

# *Housing Services Mid Michigan*

*Annual Report*  
2016



**HOUSING SERVICES**  
M I D M I C H I G A N

*“Opening doors for the people in our communities...”*

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**Capital Region**  
community foundation<sup>sm</sup>  
*The center for charitable giving.*

## **A letter from the Director:**

Dear Friends of HSMM,

Greetings to each of you as we review 2016 together. This year, as in the past, has brought challenges, new opportunities and added benefits in the form of partnerships. As always, our mission drives our work as we seek new funding sources, develop new programs to address gaps in services, and meet our resident's new emerging needs.

During this past year, I continued to assist the Eaton County Continuum of Care (CoC) with its HUD application for the annual renewal funds and to seek the bonus funds. These bonus funds have proven to be an important strategy to provide new subsidized units in Eaton County for very low income disabled households. Winning these bonus funds in the competition each of the past 6 years has added a total of 20 new subsidized units. Continuing to seek these bonus funds and scoring high enough each year to win them will remain a strategy as with each new unit another at risk family has an opportunity to become stable, reduces costs to other systems, and increases the possibility of the next generation doing better.

An improved partnership with the County Treasurer's office to assist those facing tax sale foreclosure increased its offerings by adding Financial Capabilities educational classes to improve overall financial health and qualification for an extension to resolve the potential foreclosure.

The agency also added 6 new slots for its Individual Development Accounts which assist potential homebuyers with a 3 to 1 match for the down payment and closing costs. Although we did not have anyone purchase a home during 2016, we did have several participants working on the requirements to prepare for a purchase in 2017.

Ending Veteran homelessness is a national endeavor which we are proud to be a small part of during the year. Using federal funds from the Veteran's Administration we served 53 Veteran households, a reduction from last year— which in this business is a good thing.

A new partnership was formed in late 2016 with Advent House Ministries of Lansing. Using a grant award to provide outreach to the homeless in the Tri-County area, HSMM applied with Advent House as it partner to cover the entire region. Using these grant funds, it is my hope that we can be the catalyst and coordinating factor to pull all of the various outreach efforts into a cohesive coalition to better serve the homeless.

I am blessed to have a dedicated staff who believe in what we do daily and provide stellar services to our participants while keeping all of the various grant guidelines in mind while they assist the client's needs. It is not an easy job and they do it well!

Blessings to you and yours,  
Denise

## Mission Statement

The Mission of Housing Services Mid Michigan is to assist low to moderate income individuals and families fulfill their need for affordable, safe, and sanitary housing through the participation in federal, state, and local programs and services. Through coordination of such programs, and local providers, Housing Services Mid Michigan will strive to provide a “continuum of care” approach to better serve the diverse needs of program participants and encourage their economic self-sufficiency.

## State of Homelessness

- Overall homelessness has declined 6 percent from 2014. During this period of ongoing economic recovery, 34 states, including Michigan, showed declines in overall homelessness. 17 other states have reported increases in their homeless population.
- Between 2014 and 2015, the total number of chronically homeless declined from 10,330 to 6,675. A whole 35%!
- Since 2014, there has been a 15% decrease in the number of homeless veterans. During 2015, Michigan housed 2,785 veterans.
- In 2015, the program served 43,884 students who were at risk of becoming homeless or were homeless. Seventy percent were in shared/doubled up housing; 22% were residing in shelters; 5% were staying in hotels/motels; and 2% were unsheltered.
- Families with children make up half of the homeless population.
- Last year, 2014, 34,040 people exited the homeless service system to stable housing.

# HSMM Data

**In 2016 HSMM provided case management for  
1077 adults and 649 children,  
spending \$963,308.00 in direct financial assistance to these  
households.**

541 households included:

151 homeless

133 evictions

202 relocations

36 foreclosures

19 tax foreclosures

75 Section-8 Mainstream  
Voucher holders

\*53 of these households were veterans\*

## Our Programs by County

- Section 8 Mainstream Vouchers -75 households receive rental subsidies in Eaton County
- Homeless Households are Rapidly Re-housed - Eaton County
- Homeless Prevention Households receive Eviction Assistance - Eaton County
- Michigan Prisoner Re-entry participants receive transitional housing - Clinton, Eaton, and Ingham Counties and Hillsdale, Jackson, and Lenawee Counties
- Veterans Supportive Services, both homeless and prevention - Barry, Clinton, and Eaton Counties
- Foreclosure Prevention - Barry and Eaton Counties
- Tax Sale Foreclosure Prevention - Barry and Eaton Counties
- R.E.A.C.H., rental assistance for homeless persons with a serious mental illness - Eaton County
- Homebuyer Education - any Michigan resident
- Down Payment Assistance (Individual Development Account) - any Michigan resident
- Permanent Supportive Housing for homeless singles and families with a disability - Eaton County

# News and Events



## Welcoming HSMM to Clinton County, MI

Housing Services Mid Michigan now offers homeless assistance in Clinton County. We have been designated as the new Housing Assessment and Resource Agency (HARA), broadening our partnership network. Being the HARA allows us to assist more Michigan families and individuals who are going through a housing crisis and helps us provide a better continuum of care across the mid-Michigan area. Our new branch office is located inside the St. Johns Michigan DHHS building. This central location within the county is also where many of our clients access other services. Our location has also helped to expedite some communications processes between case workers of various agencies, working together for shared clients. Clinton County is a largely rural community and has benefitted from extra community outreach efforts to reach the population we serve. Building relationships with local landlords has also increased our understanding of the unique needs of a rural, agriculture community and has allowed us to efficiently tailor the way our services are delivered.

## More about Clinton county

The Clinton county office is doing wonderful. Here are some numbers to prove:

Emergency Solution Grant (ESG through MSHDA): \$69,109

Salvation Army: \$9,000

Emergency Food Shelter Program (EFSP): \$8,000

# News and Events

## PROJECT RESOURCE CONNECT

In 2016, the Eaton County Continuum of Care held its 8th Project Resource Connect (PRC) event at the First Lutheran Church in Charlotte. PRC is a grant-funded “one-stop shop” for those in our community who are homeless or who are low-income, to assist them in gaining access to resources for housing, health, and employment. This January event was able to aid 153 participants.



The event hosted 24 agencies, including Siren/Eaton Shelter, the Eaton County Health Department, CACS, Peckham, and others. They offered housing information and referrals, employment search assistance, and interview tips, as well as a free lunch. Each guest also received a gift bag of personal care items such as soap, toothbrushes, toothpaste, and razors. Clothing, including winter coats, for all members of the family were available. HSMM’s AmeriCorps member, Mikayla Bower, took the lead on coordinating the event.

The next PRC event is scheduled for January 23, 2018. If you would like to be involved, call us or check the HSMM website for volunteer opportunities.

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## Golf Outing

For the 16th year, Eaton Federal Savings Bank sponsored a golf outing on our behalf. The outing was held at Centennial Golf Course and raised **\$11,861.97** to help keep our services available to Mid Michigan residents. This has been our best result, to date. A special “thank you” goes out to all of our sponsors and participants.

Please continue to support us on Amazon Smile!



**Thank you to our event sponsor,  
Eaton Federal Savings Bank!**

## Annual Giving Campaign

Please Consider Assisting HSMM in Preventing Homelessness  
and continuing our AmeriCorps Member Support

Please make your donation to HSMM,  
and mail to:

PO Box 746 Charlotte, MI 48837

Or, consider giving to our Endowment.

Give for long term sustainability!

HSMM has its own endowment that is managed by the Eaton County  
Community Foundation. Your contribution to the endowment qualifies  
for federal tax credits.

**Remember to make your check out to  
the Eaton County Foundation with  
HSMM in the memo and send to:**

**PO Box 294 Charlotte MI, 48813**

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Housing Services Mid-Michigan utilizes a qualified staff to coordinate our services  
and ensure clients have access to other agencies and programs.

All services are subject to fund availability.

HSMM is a 501 (c) 3 non-profit corporation.

Donations may be made directly to HSMM and may be tax deductible.

## 2016's Invaluable Donors

Ace Hardware, Grand Ledge  
Advanced Auto  
Angela's Hair & Tanning  
Applebee's  
Aunt Millie's Bread  
Auto Zone  
Bed Bath and Beyond  
BetterMade Chips  
Big Boy, Charlotte  
Capelli Styles  
Car Quest, Grand Ledge  
Carl Reck's Jewelry  
Cheddars  
Common Ground  
Cottage Inn, Charlotte  
Country Kettle Cake  
Cuginos  
Danielle's Salon Services  
Dave Courey Media  
and Imaging  
Dorsey School of Beauty  
Double R Ranch  
Eaton Place  
Eaton Pub & Grille

The Emerald Golf Course  
The English Inn  
Evelyn Bay, Charlotte  
Fast Eddies Car Wash  
Firestone  
Goodyear  
Gordon Food Service, Lansing  
Hastay's Greenhouse & Flower Shop  
Hawk Hollow Golf Course  
The Hen House  
Hungry Howie's  
It's Your Hair, Eaton Rapids  
J2 Tanning  
Lakewood on the Green  
Ledge Meadows Golf Course  
Ledges Chiropractic Center  
McDonalds, Charlotte  
Main Street Stylers, Olivet  
The Man Cave  
Maple Brook Golf Course  
Maple Leaf Inn  
Mark's Gourmet Dog's  
Mark's Place  
The Medalist Golf Club

Meijer, Charlotte  
Oak Lane Golf Course  
O'Reilly Auto Parts, Charlotte  
Dr. Renee Owens  
Panera Bread, Lansing  
Prairie Farm & Home  
Reidy's  
Rickerd Farms  
Riverside Oak Furniture  
Rose Acres Greenhouse  
Shaheen Chevrolet  
Sidestreets Delicatessen  
Smart Style Salon, Ionia  
The Sports Steps  
Subway, Charlotte  
Swedes Restaurant, Mulliken  
Town & Country Supermarket,  
Bellevue  
What's Your Forte  
Wild Piglet Scooter Store  
Willow Tree Coffee & Bakery  
Yankee Springs Golf Course  
Zaytoon Mediterranean

## **2016 Board Members**

Robert Brown, President  
Sean Cotter, Vice President  
Nicole Shannon, Secretary  
James Dexter, Treasurer  
William "BJ" Behnke  
Dar Benjamin  
Michael Blau  
Thomas Fuller  
Karen Hathon  
Susan Hoffman  
Janice Land  
Levi Martin  
Tom Reich

## **Total Support and Revenue**

Program Expenses:  
\$1,645,865

Management & General Expenses:  
\$10,540

Fundraising Expenses:  
\$4,801

End of Year Net Asset Balance:  
\$299,210

Total Revenue and other support:  
\$1,685,022

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Place Address Label Here

**It shall be the policy of Housing Services Mid Michigan to provide equal membership, employment, and service opportunities to all eligible persons without regard to race, religion, color, national origin, citizenship, membership in any labor organization, age, sex, marital status, parental status, political affiliation, and for employment only, height, weight, and arrest record .**