

Counseling Programs



Adult Counseling Services

Provides counseling, medication monitoring, support groups, supportive employment, supportive housing, and a homeless drop-in center

- Served 2,675 adults with severe and persistent mental illness with recovery-focused counseling in 2008
- Nearly 90% of our adult outpatient clients have annual incomes less than \$10,000
- 99% reduction in psychiatric hospitalization compared to pre-service among those we serve who complete their treatment with us
- State's largest number of bilingual counselors
- Go-Getters homeless drop-in center serves 75 adults a day
- On-site primary care and pharmacy services at Waterman clinic

Family Literacy

Helps children and parents improve reading, writing, and language skills, while teaching parents to become full partners in educating their children

- 300 families were enrolled in 2008
- Our program is best in the nation in outcomes of parents reading to their children, parents supporting their children's academic achievement, and parents expecting their children to graduate from high school and then complete college
- 98% of children reach learning benchmarks within one year
- 96% of adults demonstrate advancement in learning English as a Second Language

Children, Youth and Family Services

Provides individual and family services for children and youth with serious emotional disorders and works with juvenile court, schools, and agencies to serve adjudicated youth in Wayne County

- Provided 556 children individual and family counseling in 2008
- Four out of five families in counseling achieve their goals
- 80% of children report feeling better and have improved in school, at home, and in their social relationships
- Juvenile justice program served 458 youth referred by juvenile court
- 98% of adjudicated youth served did not reoffend

Supportive Housing

Serves those who were homeless by providing permanent housing and needed support services

- Helped 400 chronically homeless persons and families obtain housing in past four years
- 86% of those we helped get into housing have remained in permanent housing for a year or more
- 93% success rate in housing homeless individuals with mental illness or addiction – the best among comparable programs nationwide
- Reduced psychiatric hospital usage by 95%

Housing Programs



Housing and Real Estate Development

Construction and renovation of single and multifamily residences and commercial real estate development

- \$106 million in development completed or in progress
- 24 multistory historic buildings renovated for residential and commercial use
- 40,000 sq. ft. of retail space created
- Broke ground in November 2008 on Piquette Square, which will provide 150 units of permanent supportive housing to homeless veterans

Property Management

Experienced team of specialists familiar with all aspects of property management, compliance, reporting, and resident services

- Developer and manager of 27 apartment buildings, providing 470 units of affordable housing for individuals and families
- 90 % occupancy rate
- More than 1300 tenants housed in 2008

Resident Services

Assists children and families in our apartment buildings and helps develop resident leadership within Southwest Solutions and the broader Detroit community

- Serve more than 500 tenants each year with summer and after-school programs, safety and financial education workshops, and community gardens
- Most families we serve earn less than \$15,000 a year
- One-third of our tenants receive mental health services

Housing Opportunity Center (HOC)

Offers financial counseling services to promote and preserve homeownership and family economic stability

- Provided foreclosure prevention counseling to 1117 families in 2008; averted 454 foreclosures
- The Skillman Foundation calls our services "by far, the best and most effective foreclosure prevention program"
- Counseled more than 800 families in last two years to prepare them for home purchase
- Of the more than 400 homebuyer education graduates, 150 bought homes
- Helped 26 families repair homes with loans and grants in 2008
- Launched Center for Working Families in late 2008 to offer workforce development, financial coaching and access to financial benefits for low income families



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Changing Lives. Building Community.
Annual Report 2008





Seth Lloyd
Chairperson



Linda West
Chairperson



Hector Hernandez
Chairperson

Southwest Solutions

Changing Lives. Building Community.

Southwest Solutions is nationally recognized as a model of comprehensive community building – as a leading provider of both human services and housing and economic development. We are passionate about building community because it is such a potent force. When communities are strong, crime is deterred, families and businesses thrive, and schools are successful. And so, just as we intervene with services to help an individual or family become healthier and stronger, we intervene to create community – by revitalizing the neighborhood, by training leaders, and by aligning with others around a shared vision for southwest Detroit. We are dedicated to excellence, innovation and efficiency in every aspect of our organization, and have been honored with many awards and significant acclaim, including our being named “Best Managed Nonprofit” by Crain’s Detroit Magazine. We invite you to stand with us as we work with others to improve the lives of children, youth, families and adults in southwest Detroit.

– Seth Lloyd, Chairperson of the Southwest Solutions’ Board

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EXECUTIVE STAFF

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Lenora Hardy-Foster, Executive Director of Administrative Services Organization
Bob O’Brien, Vice President for Development
Joseph Tardella, Executive Director of Southwest Counseling Solutions
Timothy Thorland, Executive Director of Southwest Housing Solutions



Annual Report 2008



People we served in 2008

Homeownership Services: 1400
Tenants housed: 1300
Counseling programs: 3200
Child, Youth and Family Services: 1000
Family Literacy: 600

INCOME

Carelink Network	6,478,396
Developer Fee Income and Architectural Services	2,719,274
Bridgeway Services	2,682,175
State of Michigan	185,343
Detroit-Wayne County	
Community Mental Health	3,755,850
US Department of Housing and Urban Development	2,850,583
Department of Education	464,225
Federal Block Grant	406,758
Department of Human Services	505,106
Mgmt & Maintenance Fees	640,232
Client Fees and Insurances	301,057
Rental Activity	278,002
City of Detroit Grants	117,625
Wayne County Youth Assistance	196,475
Charitable Contributions	533,508
Foundation Grants	380,151
Miscellaneous Grants and Revenues	1,541,787

Total Revenues 24,036,547

EXPENSES

Salaries and Wages	9,678,380
Fringe Benefits	2,917,037
Program Expenses	7,337,641
Administrative Expenses	3,374,115

Total Expenses 23,307,173

RESERVES

Net Operating Income (Loss) 729,374

Based on unaudited financial statements



Southwest Counseling Solutions

Enabling Health. Instilling Hope.

Southwest Counseling Solutions encompasses a broad range of programs for children, youth, adults and families. All these programs provide services that enable and empower individuals and families to change their lives toward a healthier and more hopeful future. In each of our four Centers of Excellence – Adult Counseling Services, Family Literacy, Supportive Housing, and Child, Youth and Family Services – Southwest Counseling Solutions is recognized as an experienced leader, delivering proven and effective results.

- Adult Counseling Services
- Family Literacy
- Children, Youth and Family Services
- Supportive Housing



Housing and Real Estate Development

Providing Housing. Promoting Homeownership.

Southwest Housing Solutions is a leader in the planning, development and management of affordable housing and commercial property in southwest Detroit and in surrounding communities. Our mission is to revitalize our community through collaborative, innovative and high-quality projects, and by promoting homeownership. We provide housing to low and moderate-income residents, including the homeless and people with disabilities. We also stimulate commercial and cultural development through mixed-use projects.

- Housing and Real Estate Development
- Property Management
- Resident Services
- Housing Opportunity Center

