

SUPPORT SERVICES & HOUSING REPORT

FY 2020 - 21



**ANN ARBOR
HOUSING
COMMISSION**

APRIL 2022

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Across All Properties

By Property

Homeless & Non-Homeless at Admission Households

Single/Adult-Only & At Least One < 18 Households

Senior Households (62 or Older)

EXECUTIVE SUMMARY

Permanent supportive housing provides affordable housing and voluntary supportive services to meet the needs of those experiencing chronic homelessness. This “housing first” model provides housing without preconditions such as sobriety or participation in treatment services. Support services are a key element for many low-income or formerly homeless individuals and families to stay housed in affordable, healthier environments. According to the National Low Income Housing Coalition, studies show that Housing First reduces hospital visits, admissions, and duration of hospital stays, and overall public system spending is reduced by nearly as much as is spent on housing.

This report summarizes demographics and support services provided at eight Ann Arbor Housing Commission (AAHC) properties over the 2020-2021 fiscal years. 91 percent of households living with the AAHC received support services during this period.

The AAHC demonstrated higher housing retention rates for households at these properties than national averages. 40 percent of these households were homeless at admission – 97 percent of them stayed housed with the AAHC for at least one year. Eviction rates were also far lower at the AAHC during this period than local and state-wide averages in Michigan. These findings indicate the importance of supportive services for Ann Arbor residents pursuing housing stability and healthy lives.

1

**HEADS OF
HOUSEHOLDS
DEMOGRAPHICS**

HEADS OF HOUSEHOLDS DEMOGRAPHICS

ACROSS ALL PROPERTIES

384 households

**in total housed during FY 2020 - 2021
(July 2019 - June 2021)**

Properties:

Baker Commons

Creekside Court

Green Baxter Court

Hikone

Maple Meadows

Miller Manor

State Crossing

West Arbor

Service Providers:

Avalon Housing

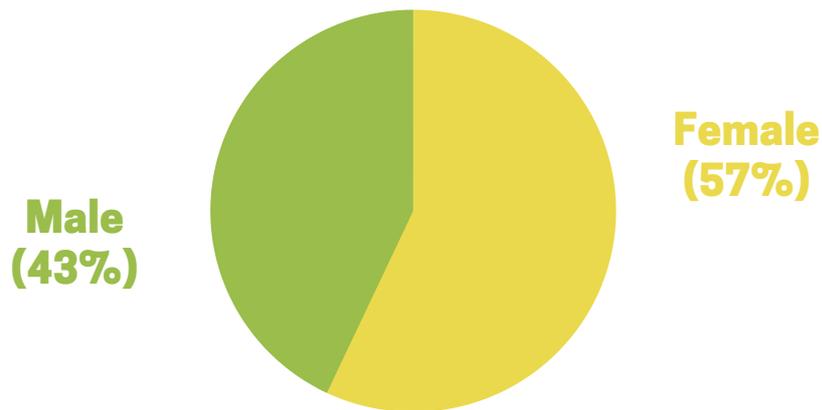
Community Action Network (CAN)

Peace Neighborhood Center (PNC)

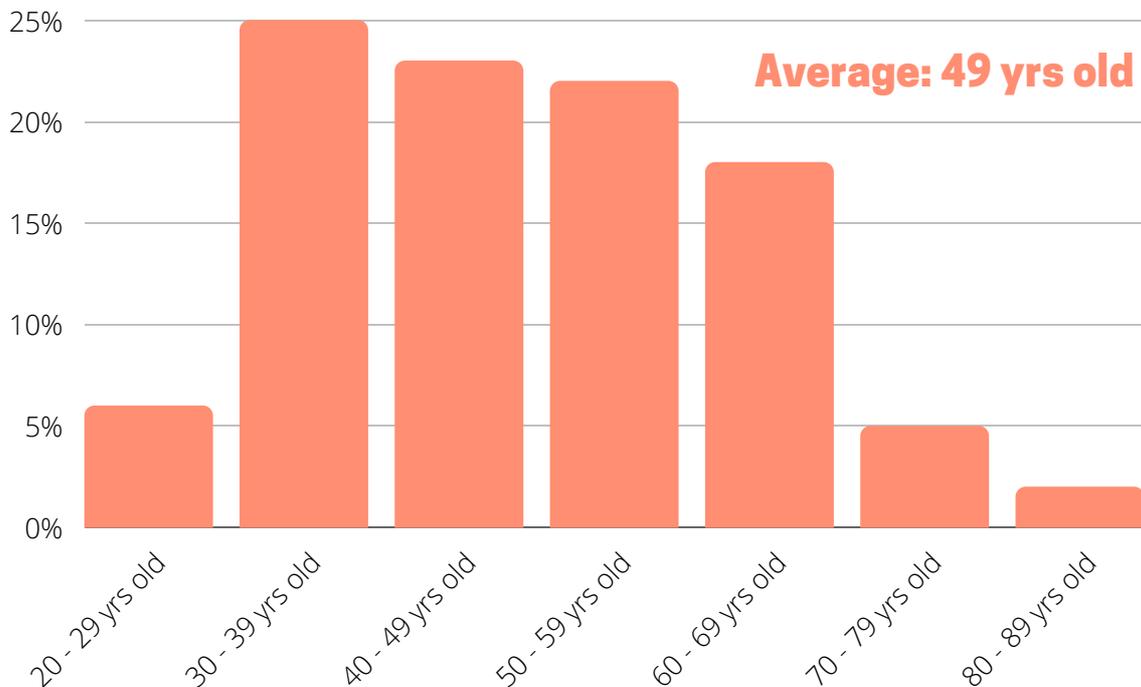
HEADS OF HOUSEHOLDS DEMOGRAPHICS

ACROSS ALL PROPERTIES

Sex



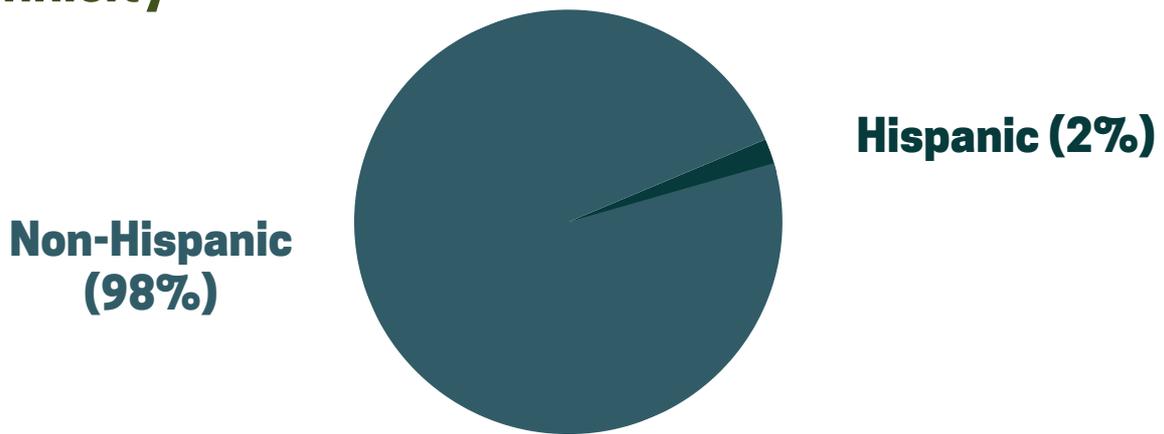
Age



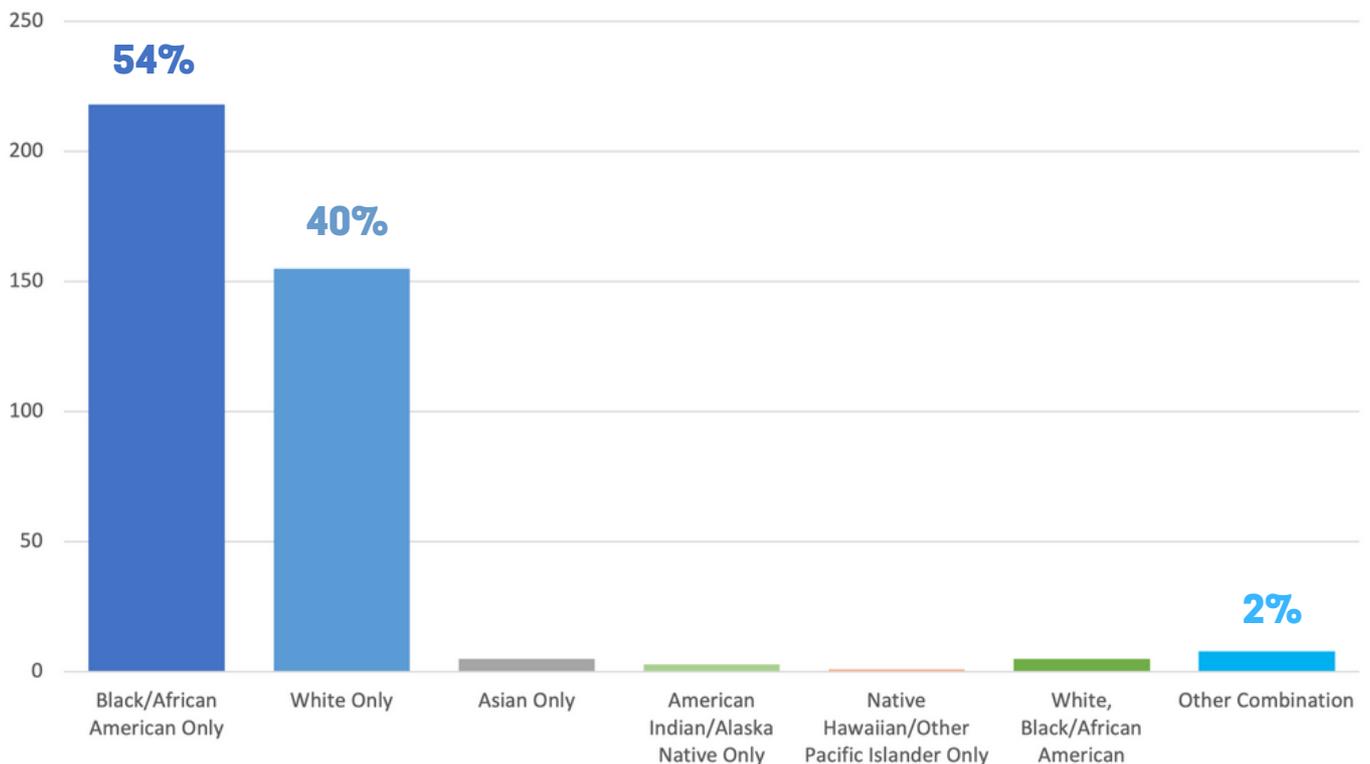
HEADS OF HOUSEHOLDS DEMOGRAPHICS

ACROSS ALL PROPERTIES

Ethnicity



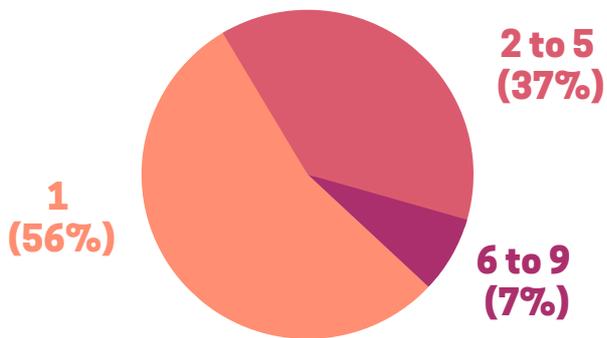
Race



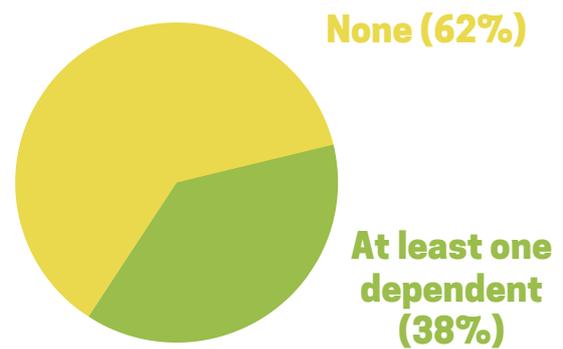
HEADS OF HOUSEHOLDS DEMOGRAPHICS

ACROSS ALL PROPERTIES

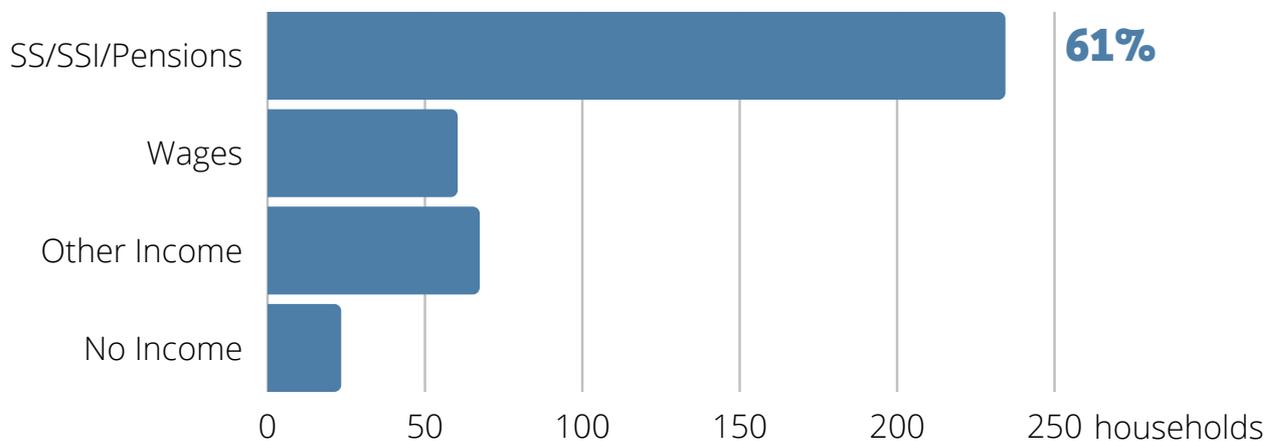
Family Size



Dependents



Household Major Income

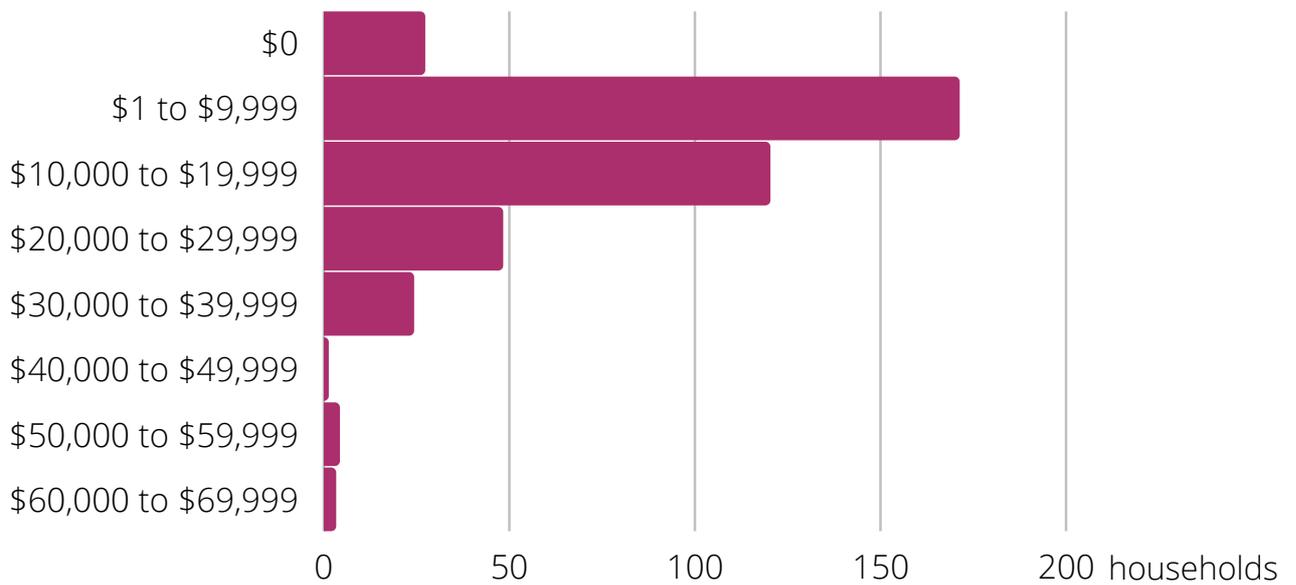


HEADS OF HOUSEHOLDS DEMOGRAPHICS

ACROSS ALL PROPERTIES

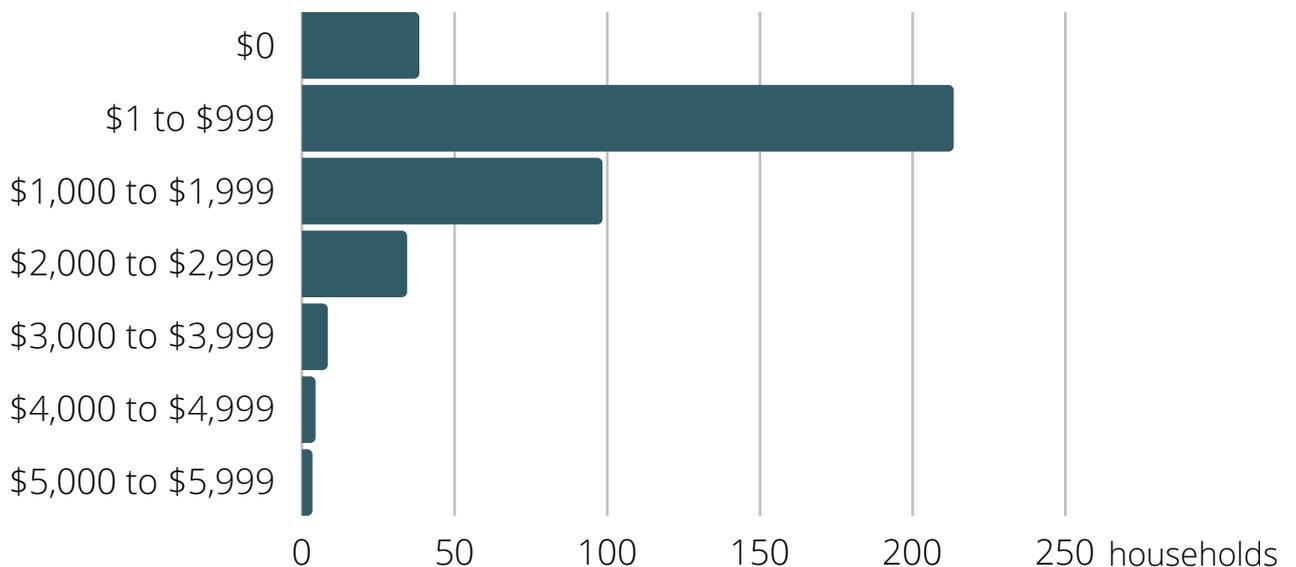
Total Annual Income

Average: \$13,734



Monthly (Adjusted) Income

Average: \$1,079



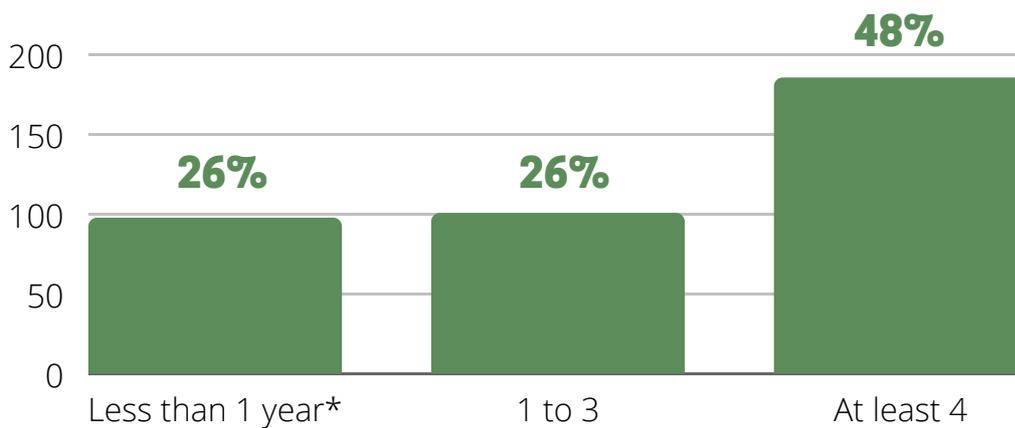
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SUPPORT SERVICES & HOUSING

SUPPORT SERVICES & HOUSING

ACROSS ALL PROPERTIES

Length of Stay in Years (as of June 2021)



*Most of these 97 households moved in less than 12 months prior to the end of the fiscal period, but did not necessarily leave the AAHC in less than a year. (64 new units opened as construction at Creekside Court & State Crossing was completed at the end of 2020.)

Housing Retention

99% stayed housed for at least 1 year

(366 out of 371 households†)

Homeless at Admission: 97%

Non-Homeless at Admission: 99%

†Housing retention for households who had moved in less than 1 year prior to the end of the fiscal period was assessed based on whether these households were still housed with the AAHC 12 months after their move-in. The time period for analysis extends until January 2022 – therefore, this rate excludes 13 out of 384 households who moved in after February 2021.

SUPPORT SERVICES & HOUSING

ACROSS ALL PROPERTIES

97% retention rate for homeless households exceeds national averages.

***Housing First approach:** prioritizes providing permanent housing to people experiencing homelessness, serving as a platform from which they can pursue personal goals and improve their quality of life. This approach can benefit both homeless families and individuals with any degree of service needs. The U.S. Interagency Council on Homelessness & HUD cite Housing First as a best practice.*

- According to the Homelessness Policy Research Institute, studies from across the nation in 2019 found retention rates between 74% and 94% for permanent supportive housing participants (an average of **86%**).
- A 2009 study commissioned by HUD found that in three Housing First programs, **84%** stayed housed after one year. The findings indicated that Housing First programs are successfully housing people with serious mental illness through intensive, ongoing services and housing subsidies.

SUPPORT SERVICES & HOUSING

ACROSS ALL PROPERTIES

76 (out of 384) households

moved out of their units:



**only 26 of them
left AAHC housing
(7% of all households)**

**50 households who
left their unit but not
AAHC programs:**

**25 transferred to a
different AAHC unit**

12 deceased

**13 received tenant
based vouchers**

6 households evicted

**4 needed assisted living/higher level
of care**

3 moved in with/closer to family

6 voluntarily withdrew

**2 bought a house/no longer needed
subsidized housing**

**3 moved into a different housing
program**

2 unknown

3

**EVICTIION
PREVENTION
SERVICES**

EVICTIION PREVENTION SERVICES

Of 384 total households:

6 households

evicted:

- ⋮ 1 household evicted for arson
- ⋮ 1 household incarcerated for 18 months*
- ⋮ 4 households moved to higher level of housing/care and would not surrender unit†

2 used Eviction Prevention Services

Average number of services used per household: 5

4 homeless at admission

*HUD requires lease termination if tenant is absent over 6 months.

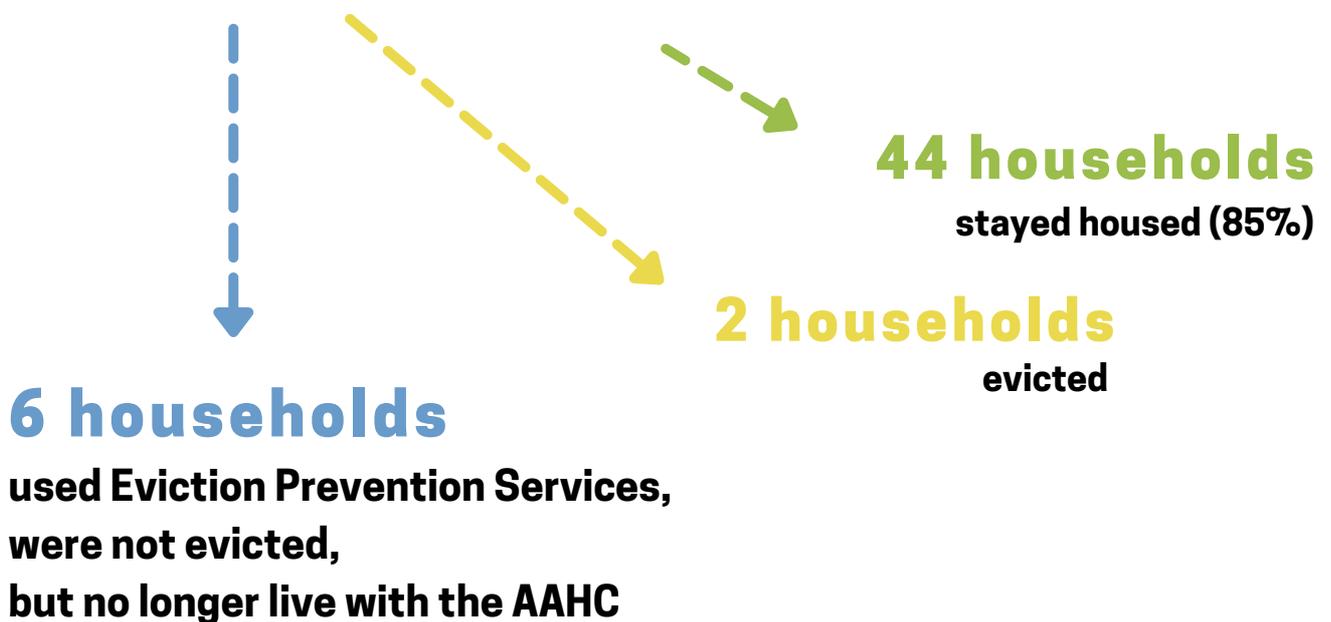
†AAHC required possession of the unit to service others in need of housing .

EVICTIION PREVENTION SERVICES

Of 384 total households:

52 households (14%)

used Eviction Prevention Services



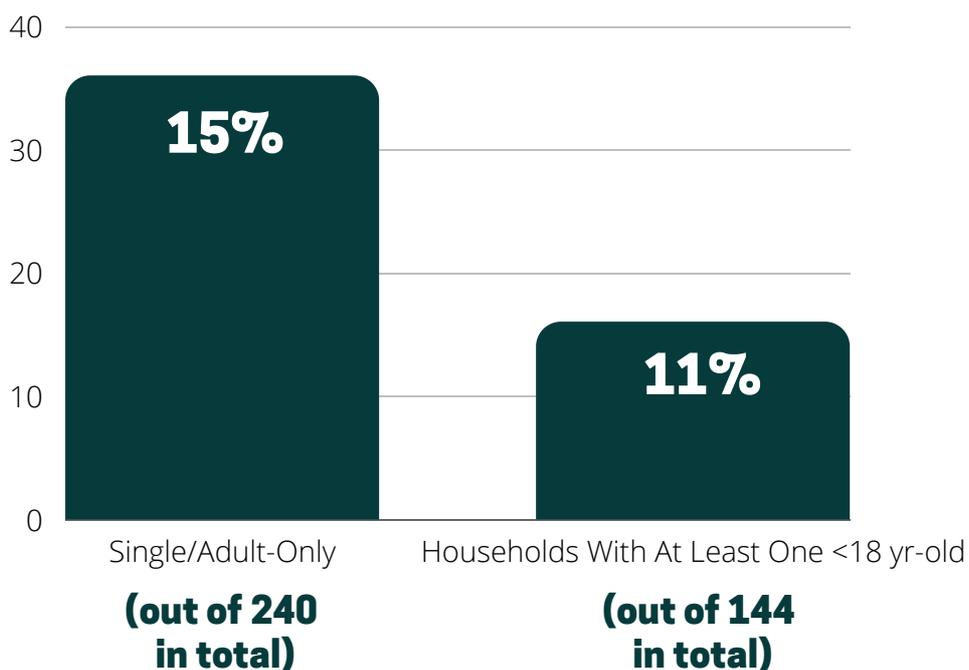
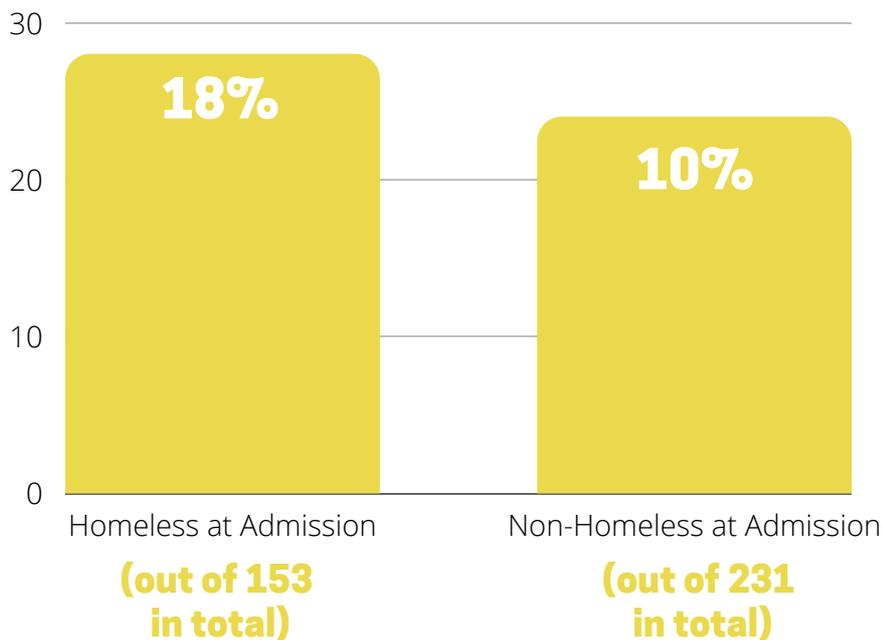
5 withdrew

- 2** moved into another housing program
- 2** voluntarily moved elsewhere
- 1** needed higher level of care

1 unknown

EVICTIION PREVENTION SERVICES

Households that were **homeless at admission** or **single/adult-only** had greater use of Eviction Prevention Services.



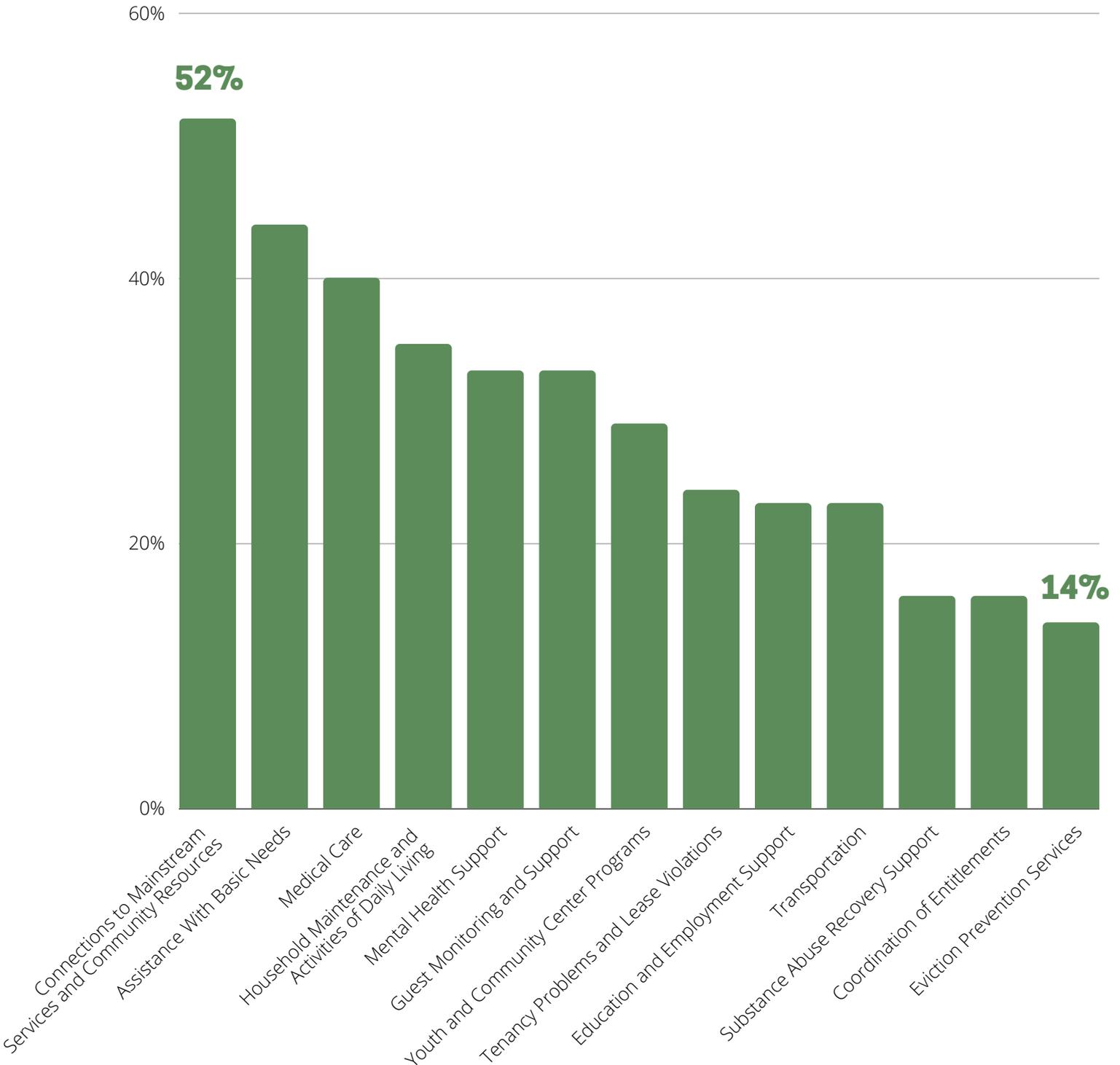
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SUPPORT SERVICES

SUPPORT SERVICES

ACROSS ALL PROPERTIES

Top services used across all properties:



SUPPORT SERVICES

BY PROPERTY

<i>Location</i>		<i>Total Units</i>
Baker Commons 64 1-bdr	-----○	64
Creekside Court 8 1-bdr, 12 2-bdr, 6 3-bdr, 2 4-bdr, 4 5-bdr	-----○	32
Green Baxter Court 8 2-bdr, 11 3-bdr, 4 4-bdr	-----○	23
Hikone 10 2-bdr, 14 3-bdr, 5 4-bdr	-----○	29
Maple Meadows 10 2-bdr, 14 3-bdr, 5 4-bdr	-----○	29
Miller Manor 99 1-bdr, 5 2-bdr, 2 studio	-----○	106
State Crossing 23 1-bdr, 9 2-bdr	-----○	32
West Arbor 8-1bdr, 4 2-bdr, 12 3-bdr, 12 4-bdr, 10 5-bdr	-----○	46

SUPPORT SERVICES

BY PROPERTY

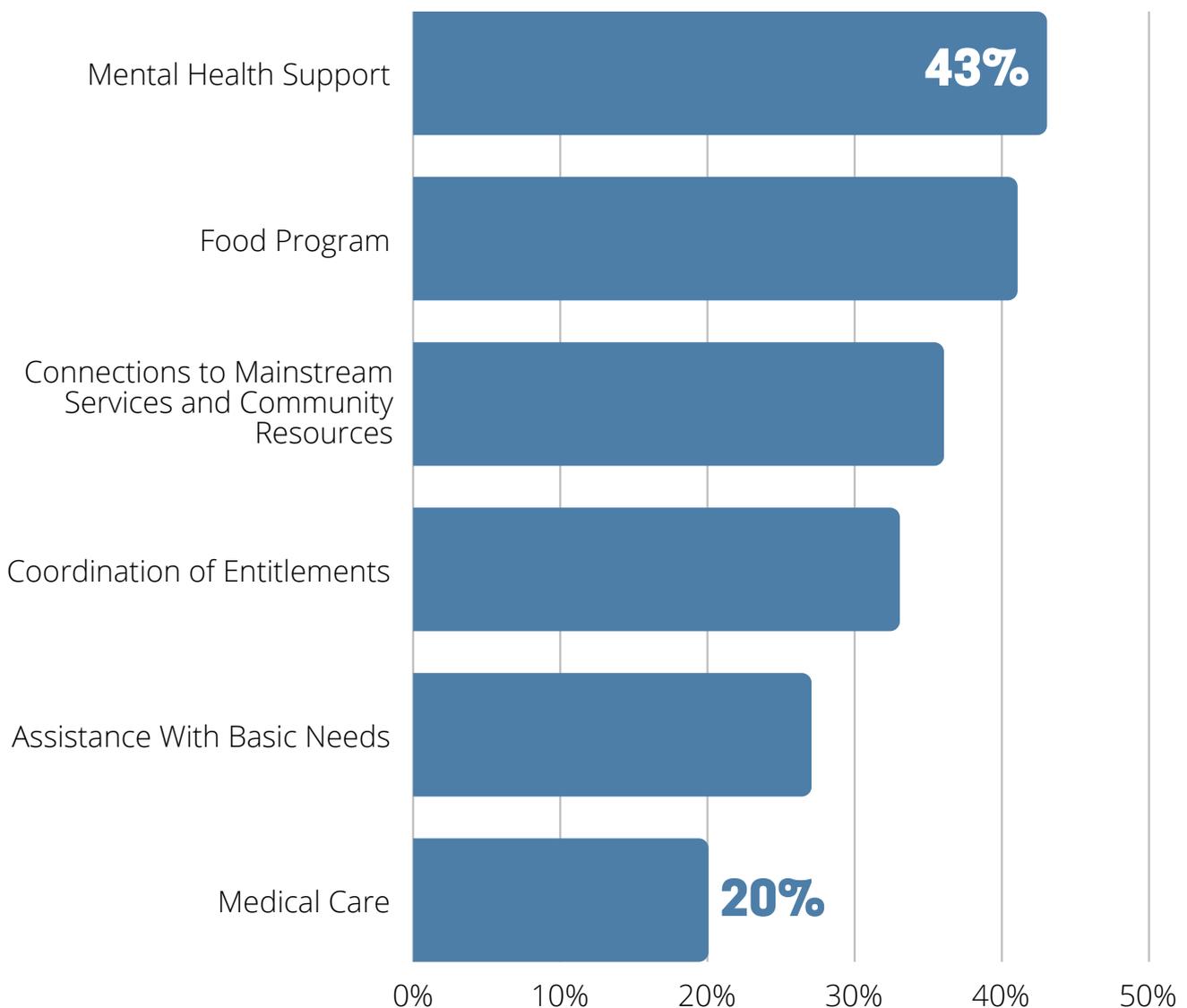
Top services used at Baker Commons:

Services Provider: PNC

Jul. 19 - Jun. 21 | 75 households



**Participation
rate: 76%**



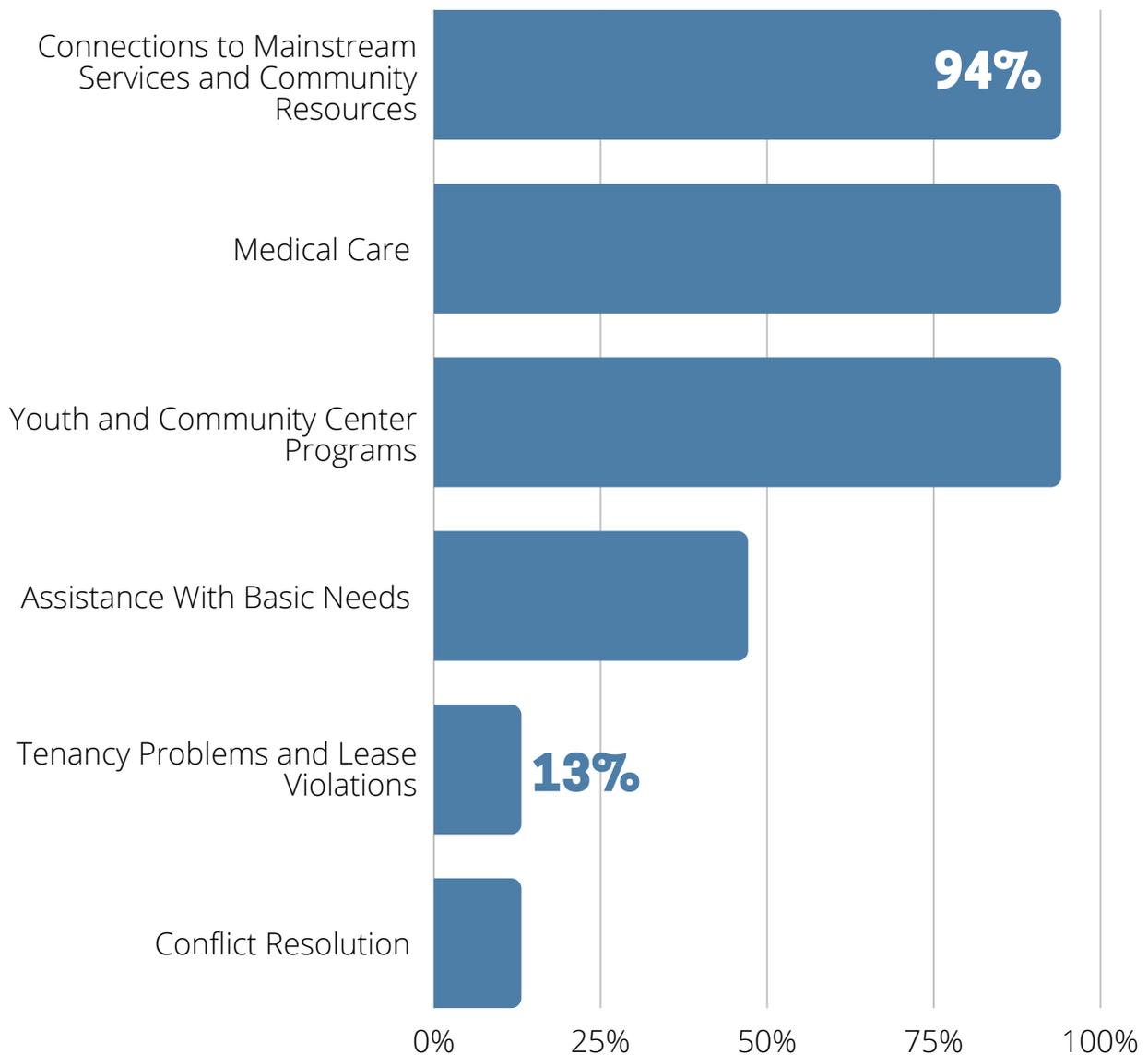
SUPPORT SERVICES

BY PROPERTY

Top services used at Creekside Court:

Services Provider: CAN

Jan. 21 - Jun. 21 | 32 households - - - - - ○ **Participation rate: 94%**



SUPPORT SERVICES

BY PROPERTY

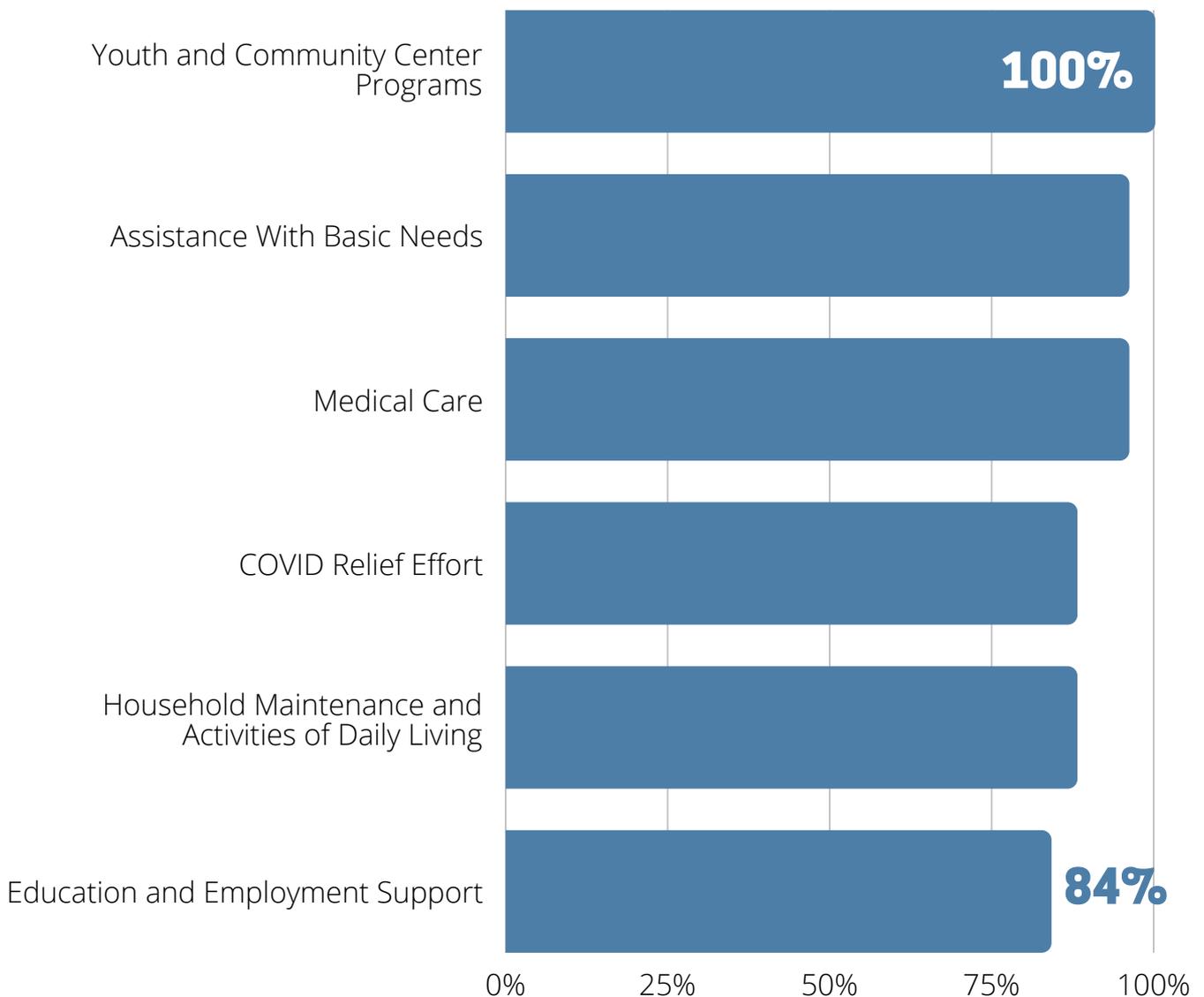
Top services used at Green Baxter Court:

Services Provider: CAN

Jul. 19 - Jun. 21 | 25 households



**Participation
rate: 100%**



SUPPORT SERVICES

BY PROPERTY

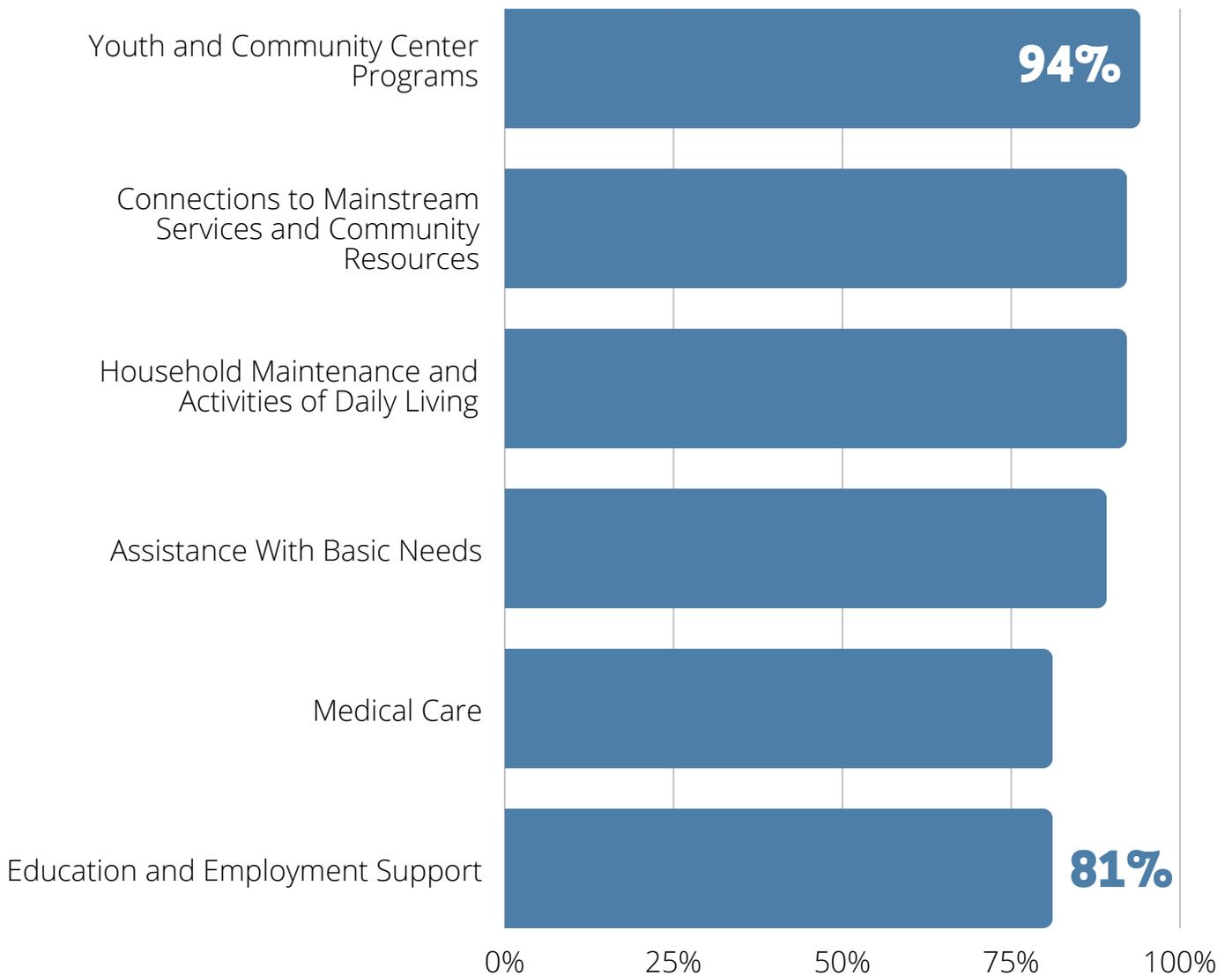
Top services used at Hikone:

Services Provider: CAN

Jul. 19 - Jun. 21 | 36 households



**Participation
rate: 97%**



SUPPORT SERVICES

BY PROPERTY

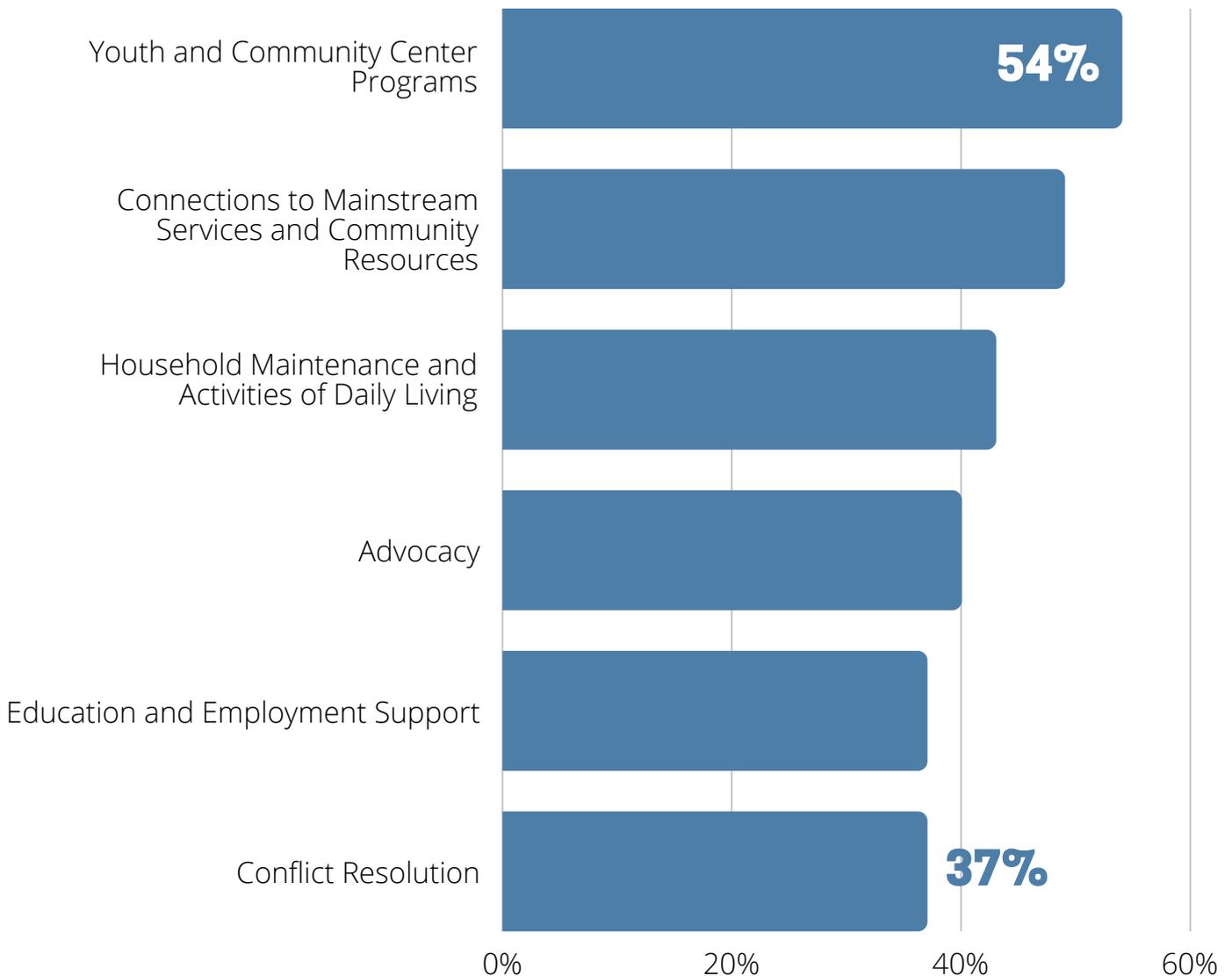
Top services used at Maple Meadows:

Services Provider: PNC

Jul. 19 - Jun. 21 | 35 households



Participation rate: 77%



SUPPORT SERVICES

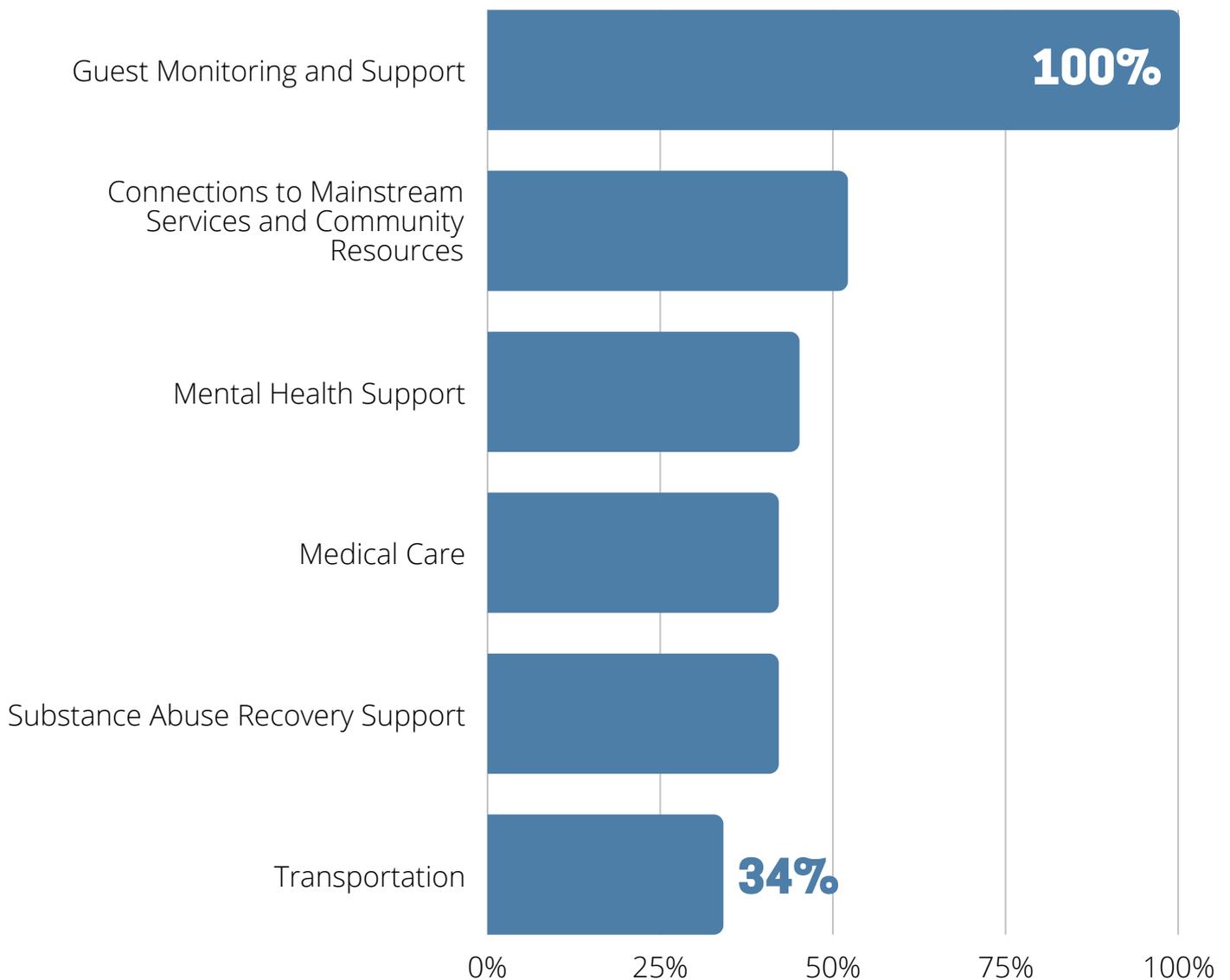
BY PROPERTY

Top services used at Miller Manor:

Services Provider: Avalon

Jul. 19 - Jun. 21 | 114 households

-----○ **Participation rate: 100%**



SUPPORT SERVICES

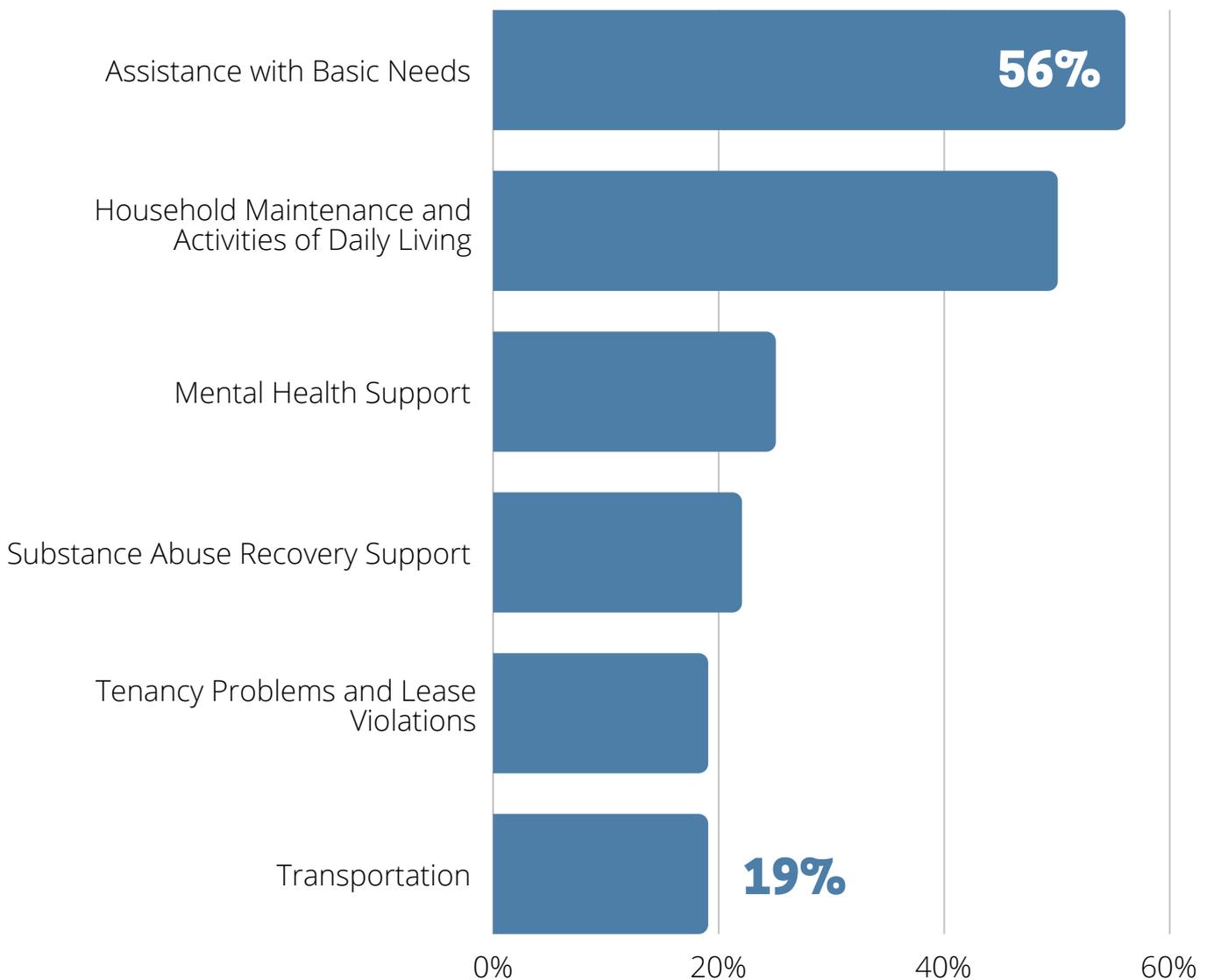
BY PROPERTY

Top services used at State Crossing:

Services Provider: Avalon

Oct. 20 - Jun. 21 | 32 households

-----○ **Participation rate: 63%**



SUPPORT SERVICES

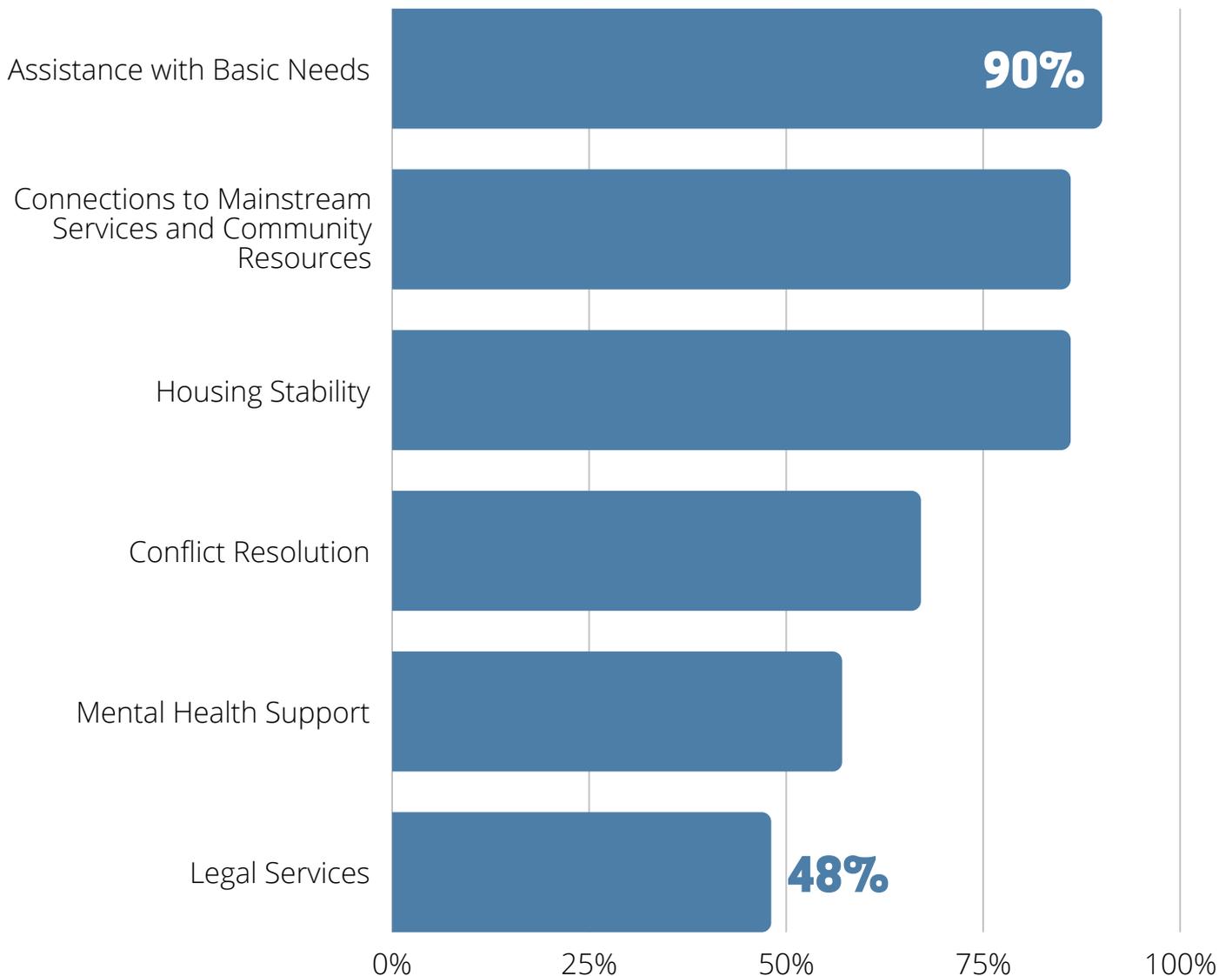
BY PROPERTY

Top services used at West Arbor:

Services Provider: Avalon

Jul. 19 - Jun. 21 | 21 households

-----○ **Participation rate: 90%**



SUPPORT SERVICES

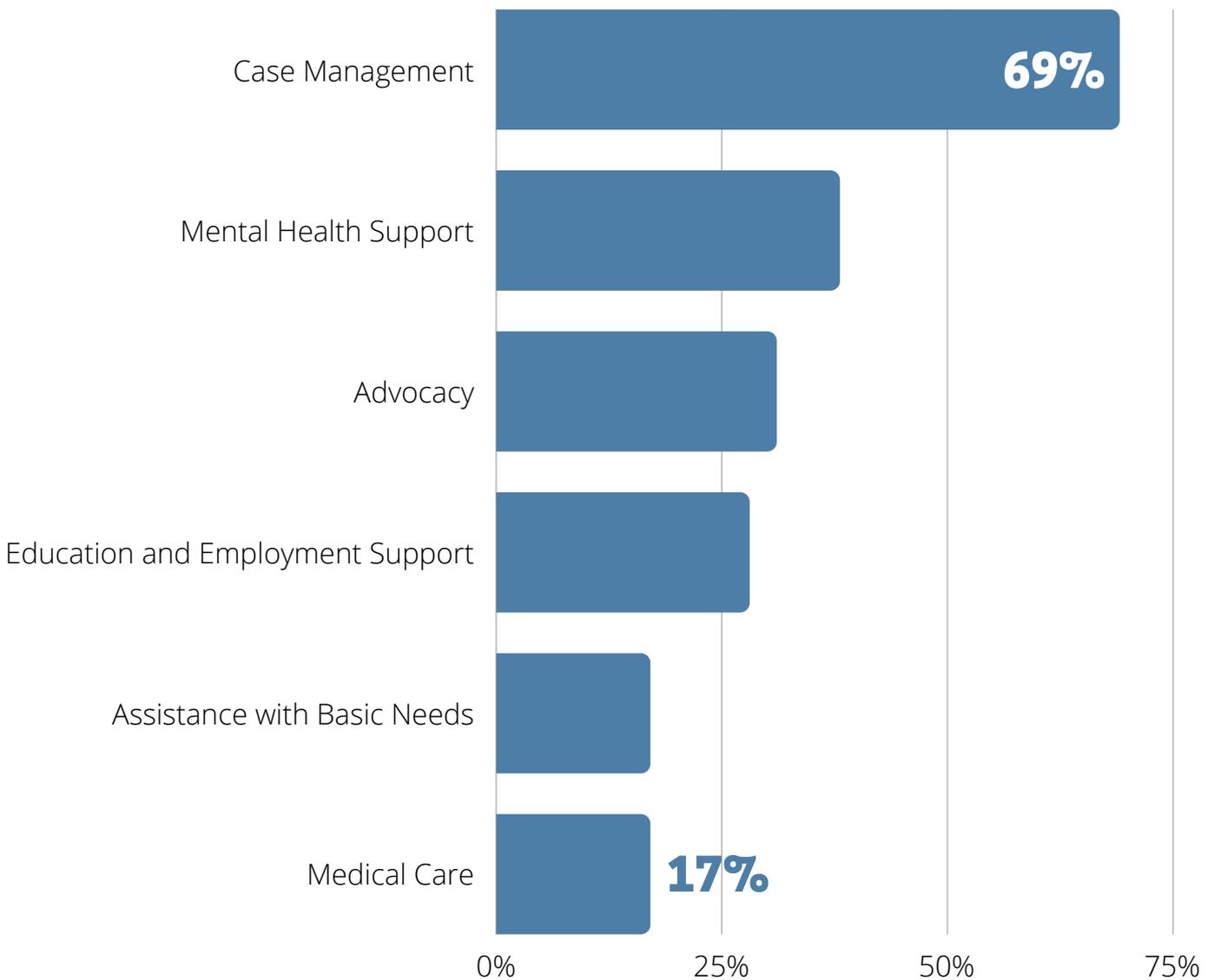
BY PROPERTY

Top services used at West Arbor:

Services Provider: PNC

Jul. 19 - Jun. 21 | 29 households

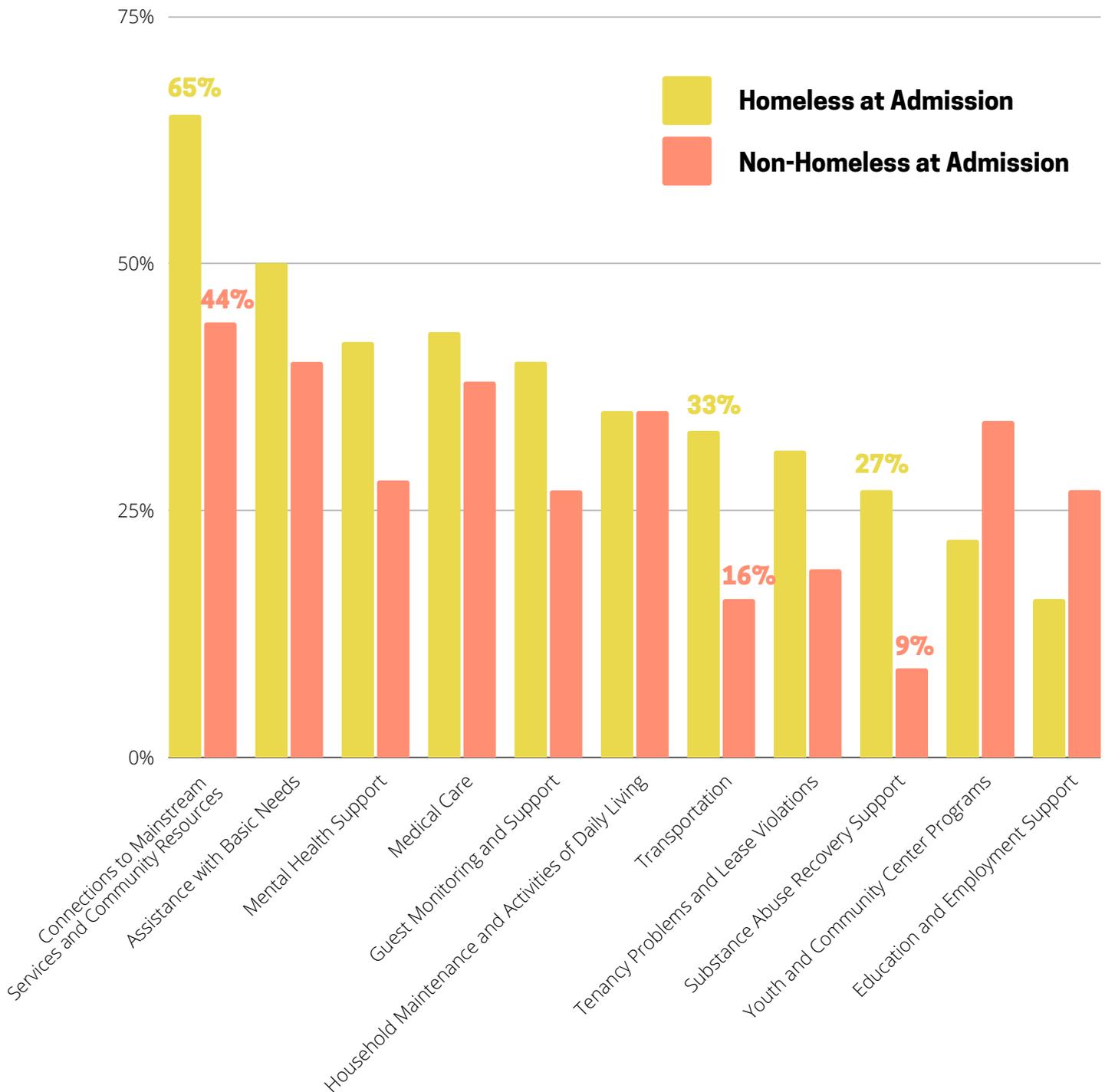
-----○ **Participation
rate: 79%**



SUPPORT SERVICES

HOMELESS VS. NON-HOMELESS AT ADMISSION HOUSEHOLDS

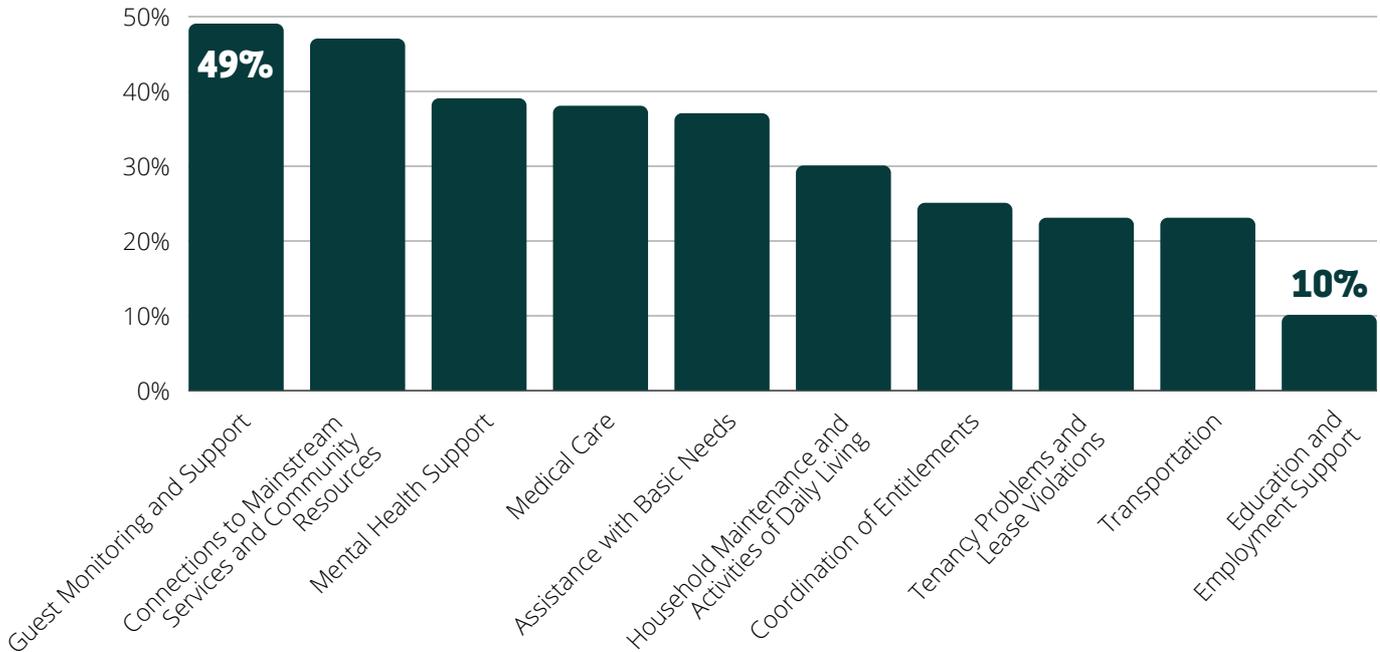
Top services used:



SUPPORT SERVICES

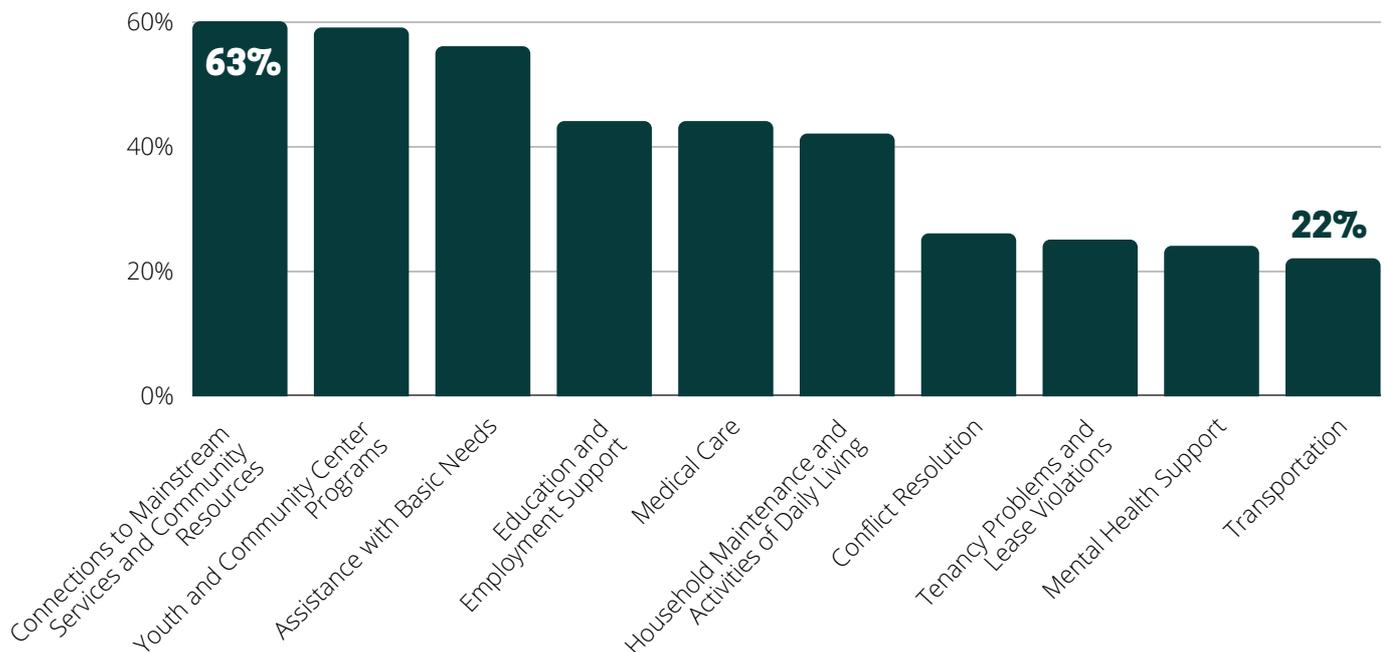
SINGLE/ADULT-ONLY HOUSEHOLDS

Top services used:



HOUSEHOLDS WITH AT LEAST ONE < 18 YR-OLD

Top services used:



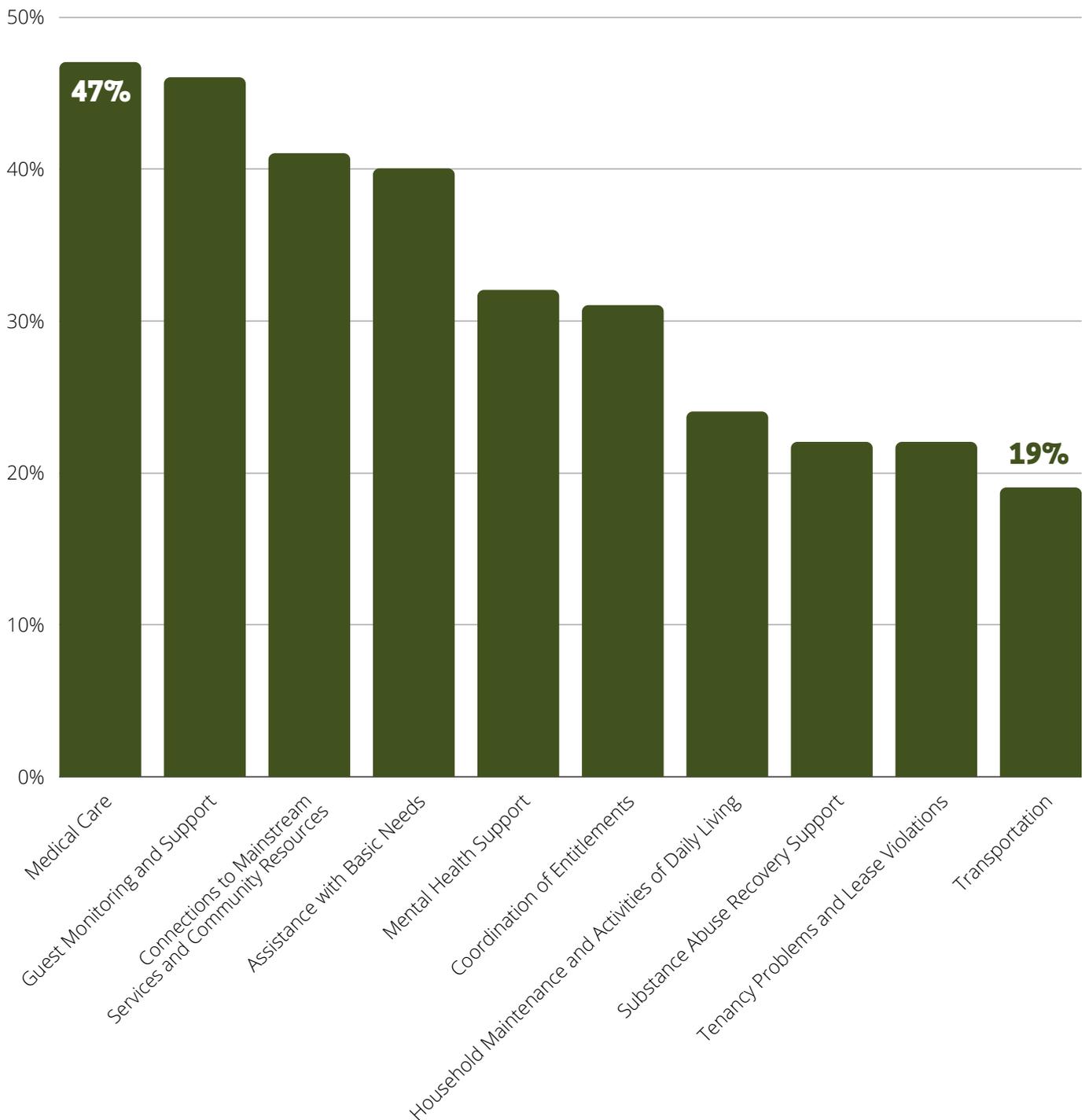
SUPPORT SERVICES

SENIOR HOUSEHOLDS (62 OR OLDER)

Top services used:



**90% received at least one service
(out of 78 senior households)**





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