

**AVALON
HOUSING, INC.**

Ann Arbor, Michigan

SEVENTEENTH

**Maxwell Awards
of
Excellence**

2007

Carrot Way Apartments

Carrot Way Apartments adheres to Avalon's model of supportive housing which grew directly out of the founders' experience working with homeless families living in local shelters. Families could not break the cycle of homelessness because their mental health issues, substance use, and other disabilities went untreated.

To assist residents in maintaining their housing, Avalon allows tenants to pay rent weekly rather than monthly, arranges lengthy payment plans for property damage, and conducts weekly inspections for tenants that have a hoarding disorder or other health or safety concerns.

The on-site community center is the defining characteristic of Carrot Way. It serves as a gathering place for children and adults where after schools programs are held, as are workshops and classes. It provides access to computers and phones and is where the family service staff is located.

Carrot Way is sited adjacent to a new public park which has basketball courts and soccer fields. This access to open space along with Avalon's collaboration with Food Gatherers, a local food rescue organization, provides families with a number of healthy options for exercise and food.

The financing model for this project reflects a creative use of public funds and private support to house some of the poorest households. By using Low Income Housing Tax Credits and HOME funding, Avalon created a subsidy that allows affordable rents for those at 20% of AMI.



Using a nonprofit model that focuses on helping people to keep their housing and property management and service provisions that are tenant focused, Carrot Way has helped the majority of their tenants achieve housing success.

This project was the first to be completed as part of the County's Blueprint to End Homelessness by providing housing to those with the fewest resources.

AVALON HOUSING, INC.

Ann Arbor, Michigan

SPONSORING ORGANIZATION

Avalon Housing was created in 1992 to develop and manage permanent affordable housing with support services for people with very low incomes and disabilities. The organization grew out of an emergency shelter program in effort to develop a long-term solution to homelessness. Avalon owns and operates 180 units scattered at 15 sites throughout Ann Arbor. All households are extremely low-income and were either homeless or have a physical or mental disability.

FUNDING FOR CARROT WAY APARTMENTS

- Low Income Housing Tax Credits
- HOME
- PBRA Section 8
- Shelter Plus Care
- Religious Action for Affordable Housing

CREATIVE APPROACHES TO SERVICE DELIVERY

- Easy access to the community center which encourages social engagement
- Staff that focus on engaging at risk tenants “as creatively as possible”
- “Vocationalizing” the workplace by employing tenants whenever possible



BOARD LEADERSHIP

President: Chandler Matthews

Vice President: Ron Yarrington

Secretary: Margaret Wong

STAFF LEADERSHIP

President: Michael Appel

CONTACT INFORMATION

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IN 1988, TO COMMEMORATE FANNIE MAE'S 50TH ANNIVERSARY, the Fannie Mae Foundation announced the Awards of Excellence Program, which seeks to encourage and recognize non-profit organizations working to develop and maintain housing for low-income Americans. The program also is intended to encourage more corporations and foundations to be involved as funding and investment partners. The Awards were renamed in honor of David O. Maxwell, who retired in 1991 after 10 years of service as chairman and chief executive officer of Fannie Mae and chairman, Fannie Mae Foundation.

FOR THE 17TH MAXWELL AWARDS PROGRAM, the Foundation, in collaboration with the Partnership to End Long Term Homelessness, is awarding up to \$75,000 to each selected nonprofit organization.

THE FANNIE MAE FOUNDATION creates affordable homeownership and housing opportunities through innovative partnerships and initiatives that build healthy, vibrant communities across the United States.

THE PARTNERSHIP TO END LONG TERM HOMELESSNESS was created to galvanize the philanthropic leadership and dollars needed to end long-term homelessness in America. Serving as an open knowledge network for funders, the Partnership shares strategic thinking, wide-ranging experience, and expertise to prevent and address