

# Housing Services for Eaton County is now Housing Services Mid Michigan

## 2013 Annual Report



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[www.hsmidmichigan.org](http://www.hsmidmichigan.org)

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



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

## **From the Director:**

Dear Friends,

The biggest news we have from 2013 is that the Board of Directors made a decision to change our agency's name to better reflect the territory we currently provide services. Beginning May 12, 2014, we became Housing Services Mid Michigan (HSMM).

Other accomplishments in 2013 included being awarded a new Veterans' services grant for homeless Vets or those facing an eviction in Eaton and Barry County. This new grant rolled out on October 1, 2013. (In early 2014 we added Clinton County.) While rolling out the new grant we were also writing the renewal application!

We also received a two year grant from the National Foreclosure Settlement to provide foreclosure assistance in Eaton and Barry County. This grant rolled out in June. To accommodate these services, we opened a satellite office in Hastings, and hired and trained a new full time staff member to provide these services. Also, we sent two employees to Tampa to become nationally certified as housing counselors to improve service delivery.

The agency continued to offer transitional housing for parolees in the Capital Area Prisoner Re-entry area - Clinton, Eaton and Ingham counties and the counties of Jackson, Hillsdale and Lenawee. Both of these contracts have been significantly reduced and major operational changes were made to accomplish the goals of the program while staying within these new budgets. During the year, Housing Services served 104 in the capital area and 137 in the Jackson tri-county region. The goal of the Michigan Prisoner Re-entry Program is to reduce recidivism to prison while increasing housing stability. Both goals were accomplished during the year.

Another budget issue we faced in 2013 was the effect of the federal sequestration. Our HUD funding, which services the homeless of Eaton County with first month's rent and supportive services, was reduced by 5% after nearly seven years of zero increases.

In a new partnership with the Eaton County Treasurer's office, we were able to resolve 16 tax sale foreclosures. These households would otherwise have lost their principle home.

As you will see in your review of the year in the remainder of this publication, Housing Services assisted many clients from all over Eaton County, provided foreclosure prevention to Barry County residents, and opened IDA accounts during the year for several first time homebuyers.

As always, Blessings to you and yours,

Denise

## Our New 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.



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.

### Michigan



A total of **93,619** people were homeless in Michigan sometime in 2013, according to data compiled by the Michigan Coalition Against Homelessness, this number is down from **94,033** in 2011. **This .4 percent reduction** between

2011 and 2012 is strong evidence that the Campaign’s strategies of prevention and rapid re-housing are helping individuals and families find and sustain stable places to live. (A 6% reduction since 2010.)

#### Homeless Facts:

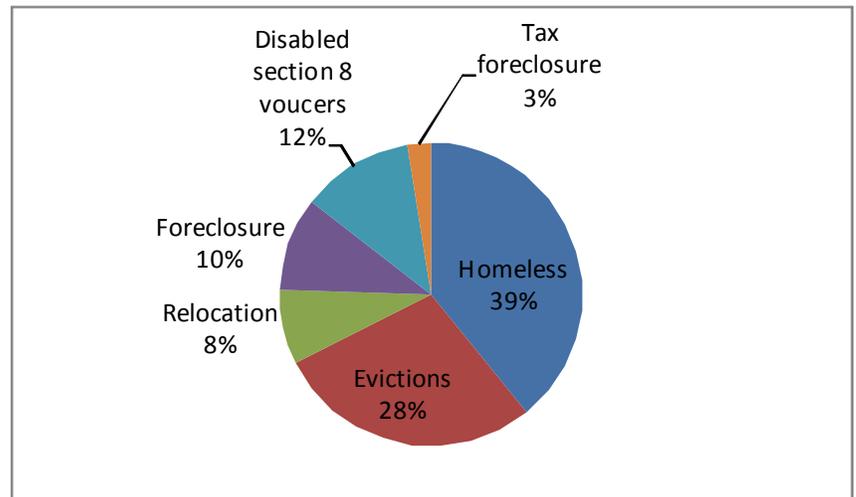
- One in three homeless people is a child, disproving the myth that most people who are homeless are single males. The average age of a homeless child is 7 years old.
- 21% of the homeless population improved their employment status during the course of services.
- Eighty-eight percent (88%) retained housing after Rapid Re-housing subsidies ended.
- In the past three years, 70 percent of those who made use of a homeless shelter did not return to a shelter anywhere in the state once they exited the shelter. This presents strong evidence that the focus on finding long-term, stable, affordable housing and providing support services is making a difference.

# HSMM Data

In 2013 HSMM provided case management for 1118 adults with 676 children, spending \$988,127 in direct financial assistance to these households.

## The 897 households included:

244 homeless  
178 evictions  
49 relocations  
62 foreclosures  
75 mainstream section-8 voucher holders  
16 tax foreclosure  
241 prisoner re-entry  
15 Permanent Supportive  
17 Veterans



# Our Programs

Housing Services Mid Michigan's mission statement is put into action using the following programs and in various locations:

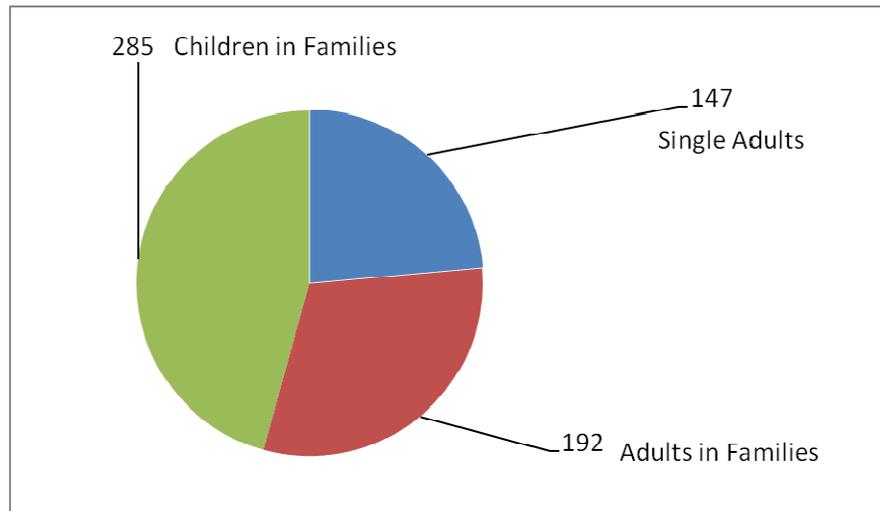
- Mainstream Section 8 Vouchers—75 disabled households receive monthly rental subsidy - Eaton County
- Homeless Households are Rapidly Re-housed— Eaton County
- Rapidly Re-housed received 6 months of housing stability follow up —Eaton County
- Homeless Prevention Households receive Eviction Assistance— Eaton County
- Michigan Prisoner Re-entry Participants receive transitional housing—Clinton, Eaton, Ingham, Jackson, Lenawee, and Hillsdale Counties
- Veterans Supportive Services— both homeless and prevention— Clinton, Barry, and Eaton
- Foreclosure Prevention— Barry and Eaton
- Tax Sale Foreclosure Prevention— Barry and Eaton
- Supportive Housing— rental assistance for homeless persons and families with serious disabilities- Eaton
- REACH— rental assistance for homeless persons with a serious mental illness— Eaton
- Homebuyer Education - any Michigan resident
- Down Payment Assistance— IDA— any Michigan resident

# HSMM Data

## 2013 Homeless Persons

Total counts of homeless persons served by HSMM: 624

Single Adults: 147  
Adults in Families: 192  
Unaccompanied youth: 0  
Children in Families: 285  
Total households: 244



### The Definition of Homeless

An individual or family who lacks a fixed, regular, and adequate nighttime residence. Some examples include: living in a shelter; living in a place not meant for human habitation; and/or fleeing a domestic violence situation. The above numbers are based on clients served by HSMM's HUD programs (Homeless Assistance Program and Permanent Supportive Housing Programs).

## Improved Trends

### UPDATES FOR 2013!

**Permanent Supportive Housing:** Starting in February 2013, HSMM began expanding this program which provides rental assistance for homeless households with a disabled adult. The program is able to add more clients as the clients' required 30% of income rent payment to the agency fund grows over time. Using this method, we were able to add a seventh person to this program in 2013.

**AmeriCorps:** For the 5th year in a row HSMM has secured an AmeriCorps Member. The member provides assistance to HSMM and the Eaton County Continuum of Care for a one-year term of service. HSMM sustained a half time member for 2013. The member worked with the Continuum of Care's HARP voucher waiting list and planned our most recent Project Resource Connect. This year of service is valuable to both the member and the community served. You can help support this initiative by donating to our agency (see Fundraisers).



# Events and Fundraisers

## PROJECT RESOURCE CONNECT



At the beginning of 2013, the Eaton County Continuum of Care held its 5th 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 with access to resources for housing, health, and employment.

The event hosted 16 agencies, including Siren/Eaton Shelter, the Health Department, CACS, Peckham, and others. They offered housing information and referrals, employment search assistance, interview tips, free lunch, coats, clothing, various canned food, and each guest received a gift bag with personal care items such as soap, toothbrushes, and razors. HSMM’s AmeriCorps member took the lead on coordinating the event.

During the event, HSMM provided intake appointments on site to 3 clients and made foreclosure appointments for an additional 2 clients.

For the 13th year, Eaton Federal Savings Bank sponsored a golf outing on our behalf. The outing was held at Centennial Golf Course and raised \$11,758 to help keep our services available to Mid Michigan residents.

## Golf Outing

However, we would like to start pursuing other avenues of raising money. If you have any suggestions, please contact us. We would love any input from the community!

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

## Adopt a Family

Each year, Housing Services Mid Michigan organizes an Adopt a Family Christmas Program. Because many of the families we see are regaining financial stability and independence, many are unable to participate in exchanging gifts during the holiday season.

But, with the help of our community sponsors HSMM can provide a Christmas celebration everyone deserves. In 2013, over 40 families (about 150 people) were adopted and able to celebrate the holiday.



# 2013's Invaluable Donors

Eaton Federal Savings Bank  
Walmart  
Hayes Green Beach  
Dr. Ray Gager  
Harmon Glass Doctor  
Hope Landing  
Emerald Realty and Development  
Pray Funeral Home  
Midstate Title  
Phil & Karen Bombrys  
Kane Heating & Ventilating  
Family Medical Associates  
Lira Housing  
A & W Restaurant-Grand Ledge  
ACE Hardware- Eaton Rapids  
Premier Realty  
Air-Way Manufacturing Co  
State Farm Insurance  
Diversified Financial Concepts  
Eaton Rapids Medical Center  
Employment Group  
Farm Bureau Insurance  
Dornbos Sign Inc  
Crandell Bros. Trucking Co.  
JK Financial Services  
Olivet College

Meridian Magnesium Products  
Nationwide Insurance-Dalessandro Agency  
Archer Financial LLC  
Knights of Columbus #7311  
Moore Plumbing Shop Inc  
Edward Jones  
Wendy's  
Richard's Brand Source  
John Boy Electric  
Eaton Co Sheriff's Dept-Mounted -Div  
Independent Bank  
Charlotte Insurance Agency Inc  
Candy Ford - Charlotte  
Peckham Inc  
Bumstead Land Surveys  
Ameriprise Financial  
Law Office of Kathleen Cook  
Custom Home Interiors  
Red Oak Management Co  
Sunfield Park Apartments  
Eagle Auxiliary  
Staples  
Bags, Paper, & More  
The Yerkes  
Lawrence Ave. Church Women's Fellowship

## **2013 Board Members**

Robert Brown, President  
Sean Cotter, Vice President  
James Dexter, Treasurer  
Janice Land, Secretary  
Trustees:  
Dar Benjamin  
Nicole Shannon  
Karen Hathon  
Thomas Fuller  
Lee Monroe  
Michael Blau  
Tom Reich

## **2013 Total Support and Revenue**

Program Expenses:  
\$1,570,413  
Management & General Expenses:  
\$7,284  
Fundraising Expenses:  
\$7,399  
End of Year Net Asset Balance:  
\$216,523  
Total Revenue and other support:  
\$1,599,109



## Housing Services Mid Michigan 2014 Annual Giving Campaign

Please Consider Assisting HSMM in  
*Preventing Homelessness or  
AmeriCorps Member Support*

(517) 541-1180 (517) 541-0269-FAX  
www.hsmidmichigan.org

\$1000 \_\_\_\_\_ \$500 \_\_\_\_\_ \$250 \_\_\_\_\_ \$100 \_\_\_\_\_  
\$50 \_\_\_\_\_ \$25 \_\_\_\_\_ \$10 \_\_\_\_\_ \$ \_\_\_\_\_

**Make your donation to HSMM , and mail to:  
PO Box 746, Charlotte, MI 48813**

**Or, consider giving to our Endowment–  
Give to make a difference for sustainability!**

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

**Make your check to the Eaton County Foundation with HSMM in the  
memo and send to  
PO Box 294 Charlotte MI, 48813**

Check our future fundraising efforts on our  
[Facebook page!](#)

Housing Services Mid-Michigan utilizes a qualified staff to coordinate its  
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.

Tax exempt # (38-3245099)

**No goods or services were provided by the organization in return  
for this contribution.**



# Our Staff



Pictured left to right: Abigail Smith, Charlene Smith, Jennifer Showerman, Christie Harry, Lan Wilson, Emily Smith, Denise Dunn, Kalli Dempsey, Jamie Eldred, and Mel Burke. Not pictured: Travis Barnett, Courtney Fowler, Leah Good, Bruce Winzeler, Derrick Jones, Kelly Patmore (AmeriCorps Member) and volunteers Ed Sussex and Tom Fuller.

**Our staff wishes to thank you for your continued support. We are proud to serve our communities and look forward to doing so for many years to come!**

## **Save the Date for 2014-15 Events**

**“Adopt A Family 2014”  
Announced in November**

**Project Resource Connect  
at First Lutheran Church  
Charlotte, MI  
January 27, 2015**

**15th Annual Charity Golf Outing  
Centennial Acres  
May 29, 2015**

**Wish list:  
personal care items, cleaning supplies, can openers,  
gas cards, paper products,  
small furniture items– lamps, tables, chairs, microwaves, etc**

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