Southwest Solutions is recognized as a model of comprehensive neighborhood revitalization: to transform a distressed neighborhood into a “neighborhood of opportunity.” We implement this model by providing programs and services in the three essential and interconnected areas of neighborhood revitalization: human services, housing and economic development, and resident engagement. We work in partnership with more than 40 organizations to advance a shared vision to make southwest Detroit healthier and stronger community. We are dedicated to innovation and efficiency in every aspect of our organization. We have been honored with many awards and significant acclaim, including being named “Best Managed Nonprofit” by Crain’s Detroit Magazine and receiving a “Reinvestment Michigan” award from Gov. Rick Snyder. 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 and beyond.

— Seth Lloyd, Chairperson of the Southwest Solutions’ Board

SOUTHWEST HOUSING SOLUTIONS
Southwest Housing Solutions is a leader in the planning, development and management of affordable housing and commercial property. Our mission is to revitalize our community through proven and effective results. Southwest Housing Solutions is recognized as an experienced leader, delivering proven and effective results.

COMMUNITY ENGAGEMENT
Community Engagement creates and strengthens collaborations with residents and organizations to solve problems in our community, to expand a broad range of quality of life concerns including education, public safety, diversity, youth development, cultural vibrancy, and more.

COMMUNITY LEARNING PARTNERSHIP • PARTNERSHIP FOR YOUTH • PARTNERSHIP FOR COMMUNITY SCHOOLS MODEL

ADMINISTRATIVE SERVICES ORGANIZATION
Administrative Services Organization (ASO) supports the overall corporate activities of Southwest Solutions; manages the financial activities of the organization and its subsidiaries; operates and manages human resources, fund development and public relations; and maintains and supports our information technology infrastructure.

• Southwest Solutions and its subsidiaries, including taxable and nontaxable, have achieved clean unqualified audit opinions for more than 20 consecutive years.
• Our staff of more than 340 is quite diverse: one-third African-American; one-fourth Latino; 5% Asian or Asian; 65 bilingual (English/Spanish).
• Raised more than $6M in private funding in 2012, representing 18.4% of total revenue.

HOUSING OPPORTUNITY CENTER
Housing Opportunity Center provides opportunities for individuals and families to achieve greater economic success. Our mission is to promote and preserve homeownership, advance financial literacy, and empower those we serve to improve their economic prospects in many ways.

ADULT LEARNING LAB • CHASE FAMILY NEIGHBORHOOD INITIATIVE • CENTER FOR WORKING FAMILIES • DETROIT GROWWORKS SOLUTIONS • EDUCATION INTERVENTION COUNSELING • GREEN DECONSTRUCTION PROJECT • HOUSEREGUARDIAN • HOUSING OPPORTUNITY CENTER, HOMELESS VETERANS’ REINTEGRATION PROGRAM (HVRP) • PROSPERUS DETROIT

HOUSING AND REAL ESTATE DEVELOPMENT • PROPERTY MANAGEMENT • SOUTHWEST LENDING SOLUTIONS

SOUTHWEST HOUSING SOLUTIONS
Southwest Housing Solutions
Executive Director: Ozzie Rivera, Director of Community Engagement: John Van Camp, Director of Administrative Services: Denise Stambaugh, Director of Facilities: Steve Root, Director of Financial Services: David Bibbs

Southwest Counseling Solutions
Executive Director: Seth Lloyd, Chairperson: Seth Lloyd, Chairperson: Larry Zbanek, Chairperson: Michelle Tanzey, Chairperson: Jose Reyes, Jr.

Southwest Counseling Solutions encompasses a broad range of programs for children, youth, adults and families. These programs are services that enable and empower individuals and families to change their lives toward a healthier and more hopeful future. Southwest Counseling Solutions is recognized as an experienced leader, delivering proven and effective results.

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ADMINISTRATIVE MANAGEMENT • FINANCE AND ACCOUNTING • FUND DEVELOPMENT AND PUBLIC AFFAIRS • HUMAN RESOURCES MANAGEMENT • TECHNOLOGY MANAGEMENT

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SOUTHWEST HOUSING Solutions
HOUSING AND REAL ESTATE DEVELOPMENT
Construction and renovation of single and multi-family residences and commercial real estate development.
• Renovated between 1991 and 2016 produced a total of 451 new or renovated spaces.
• 2012: project recognized as model for re-purposing social structures in Detroit.
• 2013: the project received a Michigan Award for Excellence in Design.
• 2015: the project received a Michigan Award for Excellence in Design.
• 2016: the project received a Michigan Award for Excellence in Design.

PROPERTY MANAGEMENT
Economic impact of operation familiar with all aspects of property management, compliance, and reporting.
• Managed more than 600 units, either rent to low and moderate-income families and individuals.
• More than 1,000 on-site residents.
• Obtained $400,000 grant for “green” upgrades to three buildings.
• $78.25 sq. ft. of space developed and/or managed.
• 98% occupancy rate for commercial lease space.

SOUTHWEST LENDING Solutions
Community-based lender offering unique and quality loan products for home mortgages and home improvement.
• Closed on more than 15,000 loans in the last six years.
• Added 2,000 new members in 2012, bringing the total to 6,000.

HOUSING OPPORTUNITY CENTER
HOUSING OPPORTUNITY CENTER (HCC)
Helps individuals and families, buy and lease their homes, reach financial stability, access income supports, develop educational and employment opportunities, build wealth and move up the economic ladder.
• Provided four-hundred thousand mortgage counseling services to 640 families in 2012 and kept 1,200 in their homes.
• 87% success rate for second and third mortgages.
• Provided financial management counseling to 160 families in 2012.
• Our Center for 2012 had a 98% success rate in achieving successful outcomes.
• 542 CWF clients (95% of all CWF clients) received at least two CWF services.
• 121 individuals completed vocational training.
• 118 individuals had a sign-up reduction in rental arrears.
• 285 individuals received financial counseling: 179 improved their credit rating (47%); 81 improved their credit scores.
• Adult Learning Lab served 300 persons: 221 participated in GED, 168 in ESL, 19 in employment.

SOUTHWEST HOUSING Solutions
Social housing and support services to homeless individuals, families, and veterans and assists those at risk of homelessness.
• Helped 574 chemically homeless persons and families attain housing in past seven years, including 700 in 2012.
• Provided outreach to 571 homeless individuals and families.
• 36% of those helped into housing remained in permanent housing for more than six months.
• Provided support services to 14,000 homeless persons at Pappajohn Square and in 28 other formerly homeless individuals who now have housing.
• 82% of the Pappajohn residents report that they are “significantly better off” since they moved in. In 2012, they participated in 34,000 job readiness services, of which 45% obtained employment, 24% enrolled in school or parole services.
• Supportive Services for Veterans Families (SSVF) program served 573 individuals, provided rapid rehousing services to 526 and homelessness prevention services to 115, 94% of those served have a household income below 30% of Area Median Income (AMI).

SOUTHWEST HOUSING Solutions
Provides counseling, education, and employment services to homeless individuals, families, and veterans.
• Closed on more than 50 mortgages in the last two years.
• 96% occupancy of our commercial lease space.
• 129,225 sq. ft. of retail space developed and/or managed.
• Obtained $400,000 grant for “green” upgrades to three buildings.
• 121,225 sq. ft. of space developed and/or managed.
• 98% occupancy rate for commercial lease space.

SOUTHWEST HOUSING Solutions
Economic impact of operation familiar with all aspects of property management, compliance, and reporting.
• Managed more than 600 apartment units with more than 2,000 units in low and moderate-income families and individuals.
• More than 1,000 on-site residents.
• Obtained $400,000 grant for “green” upgrades to three buildings.
• 98% occupancy rate for commercial lease space.

SOUTHWEST HOUSING Solutions
Economic impact of operation familiar with all aspects of property management, compliance, and reporting.
• Managed more than 600 apartment units with more than 2,000 units in low and moderate-income families and individuals.
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