Located 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.

Richard Soble
Chair, Board of Directors
Washtenaw Housing Alliance

A Home for Everyone…Blueprint Drawn, Foundation Laid, Construction Begun…

Building A Way
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.

Chuck Kieffer
Executive Director
2006-2007 Board of Directors


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
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.

“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

“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 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

“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
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.

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.
“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

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Gary Bell, Executive Director, SOS Community Services
Avalon is partnering with Catholic Social Services to provide 6 units of supportive housing for chronically homeless individuals.

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.

“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

(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

A Home for Everyone…Blueprint Drawn, Foundation Laid, Construction Begun… Building A Way
Donors

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

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

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Ann Arbor Area community foundation

For good. For ever.

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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

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Jeffrey Kittendorf
Margaret Nichols
Arthur Nusbaum
Cheryl Pelava
William and Ann Rauwerdink
Chuck and Shelly Stockwell
Debby Wright

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A Home for Everyone…Blueprint Drawn, Foundation Laid, Construction Begun…

Building A Way
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
Vice President/Treasurer

Revenues

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*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.*

11
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
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

www.whalliance.org