental health services to severely and persistently mentally ill individuals

Catholic Social Services of Washtenaw County

Builds on the values of Catholic social teaching, Catholic Social Services of Washtenaw County responds to community needs, respects the dignity of all individuals and families in all their diversity, and works to improve their quality of life

Community Housing Alternatives

Provides affordable housing and homeownership opportunities for low and moderate income individuals

Education Project for Homeless Youth EPHY Office at WISD

Works to ensure students experiencing homelessness enroll, regularly attend and succeed in school

Employment Training and Community Services (ETCS)

Is a unique government department that recognizes that community action and workforce development are essential to economic development.

Faith in Action

Makes the quality of living better for the needy in Chelsea and Dexter by being the safety net that provides the services they need and helps them access other available services

Food Gatherers

Exists to alleviate hunger and address its causes in our community

Habitat For Humanity

Builds safe, decent and affordable housing for families demonstrating need

HIV/AIDS Resource Center

Provides HIV/AIDS related services to the people of Jackson, Lenawee, Livingston, and Washtenaw Counties

Home of New Vision

Provides programs and specialized services to empower, protect, encourage and enrich the lives of women, their families and communities affected by the disease of addiction

Housing Bureau For Seniors/Turner Senior Resource Center

Works to improve housing and related issues, link seniors and caregivers to needed community-based services, and prevent evictions and homelessness

Interfaith Hospitality Network

Provides temporary shelter, food and services to support families in securing and maintaining their own home

Michigan Ability Partners

Provides housing supports, vocational and financial services to persons with varying levels of disabilities

Member List *continued*

MPRI of Washtenaw County

Reduces crime and enhances public safety by implementing a seamless system of services for offenders from the time of their entry to prison through their transition, community reintegration and aftercare

Neighborhood Senior Services

Provides support, services and advocacy for older adults living in their homes

Ozone House

Provides safety, emergency shelter, transitional housing and a continuum of support services to runaway, homeless and at-risk youth

Peace Neighborhood Center

Provides programs for children, families, and individuals who are affected by social and economic problems

POWER, Inc.

Provides services that will foster a positive impact on the lives of families, in an effort to rebuild communities and foster growth

SAFE House Center

Provides safety, support, advocacy and resources for survivors of sexual assault and domestic violence and their children

Shelter Association of Washtenaw County

Provides temporary shelter and supportive services in a safe and caring environment, and works with the community to allocate the necessary resources to meet the needs of individual adults who are homeless

SOS Community Services

Provides comprehensive services to assist families in their move from homelessness to self-sufficiency and permanent, stable housing

Synod Residential Services

Provides individualized services that maximize dignity and independence

Washtenaw Affordable Housing Corporation

Dedicated to increasing and preserving the supply of quality, affordable housing in Washtenaw County

Washtenaw Health Plan

Health coverage program for low-income Washtenaw County residents without health insurance

Ypsilanti Housing Commission

Provides quality housing and creates an environment which connects residents with opportunities, resources, and safe, secure place to live



www.whalliance.org

Visit the new interactive website

- Learn about recent successes of the Blueprint
- Find opportunities for involvement
- Get the facts on homelessness
- Find updates on the activities of the Blueprint

Washtenaw Housing Alliance is a 501 (C) (3) nonprofit corporation



WASHTENAW HOUSING ALLIANCE

220 N. Main Street • P.O. Box 7993 • Ann Arbor, MI 48107 • (734) 222-3575 • (734) 222-3550 (Fax)

Email: WHA-info@ewashtenaw.org • Website: www.whalliance.org

