

*prevention*



**housing  
with services**



**2006 ANNUAL REPORT (July 1, 2005 – June 30, 2006)**



**WASHTENAW HOUSING ALLIANCE**

*... leading the way to ending homelessness.*

*reform*



**engage  
the community**



*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.



On any given night in our nation between 700,000 and 800,000 people experience homelessness. Unfortunately, Washtenaw County is not immune from this crisis. Recent data reveal that on any given night in Washtenaw County, over 600 people are without homes, and over the course of a year more than 2,700 people experience homelessness. The problem of homelessness in our county is not a new one. What is new, however, is that for the first time we have a shared vision, a collective strategy, and the political will to solve it. The Washtenaw Housing Alliance is thrilled to be playing an integral role in this exciting effort and to have the opportunity to share with you through this annual report the highlights of what we have accomplished in the last year.



The citizens of Washtenaw County have a long history of coming together to challenge the status quo and create innovative solutions to social problems. Notably, the WHA was able to leverage these community strengths to create the Robert J. Delonis Center, a shelter for homeless men and women in our county, with an unprecedented level of partnership from the public, private, and non-profit sectors. Building on this success, we took the next critical step in the effort to end homelessness when we launched *A Home for Everyone: A Blueprint to End Homelessness in Washtenaw County* in 2004. Two years after the launch we still have a long way to go, but we are making real progress – thanks to the cumulative efforts of hundreds of partners who have contributed through engagement in our ongoing process for change. This report both updates our community on the significant steps forward we've taken, and highlights the results of two of our ongoing strategic planning groups – one focused on housing creation, the other on systems reform.

In response to the central challenge of expanding access to housing for homeless and at-risk households, our Board established a special task force that in just a few short months in 2006 developed a strategic plan that now guides the creation of up to 500 new housing opportunities so critically needed at the heart of our 10 Year Plan. Having laid this groundwork this past year, our work is now focused on bringing these plans to life.

Among the most significant results of our Blueprint's work on systems change and reform is the launch this past year of the first "Street Outreach Court" in Michigan. Under the leadership of Judge Elizabeth Hines and her District Court colleagues, the Street Outreach Court helps persons experiencing or at-risk of homelessness resolve outstanding legal issues that serve as barriers to obtaining employment and housing. Since its launch in October of 2005, dozens of our citizens have found the help that they need to make their way towards long-term housing stability.

Both of these unique and important models of community change reflect a remarkable level of ongoing support of leaders from the corporate, governmental, private, non-profit and faith-based sectors of our community. It is in light of this depth and richness of continuing support that we have such confidence in our prospects for the future. The Washtenaw Housing Alliance is proud to be at the heart of this commitment to ending homelessness in our community. With the sustained generosity, engagement, and creativity of our partners throughout Washtenaw County, we look forward to continuing collective success in pursuit of this ambitious (but eminently achievable) agenda. We thank you for joining with us!

Sincerely,

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

Richard Soble  
President, Board of Directors  
Washtenaw Housing Alliance



When we dare to dream big, we achieve big....and without question, Washtenaw's Blueprint to End Homelessness represents a pretty big dream. Still, big dreams don't come true absent the investment of similarly sized energies and resources. I'm happy to report that through the remarkable efforts of the Washtenaw Housing Alliance and our many hundreds of partners throughout the community over the past year, we have taken great strides toward making our shared vision real. In our community's initial stages of constructing the Blueprint, we identified virtually dozens of actionable strategies central to achieving four major goals – Prevention, Housing with Services, Reforming the System of Care, and Engaging the Community. Over the past year, a series of now-consolidated work groups involving dozens of leaders from government, the private sector, the faith community, both public and non-profit services, and the community-at-large have continued the thoughtful work of articulating – and initiating – the more specific actions required for Blueprint implementation.



Later in this report, we highlight two particular areas where exciting progress is already visible – our 500 Unit Housing Plan and the launch of the State of Michigan's first and only "Street Outreach Court". There are, however, many other ways in which the Alliance and our community partners have demonstrated success in our continuing commitment to fulfill the Blueprint's ambitious vision. Among these:

- The Integrated Funding and Planning Work Group has researched and reviewed models of integrated funding from around the country and submitted an initial series of recommendations for implementing an exciting new integrated funding model for homeless initiatives in our community. The thoughtful efforts of this group have laid the groundwork for aligning planning and investment on the part of our community's major funders of activities aimed toward ending homelessness.
- The Standards Work Group completed a draft of administrative, program, and services standards for organizations working with persons experiencing homelessness or housing crisis. Not only will these standards enhance the quality of our collective efforts, but their adoption has prompted the Alliance to open its membership to inclusion of all organizations willing to affirm them and will help to broaden the base of fully engaged partners in fulfilling the Blueprint's aims.
- The Comprehensive Homeless Response and Prevention Work Group is completing design of a coordinated system for addressing persons in housing crisis and is developing a specific plan for its implementation in the coming year. These strategies will further promote success in achieving housing stability as a key outcome for our community efforts.

These are just a few examples of our progress in the past year (other efforts have been focused on issues of co-occurring disorders, employment and training, & data collection and evaluation). All reflect the strengths and capabilities that give us reason to believe that we can, and will, attain our shared goals in the years ahead. A vital spirit of openness to "changing the way we do business", willingness to invest both organizational and financial resources, and commitment to mutual accountability in achieving desired outcomes, characterize our continuing community-wide collaboration. Underlying this effort is a growing recognition that eliminating homelessness is the "smart play" from both a business and community systems perspective and a staunch belief that this work is both the necessary and "right" thing to do.

For all this, the Washtenaw Housing Alliance is truly grateful. Because of all this, the Alliance remains confident in our community's commitment to fulfilling the dream we've established for all of our citizens in the decade ahead. In sincere appreciation and optimistic anticipation,

A handwritten signature in dark ink, appearing to read "Chuck Kieffer".

Chuck Kieffer  
Interim Executive Director  
Washtenaw Housing Alliance



### **President**

Richard Soble - Attorney, Soble Rowe Krichbaum LLP

### **Vice-President, Treasurer**

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

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David Lutton – President, The Charles Reinhart Company

Kathleen Rhine – Vice President Human Relations/Organizational Development, Saint Joseph Mercy Health System

Judy Dow Rumelhart – Community Leader; Philanthropist

Paul Saginaw – Chief Spiritual Officer, Zingerman's Community of Businesses

Eileen Spring – Executive Director, Food Gatherers

### **Ex Officio**

Mitch Steils – Executive Director

### **New Board Members 2006-2007**

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

Frank Cambria – Community Leader, former Deputy County Administrator

Jean Carlberg – Community Leader, former Ann Arbor City Council Member

### **Ex Officio 2006-2007**

Chuck Kieffer – Interim Executive Director

***The power of the SOC lies not just in its ability to employ methods of alternative sentencing, but also in its ability to address issues from all of the district courts in one location.***

At a recent session of the Street Outreach Court (SOC) Greg Parker received an amazing birthday present—the pending lawsuits against him were dismissed. An amazing present perhaps, but no more so than the steps that Mr. Parker had already taken to be able to participate in the Street Outreach Court. The Street Outreach Court session is the culmination of a process in which Mr. Parker sought treatment for his mental health challenges, went through detoxification for substance addiction and maintained sobriety for 90 days as part of his action plan on file with the Court.



The creation of the Court itself required an effort by the community and an unprecedented level of collaboration among the seven district courts in Washtenaw County. Beginning in April 2005, representatives of the criminal justice system and homeless advocacy agencies met together to determine the best structure for the court.

- Court is open both to persons experiencing homelessness and persons on the verge of homelessness.
- Participants are referred through a homeless advocacy organization
- Court and community organizations partner to develop and achieve an action plan.
- SOC can hear all cases against a participant in one location.
- Court can apply alternative sentencing for participants

Since its launch in October, 2005, volume for the court has nearly quadrupled. The court is now averaging 30 cases per bi-monthly session for an annual total of 180 cases per year. It is also helping to prevent and end homelessness. Outstanding legal issues are often described by persons experiencing homelessness as the number one barrier to obtaining a job or housing. Without expending any additional funds the SOC is helping to use community resources more efficiently. Despite the serious and longstanding issues SOC participants have, since the first court session in October, 2005 there have been no repeat participants. Instead of costing the community untold resources through arrests, court proceedings, and jail time, the SOC participants are moving forward with obtaining employments, benefits, and housing.

***Without expending any additional funds the SOC is helping to use community resources more efficiently.***

***Since the first court session on October, 2005 there have been no repeat participants.***

***The court is now averaging 30 cases per bi-monthly session for an annual total of 180 cases per year. It is also helping to prevent and end homelessness.***

In 2006, the Board of the Washtenaw Housing Alliance identified the creation of 500 units of permanent, supportive housing as the next critical focus in Blueprint implementation. The Board, in turn, charged its 500 Unit Committee to develop a plan that is consistent with the Blueprint and to coordinate its efforts with the existing Blueprint committees focused on housing.

According to Dave Lutton, Committee Chair, the Committee worked with a strong sense of urgency regarding its charge from the Board and was quickly able to come to agreement on a number of core principles. These include:

- Use of multiple initiatives and strategies for housing development – including new construction, acquisition and rehabilitation, and rent subsidy;
- Active use of existing housing stock -- which is particularly accessible in our current market; and
- Addressing the needs of the diverse array of populations – both individuals and families – experiencing homelessness

One of the exciting strategies which the Committee recommended for further exploration is the development of a local voucher program that offers the possibility of producing new affordable housing units in a relatively short time. This strategy will build partnerships by accessing units that are available in today's relatively soft rental market, enabling private landlords to gain an economic advantage while partnering with the public and nonprofit sectors for the public good.

Clearly, our community's commitment to ending homelessness requires increasing access to affordable housing with services. Our 500 Unit Plan – demonstrating “early wins” with Avalon Housing's Carrot Way development and Michigan Ability Partners' Maple View project – is now poised to pursue expanded success in the first active phases of implementation. As our community moves aggressively and creatively forward, our collective confidence and resolve in attaining this ambitious 500-unit goal also continue to grow.

## 500 Unit Committee Membership

Dave Lutton\*:

*Committee Chair, President,  
Reinhart Realtors*

Mitch Steils:

*Executive Director,  
Washtenaw Housing Alliance*

Del Dunbar\*:

*Certified Public Accountant,  
Dunbar and Martel, LLC*

Michael Appel\*:

*Executive Director, Avalon Housing*

Gary Bell\*:

*Executive Director, SOS Community Services*

Bob Gillett:

*Executive Director, Legal Services of South Central Michigan*

Mary King:

*President, Movin' On Up*

Jean Carlberg:

*Ann Arbor City Council Member*

Leah Gunn:

*Washtenaw County Commissioner*

Larry Nisson:

*Executive Coach, Larry D. Nisson and Associates*

Stephanie Hartshorn:

*Washtenaw Housing Alliance Board Fellow*

*\*Washtenaw Housing Alliance Board Member*



*Dave Lutton*

**Clearly, our community's commitment to ending homelessness requires increasing access to affordable housing with services.**





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



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



## WASHTENAW HOUSING ALLIANCE

### **Board of Directors**

#### **Community Partners**

Saint Joseph Mercy Health System  
Washtenaw County  
Washtenaw Housing Alliance Board  
of Directors  
Anonymous

#### **Key Supporters**

Comerica Bank  
James A. & Faith Knight Foundation  
National City Bank

#### **Significant Donors**

Herbert Amster  
Ann Arbor Area Board of Realtors  
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Key Foundation  
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Joan Binkow  
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Brent Veenstra  
Rebecca J. Widmark  
Debra L. Wright  
James Zamberlan  
Anonymous  
Anonymous



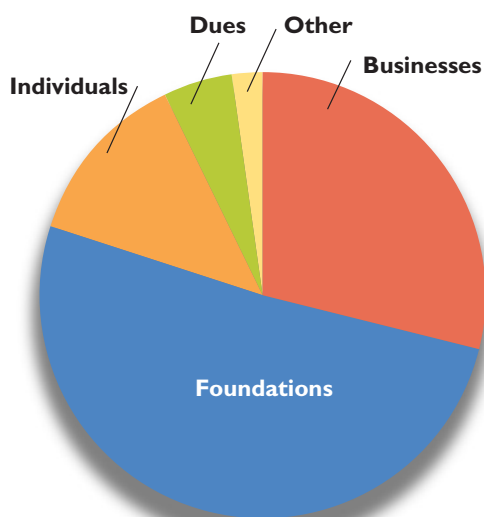
This year, as in all past years, our auditors, Plante & Moran, found no material issues with our financial accounting practices. I am proud to assure the community that we are maintaining the highest financial standards in all of our work.



Joseph Fitzsimmons  
Treasurer



## Financial Summary 2005-2006 Operations



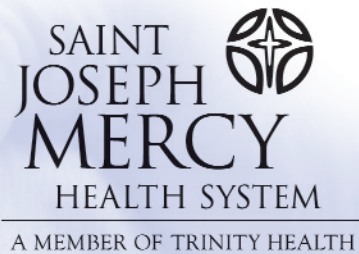
### Revenues

Businesses	\$50,769.00
Foundations	90,000.00
Individuals	22,750.00
Dues	9,000.00
Other	2,739.00
<b>Total</b>	<b>\$175,258.00</b>



### Expenses

Salaries, payroll taxes	\$130,184.00
Consultants, contracts	10,629.00
Professional Expenses	11,307.00
Supplies, Promotional Materials	5,085.00
Events	2,031.00
Administrative expenses	5,588.00
Other	1,153.00
<b>Total</b>	<b>\$165,977.00</b>



We are grateful for the help of these partners who are working side by side with the WHA to implement the *Blueprint to End Homelessness*

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### ***Additional Planning and Action Partners***

Ann Arbor Area Community Foundation

Blueprint for Aging

Community Collaborative of Washtenaw County

Michigan Prisoner Re-Entry Initiative of Washtenaw County

Michigan State Housing Development Authority

Washtenaw County Continuum of Care Board

Washtenaw United Way

## ***2005-2006 Washtenaw Housing Alliance Member Agencies***

Avalon Housing

Catholic Social Services of  
Washtenaw County

Food Gatherers

Interfaith Hospitality Network of  
Washtenaw County at Alpha House

Ozone House

SAFE House Center

Shelter Association of Washtenaw County

SOS Community Services

Synod Residential Services

*In 2006 the WHA opened its membership to other community agencies providing services to homeless and at-risk populations. As a consequence more than a dozen additional community organizations will initiate membership in 2007.*





## Visit [www.whalliance.org](http://www.whalliance.org)

- Read about current successes of the Blueprint efforts
- Read minutes and updates on specific workgroups
- Learn how you can help end homelessness in our community
- Find a copy of the complete *A Home for Everyone: A Blueprint to End Homelessness in Washtenaw County*
- Get statistics on homelessness in Washtenaw County

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



## WASHTENAW HOUSING ALLIANCE

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