Adult Counseling Services

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

- Served 1,908 adults with severe and persistent mental illness with recovery-focused counseling in 2009.
- 98% reduction in psychiatric hospitalization compared to pre-service among those we serve who complete their treatment with us.
- State’s largest number of Spanish/English bilingual counselors
- Go-Gather homeless drop-in center serves 70 adults a day.
- On-site primary care and pharmacy services at Waterman clinic.

Early Childhood & Family Literacy

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

- 201 families were enrolled in Family Literacy programs in 2009.
- 96% of adults demonstrate advancement in learning English as a Second Language.
- 92% of children K-3 read at or above grade level.
- 100% of children birth through 3 reach developmental milestones within their children to graduate from high school and then complete college.

Children, Youth, and Family

Provides individual and family services for children and youth with serious emotional disorders and serves adjudicated youth in partnership with Wayne County Juvenile Court, schools and agencies.

- Provided 472 children individual and family counseling in 2009.
- Four out of five families in counseling achieve their goals.
- 94% of children report feeling better and have improved in school, at home, and in their social relationships.
- Juvenile justice program served 572 youth referred by juvenile court.
- 99% of adjudicated youth served did not reoffend.

Supportive Housing

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

- Helped 600 chronically homeless persons and families obtain housing in past five years.
- 90% of those helped into housing have remained in permanent housing for more than six months.
- Helped 600 chronically homeless individuals with mental illness or addiction - the highest number served in any year.
- Received 2009 Excellence in Innovation Award from National Council for Community Behavioral Healthcare.

Housing and Real Estate Development

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

- $100M in development completed or in progress.
- 24 multi-locular historic buildings renovated for residential and commercial use.
- 87% of our adult inhabitant clients have annual incomes less than $10,000.
- Bagley Housing Association, which has invested $53M in southwest Detroit, became a wholly-owned subsidiary.
- Began construction of 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/or manager of 29 apartment buildings, providing 500 units of affordable housing for individuals and families.
- 90% occupancy rate.
- More than 1,300 tenants housed in 2009.
- Leased all 46 units of Highland Communities, our $8.2M single-family home and townhouse development.

Resident Services

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

- Serves more than 500 tenants each year with after-school programs, household workshops, recreational activities, and community gardens.
- Most families earn less than $15,000 a year and are headed by a female single parent.
- One-third of our tenants are formerly homeless who 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 1,449 families in 2009 and awarded 463 foreclosures.
- Ninetenth of clients earn less than 50% of Area Median Income.
- Counseled more than 700 families in last two years to prepare them for home purchase.
- Of the more than 300 homeowner education graduates, 85 lost homes.
- Helped 11 families repair homes with loans and grants in 2009.

Center for Working Families (CWF)

Helps low-income families reach financial stability, access income supports, develop educational and employment opportunities, build wealth and move up the economic ladder.

- Enrolled 426 clients who receive at least one service.
- Helped 12 clients gain employment in 2009.
- Our site is a national model in achieving successful outcomes.
Southwest Solutions

Southwest Solutions is nationally recognized as a model of comprehensive community building - as a leader in providing a range of 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.

Chairperson
Seth Lloyd

Executive Director
Joseph Tardella

Southwest Housing Solutions

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

Southwest Housing Solutions

Southwest Housing Solutions Partnerships program 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, Early Childhood & Family Literacy, Supportive Housing, and Children, Youth and Family - Southwest Housing Solutions is recognized as an experienced leader, delivering proven and effective results.

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