

**HOUSING SERVICES MID MICHIGAN  
BOARD OF DIRECTORS MEETING  
TUESDAY December 8, 2015 noon  
LOCATION: MSU Extension Office CHARLOTTE, MICHIGAN  
Call In Number 517-541-1180 (only 1 person)  
AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES** October 2015

**ACCEPTANCE OF FINANCIAL REPORT** November 2015

**EXECUTIVE DIRECTOR'S REPORT**

Monthly Statistics and Activities- October and November 2015

**OLD BUSINESS**

AmeriCorp Member update- found someone

Review of the Articles of Incorporation and Bylaws- Nicole Shannon

ALICE program update

EFSP

**NEW BUSINESS**

Nomination Committee

CRCF grant announcement

Consumers Energy program

New fundraising possibility- Women Giving Together Eaton County

Marketing contract

HUD PHA Five Year Plan- acceptance from HUD and EIV certification renewal

Rural Development correspondence

	Financial Statement Legend	Con't	
CAPR	Capital Area Prisoner Re-entry	MICAH	Michigan Coalition Against Homelessness
CRCF	Capital Region Community Foundation	MSHDA	Michigan State Housing Development Authority
DCH	Department of Community Health	NDC	Neighborhood Doors Corporation
EFSP	Emergency food and shelter program (FEMA)	NMFC	Neighborhood Works (foreclosure) funds
ESG	Emergency Solutions Grant (MSHDA)	NMS	National Mortgage Settlement
HEART	HUD funding for permanent supportive housing	PSH	permanent supportive housing
HEP	Homebuyers Education Program (MSHDA)	REACH	seriously mentally ill PSH
HUD	Housing and Urban Development	SSVF	Supportive Services for Veteran Families
IDA	Individual Development Account	HC	Housing Counseling-HUD
JHLPR	Jackson, Hillsdale, Lenawee Prisoner Re-entry		

Next Meeting- February 9, 2015 – Meeting to be held at the 551 Building

If you will not be able to attend, please advise Denise Dunn, (517) 541-1180.

HOUSING SERVICES MID MICHIGAN  
October 13, 2015 Board Meeting

Call to order: President Bob Brown call to order at 2:09 p.m.

Present: Leon Monroe, Sean Cotter, Bob Brown, Janice Land, Tom Fuller, Tom Reich, Jim Dexter, Denise Dunn (ex-officio), Aaron Stevens (auditor, Abraham & Gaffney, P.C.)

Proxy: Dar Benjamin proxy to Brown, B.J. Behnke proxy to Reich.

**Minutes:**

President Brown wanted to clarify that the Michigan Premium, Texas Road House, and Texas Hold'em were all various types of other fundraising that were discussed.

Dexter asked if the issue with Maner and the audit preparation was resolved. Dunn explained that eventually the information was transmitted to Abraham & Gaffney, but it was late by several months and required significant pushing from Dunn. Dunn stated that the actual bill from Maner came in \$200 less than the bid.

Fuller moved to approve the minutes with the edits from Brown concerning the fundraising corrected. Dexter moved to support. Motion carried.

Brown moved the audit report up from New Business to be addressed first.

**Audit report:**

Stevens presented a final report. HSMM received an "unmodified report" which is the best possible report to receive. Stevens advised that the current ratio is 1.63 of assets to liabilities and that the number needs to remain above 1 to be in a good position. Stevens noted that the ratio is relatively low, but understandable given that HSMM works with so many federal grants. Stevens explained that net assets to expenses is just under 8%, which is lower than they would like to see but is also understandable as a result of working with so many federal grants. This is an improvement over the last four years.

Stevens reported no material weaknesses, no significant deficiencies, no material noncompliance, and no other findings. Stevens stated that this is "as good as it gets, as clean as an audit can be." Did not qualify as a low-risk auditee because of a prior finding, but after two years we can be considered a low-risk auditee again. Stevens thanked Dunn and the staff for their assistance.

Stevens wanted to share that there is a new federal accounting standard for revenue recognition on contracts that will go into effect for HSMM in 2020. This

matters for contracts that pay out over time, which include many of our grants. The non-profit commercial reporting requirements are also changing to distinguish between donor-restricted and unrestricted assets. This January the Michigan Non-Profit Corporation Act made some changes regarding non-profit governance. Stevens recommended that legal counsel take a look at the changes. Dunn asked about posting the final audit report to the HUD Section 8 portal, as there were technical problems in the past. Dunn, Brown, and Stevens will work together.

Monroe moved to accept the audit report. Reich second. Motion carried.

**Acceptance of the financial report:**

Dunn noted that there was a recent HUD reimbursement covering 3 months at \$51,201.41. The prison reentry reimbursement was also lagging behind, but the grantors have now come current in reimbursing us. Dunn noted that Section 8 is now separating out administrative fees and has reduced the amount that HSMM can be reimbursed by 25%.

Dexter asked about situations in which we would not be at capacity for vouchers. Dunn provided the example of a client passing away and it taking the next person the full 60 days to find, inspect the unit, and approve the new property. Dexter asked if there was a way to move down the list if there is a ready apartment that the person at the top of the list wants to pass up. Dunn explained that you cannot move down the list until the first person on the list has fully exercised their opportunities during the mandated timeline. Cotter asked if there is a way to send out notifications more expediently. Dunn explained that there must be a regular notification and then a most clients do respond almost immediately. Dexter asked if any projects are required to accept Section 8 vouchers. Brown explained that there can be requirements for certain developments in exchange for tax credits.

Dexter and Brown asked about the negative net income of \$74,438.30. Dunn will request a clarification on whether this is just a balancing number.

Dunn said that there are some donations this month: \$250 from Eaton Federal with an ad on the back of the resource directory, \$300 from a landlord, and \$50 from the Eagles.

Fuller moved to accept the financial report. Dexter supported. Motion carried.

**Executive Director's Report:**

Dunn said that the \$25,171.43 spent in August 2015 is representative of a typical month, save for very slow months.

Dunn explained that HSMM will do income screening for ALICE loans (low-income individuals who need emergency expenses). The loans are meant for situations such

as vehicle repairs. Independent Bank will do the loans at 6% and United Way is guaranteeing the loans starting with a pool of \$10,000. They will be reported so the person can build credit. The individual must open a savings account that to autodraw to pay the loan. They must also attend a financial capabilities class from HSMM that HSMM can potentially be reimbursed. HSMM just received its first applicant today.

Dunn reported there was a phone hearing on an unemployment hearing. Dunn reported that HSMM won part and lost another part, but Dunn is appealing the portion that HSMM lost. Dunn explained that HSMM won the portion where vacation time paid out to the former employee, which was taken care of by the 501 Alliance. Dunn stated that the unemployment judge found in favor of the former employee regarding the firing for cause, and she is appealing it. The 501 Alliance is representing HSMM.

Fuller asked about the employee who was long absent. Dunn said that she advised insurance that she is no longer employed here.

Dunn reported September involved interviewing for four positions, and HSMM is now in training mode for the new hires. Dexter asked where the former employees went. Dunn explained the Veterans' Grant employee went to the VA, the data entry person moved to Kentucky, and the administrative assistant took a library position that is in line with her long-term professional goals. The AmeriCorps member took a position as a case manager with a Housing First Program and was time limited in the position.

#### **Old Business:**

AmeriCorps Member spot was awarded, but there have now been three offerees who backed out after determining that they could not do the position justice. The AmeriCorps position is not yet filled but HSMM is actively searching and has the position posted.

Dunn reported that the new windows have been installed and are excellent.

Dexter previously asked about how HSMM handled the booking of the flex plan in the financials. Dunn went to the budget report and explained that our out of pocket costs are \$560 and the rest is contributions from employees. Dexter and Dunn will discuss how to address the lines in the budget report.

Dunn reported that she has contacted Sage and has corrected the negative errors from last month concerning the assets.

The electronic vote for the ESG funds are on pages 13 and 14 of the board packet. Fuller moved to affirm the vote for ESG 1. Dexter second. Motion carried. Fuller moved to affirm the vote for ESG 2. Land second. Motion carried.

**New Business:**

Dunn has replaced the admin assistant, data entry position, and Clinton County SSVF case manager.

Dunn reported that HUD overpaid \$50,833 and HSMM underspent despite having 75 households. The discrepancy is because every household has a different dollar contribution toward the 30% of their rent. Dunn explained the earning verification process to the board.

Dunn stated MCAH requested a support letter to assist older adults remain in their housing. Dunn provided the letter.

Dunn stated that Blue Care Network provided the reimbursement check for violating the 80/20 rule. Because HSMM pays 100% of premiums, HSMM will keep the entire check of approximately \$3000.

Dunn advised that HSMM would close on Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day, which fall on Thursday and Fridays.

Dunn explained that HSMM will heading up the HUD grant on behalf of the COC this year. Dunn advised that this will be the most competitive HUD grant to date and the actual application is already a dramatic change from the prior year. The grant is due November 20.

Next meeting is December 8, 2015 at noon with HSMM staff.

Dexter moved to adjourn, Fuller supported. Motion carried.

Meeting adjourned at 3:49 p.m.

Respectfully submitted,

Nicole Shannon  
Secretary

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Housing Services Mid Michigan  
Board Report  
Month Ending November 30, 2015

	Current Month Actual	Year to Date Actual	Year to Date Budget	Difference	Annual Budget
Revenues					
Interest Income	\$ 0.00	\$ 108.64	499.98	(391.34)	\$ 1,000.00
Contributed Services	0.00	0.00	0.00	0.00	0.00
Contributions - Unrestricted	0.00	843.61	1,249.98	(406.37)	2,500.00
Flex plan	0.00	552.18	1,750.02	(1,197.84)	3,500.00
Fundraising	0.00	6,039.42	7,500.00	(1,460.58)	15,000.00
HUD	13,158.76	78,505.18	89,709.48	(11,204.30)	179,419.00
MICAH	0.00	4,500.00	3,250.02	1,249.98	6,500.00
Behavioral Health	0.00	0.00	0.00	0.00	0.00
JHLPR	17,392.80	94,181.04	118,237.98	(24,056.94)	236,476.00
MSHDA	0.00	51,930.00	58,015.98	(6,085.98)	116,032.00
AmeriCorpGrant	0.00	0.00	874.98	(874.98)	1,750.00
EFSP	36,400.00	36,400.00	19,000.02	17,399.98	38,000.00
HEART 900	0.00	3,974.52	3,786.00	188.52	7,572.00
HEART 900 Tenant co-pay	14.00	126.00	337.50	(211.50)	675.00
HEART 900 Tenant co-pay	0.00	0.00	0.00	0.00	0.00
HUD HC	1,109.40	1,109.40	9,229.98	(8,120.58)	18,460.00
Tri-County	0.00	3,000.00	2,500.02	499.98	5,000.00
CRCF	0.00	0.00	7,500.00	(7,500.00)	15,000.00
HEART 1300	659.02	3,883.55	3,766.02	117.53	7,532.00
HEART 1300 Tenant co-pa	209.00	1,167.00	1,500.00	(333.00)	3,000.00
HEART 1300 Tenant co-pa	0.00	0.00	0.00	0.00	0.00
PSH 1400	3,583.74	23,473.87	26,857.50	(3,383.63)	53,715.00
PSH 1400 Tenant co-pay	123.00	1,314.00	1,999.98	(685.98)	4,000.00
PSH 1400 Tenant co-pay	0.00	0.00	0.00	0.00	0.00
MSHDA Round 2	0.00	0.00	0.00	0.00	0.00
OTHER Income	0.00	195.38	1,249.98	(1,054.60)	2,500.00
Project Connect Income	0.00	0.00	499.98	(499.98)	1,000.00
Emergency Fund	0.00	0.00	663.00	(663.00)	1,326.00
Adopt A Family Income	289.00	289.00	124.98	164.02	250.00
IDA	0.00	0.00	430.02	(430.02)	860.00
IDA Client payments	0.00	0.00	0.00	0.00	0.00
HEART 1800	943.38	5,801.51	7,295.52	(1,494.01)	14,591.00

For Management Purposes Only



Housing Services Mid Michigan  
Board Report  
Month Ending November 30, 2015

	Current Month Actual	Year to Date Actual	Year to Date Budget	Difference	Annual Budget
EFSP Expenses	14,084.45	14,084.45	19,000.02	(4,915.57)	38,000.00
HEART 900 Expenses	(111.22)	3,891.85	3,724.98	166.87	7,450.00
TRI COUNTY Exp.	433.22	1,676.90	2,500.02	(823.12)	5,000.00
CRCF Expenses	0.00	7,630.18	7,500.00	130.18	15,000.00
HEART 1300 Expenses	647.78	3,900.86	3,707.46	193.40	7,415.00
PSH Expenses	3,831.55	23,506.99	26,449.50	(2,942.51)	52,899.00
Other Expenses	127.13	4,616.44	6,499.98	(1,883.54)	13,000.00
IDA Expenses	(11.17)	16.95	430.02	(413.07)	860.00
HEART 1800 Expenses	1,843.05	6,704.04	2,392.50	4,311.54	4,785.00
Sec 8 Expenses	37,889.84	231,634.53	236,000.04	(4,365.51)	472,000.00
Eaton Cty UW Expenses	0.00	0.00	1,500.00	(1,500.00)	3,000.00
NMS Expenses	3,552.75	23,276.86	28,969.98	(5,693.12)	57,940.00
REACH Expenses	3,736.19	23,344.83	27,804.48	(4,459.65)	55,609.00
NMFC Expenses	302.08	3,438.15	5,334.00	(1,895.85)	10,668.00
CAPR Expenses	22,224.99	141,004.10	154,400.94	(13,396.84)	308,802.00
SSVF Expenses	13,095.91	89,539.32	86,290.02	3,249.30	172,580.00
HEP Expenses	18.40	1,679.39	2,599.98	(920.59)	5,200.00
Links Expenses	0.00	0.00	0.00	0.00	0.00
CoC Expenses	916.07	7,169.04	4,743.00	2,426.04	9,486.00
<b>Total Expenses</b>	<b>132,224.57</b>	<b>839,058.12</b>	<b>877,602.54</b>	<b>(38,544.42)</b>	<b>1,755,205.00</b>
<b>Unrestricted Cash</b>	<b>\$ 10,351.29</b>	<b>\$ (46,473.45)</b>	<b>\$ 11,810.94</b>	<b>(58,284.39)</b>	<b>\$ 23,622.25</b>

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# October 2015

Total Adults	85
Total Children	85
Intakes	64
Number of "No Shows"	17
Rescheduled	22
Cancelled	2
File Updates	16
Foreclosure Follow Ups	5
Inspections	3
Veterans	8
Homebuyer Education	3
Financial Capabilities	1
Total Appointments	129
Total Payments	11
	100%

CLIENT EMERGENCY STATUS		
Homeless	24	38%
Eviction	14	22%
Relocation	18	28%
Foreclosure	6	9%
Back Property Taxes	2	3%
Other	0	0%

CLIENT PAYMENTS		
Client Paid	\$2,295.88	23%
Leveraged Funds	\$1,694.00	17%
HSM	\$5,791.81	59%
Total Payments Made	\$9,781.69	100%

COUNTY BREAKDOWN				
City	Intakes	Adults	Children	%
Charlotte	20	27	28	31%
Delta Township (48917)	5	6	1	8%
Dimondale	1	2	2	2%
Eaton Rapids	9	13	16	14%
Grand Ledge	6	6	8	9%
Lansing	13	18	18	20%
Middleville	1	1	0	2%
Olivet	4	5	6	6%
Plainwell	1	2	2	2%
Pottersville	1	1	0	2%
Vermontville	3	4	4	5%
<b>Totals</b>	<b>64</b>	<b>85</b>	<b>85</b>	<b>100%</b>

STATUS						
H	E	F	R	T	O	Total
11	2	1	5	1	0	20
4	0	1	0	0	0	5
0	0	1	0	0	0	1
3	4	0	2	0	0	9
1	2	0	3	0	0	6
2	6	1	4	0	0	13
1	0	0	0	0	0	1
2	0	0	2	0	0	4
0	0	1	0	0	0	1
0	0	1	0	0	0	1
0	0	0	2	1	0	3
<b>24</b>	<b>14</b>	<b>6</b>	<b>18</b>	<b>2</b>	<b>0</b>	<b>64</b>

November 2015

Total Adults	74	
Total Children	61	
Intakes	49	42%
Number of "No Shows"	9	8%
Rescheduled	19	16%
Cancelled	8	7%
File Updates	29	25%
Foreclosure Follow Ups	2	2%
Inspections	1	1%
Veterans	1	
Homebuyer Education	6	
Financial Capabilities	1	
Total Appointments	117	100%
Total Payments	31	

CLIENT EMERGENCY STATUS		
Homeless	11	23%
Eviction	11	23%
Relocation	21	45%
Foreclosure	1	2%
Back Property Taxes	3	6%
Other	0	0%

CLIENT PAYMENTS		
Client Paid	\$15,652.13	38%
Leveraged Funds	\$8,106.55	20%
HSMIM	\$17,292.96	42%
Total Payments Made	\$41,051.64	100%

COUNTY BREAKDOWN				
City	Intakes	Adults	Children	%
Battle Creek	1	2	2	2%
Bellevue	2	4	1	4%
Charlotte	15	20	18	31%
Delta Township(48917)	6	11	7	12%
Eagle	1	1	0	2%
Eaton Rapids	4	7	5	8%
Grand Ledge	5	6	8	10%
Hastings	4	6	7	8%
Lansing	6	9	8	12%
Mason	1	2	1	2%
Potterville	3	5	4	6%
Vermontville	1	1	0	2%
Totals	49	74	61	100%

STATUS						
H	E	F	R	T	O	Total
0	0	0	1	0	0	1
0	0	0	0	0	0	0
3	1	0	11	0	0	15
0	3	0	3	0	0	6
1	0	0	0	0	0	1
2	0	0	2	0	0	4
1	1	0	2	1	0	5
1	0	1	1	1	0	4
0	6	0	0	0	0	6
1	0	0	0	0	0	1
1	0	0	1	1	0	3
1	0	0	0	0	0	1
11	11	1	21	3	0	47

## September 2015

Sep. 1, 2015	Grant due					CRCF grant app completed \$15000
Sep. 9, 2015	Interviewing					Data entry position- hired new person
Sep. 11, 2015	Interviewing					Admin. Assist. Position- hired new person
Sep. 15, 2015	Region 7				Region 7	Sent agenda
Sep. 15, 2015	Meeting				CAPR	New initiative to track outcomes on parolees
Sep. 16, 2015	Meeting				Health plan	Final board dissolved/ endowment setup
Sep. 21, 2015	Training				Randi	Data Entry Position
Sep. 22, 2015	Admin.					Interview Americorps Member- position declined
Sep. 24, 2015	Admin					Interviewed for SSVF- hired new person
Sep. 26, 2015	Grant execution				ESG	Grant signing
Sep. 28, 2015	Training				Martha / Amy	SSVF / Admin. Asst.

## October 2015

Oct. 15, 2015	Grant				ESG Denise- CoC Benchmarks- proposed: 45% of all sheltered clients would exit to stable housing - exceeded - 58%; 15% Exiting shelter in less than 31 days- exceeded- 66%; Less than 20% will return to shelter- exceeded 9.79% returned; 85% will retain housing for 7 months- exceeded at 94%. Total adult clients served-767	ESG FSR #5--completed report, all funds were dispersed and expended by all 3 agencies, SIREN, CACS, and HSMM  HSMM is the lead agency for this grant application and acts as the fiduciary for the entire CoC. We receive all of the admin funds from the grant to provide the reports, prepare all documentation required for reimbursement and conduct the site review for compliance.
Oct. 16, 2015	New Item				Marketing	Interviewed new marketing expert
Oct. 19, 2015	Admin				Tasha	Interviewed Americorps member
Oct. 19-23, 2015	Grant				HUD application step 1	Turned in 7 HUD projects
Oct. 25-30, 2015	Grant				HUD - ranking step 2	Hud grant ranking presentations for 5 projects

## November 2015

Nov. 2-Nov. 6					CAPR	Completed closeout
Nov. 2-Nov. 6					JHLPR	Completed closeout
Nov. 2-Nov. 6	Marketing				Meeting with marketing Professional	Accepted bid
Nov. 9-Nov.	New item				IDA Account	Opened IDA account



www.efsp.unitedway.org

Emergency Food and Shelter Program  
701 North Fairfax Street, Suite 310  
Alexandria, VA 22314-2064  
Phone 703-706-9660 Fax 703-706-9677

31-4560-00

10/20/2015

4560-00 Lansing/Eaton, Ingham Counties, MI

Glenn Freeman, III  
Capital Area United Way  
330 Marshall Street  
Suite 203  
Lansing, MI 48912-2319

**LOCAL BOARD ID: 456000**

RE: Program Compliance for Phase 31

**LOCAL BOARD ID: 456000**

Since our last letter to your jurisdiction, the following LROs submitted subsequent documentation and have resolved their compliance exceptions according to Emergency Food and Shelter Program guidelines as of the date indicated:

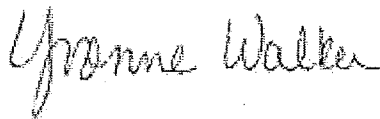
006	Housing Services for Eaton County	Date cleared: 10/20/2015
014	Haven House, The	Date cleared: 08/17/2015
007	Capital Area Salvation Army	Date cleared: 08/17/2015
005	Capital Area United Way, Inc.	Date cleared: 08/17/2015

We remind you that by law all documentation must be retained for at least three years. Thank you for your cooperation in this matter. If you have any questions, feel free to contact a Manager in our office:

Local Bd Plan Team 703-706-9660

If a Manager is not available, you may also ask to speak with someone else on our staff.

Sincerely



Yvonne Walker  
Director

4560-00 Lansing/Eaton, Ingham Counties, MI

LRO 006

Denise Dunn, Executive Director  
Housing Services Mid Michigan  
319 S. Cochran  
Post Office Box 746  
Charlotte, MI 48813

LRO ID: 456000-006

RE: Account Status for Phase 32 LRO ID: 456000-006

The funds you are receiving are Federal funds as authorized under Public Law 113-76. The CFDA number for the Emergency Food and Shelter Program is 97.024.

If your LRO is receiving funds for the first time from EFSP, a check will be issued. However, you will need to complete the Electronic Funds Transfer Form (EFT) and submit it to the National Board, along with an original voided check from the account in which your agency wishes to have future funds deposited. EFSP will not issue any future payments to your agency via check. The form can be found on the website once you sign in using your log-in ID and password.

The Second Payment Request/Interim Report may be found on the Emergency Food and Shelter Program (EFSP) website, [efsp.unitedway.org](http://efsp.unitedway.org) You may now access the form and instructions online for submission to your Local Board. After signing in, select *Interim and Second Payment* from the menu on the left side of the screen.

Your Local Board has been notified that a payment has been issued to your LRO. They will also be notified that Second Payment Requests/Interim Reports and EFT Forms are available online for funded LROs.

As of today, our records indicate that your LRO has received the following awards(s) under this phase of the Emergency Food and Shelter National Board Program:

Award Amount	\$36,400.00
Award Adjustments	\$0.00
Award Total	\$36,400.00

Your LRO may begin charging expenses against this total as of 11/01/2014. Funds must be expended prior to 11/30/2015.

To date, your LRO has received the following payment(s):

First (EFT E364080)	\$18,200.00
Bank Account ABA# 272471166 Acct# XXXXXXXXXXXX1091 Deposited: 11/11/2015	
Subsequent (EFT E364352)	\$18,200.00
Bank Account ABA# 272471166 Acct# XXXXXXXXXXXX1091 Deposited: 11/23/2015	
Payment Total	\$36,400.00

Monies still due your LRO: \$0.00

Your award is paid in full

Sincerely,

Yvonne Walker  
Director

**DATE:** December 8, 2015  
**TO:** Directors, Housing Services Mid Michigan  
**FROM:** Nominating Committee Chairperson:  
**RE:** Director and Officer Nominations for the Annual Meeting 2016

The following Directors' terms expire in February 2016:

Robert Brown
Tom Fuller
Sean Cotter
Dar Benjamin

A nomination needs to be made to elect all of the above members to a term ending February 2019.

The following Directors are placed in nomination to serve as Officers for the following year with their terms expiring in February 2016:

- President
- Vice President
- Secretary
- Treasurer

Nominations for the above Officer positions will be accepted from the floor. A motion needs to be presented to elect the Officers for a one-year term ending in February 2017.

February 2017	February 2017	February 2018
Leon Monroe	Janice Land	
Karen Hathon	Michael Blau	
James Dexter	Nicole Shannon	
Sue Hoffman	Tom Reich	
	B.J. Behnke	

CAPITAL REGION COMMUNITY FOUNDATION  
"Center for Charitable Giving"  
330 Marshall St., Suite 300  
Lansing, MI 48912

# Grant Agreement

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The grant to your organization ("Grantee") from the Capital Region Community Foundation ("Foundation") is subject to the terms and conditions of this Grant Agreement ("Agreement"). To accept the grant and to be eligible to receive the funds, please sign and date both copies of this Agreement and return one of them to the Foundation. Retain the second copy for your records; do not return the second copy to the Foundation. Please refer to the grant number and grant project title (listed immediately below) in all future communications regarding this grant.

Grantee: **Housing Services Mid-Michigan**

Sponsored Organization (*applicable only in the case of Fiscal Sponsorship*):

Grant Number: *12021*

Amount: \$15,000.00

Fund: General Granting

Grant Period: 11/3/2015 – 11/1/2016

Program/Project Title: Homeless Prevention Program

## I. General Grant Conditions

The undersigned Grantee hereby agrees to the following general grant conditions:

1. To use the funds only for the designated charitable purpose and in accordance with the budget submitted. Grant proceeds may not be used for any other purpose without the Foundation's prior written approval. The program submitted through the grant application process is subject to modification only with the Foundation's prior written approval. Requests for any modifications received after the end of the approved Grant Period (set forth above) will not be considered.
2. To notify the Foundation immediately of any change in (a) Grantee's legal or tax status, (b) Grantee's executive staff or any key staff responsible for the grant including the staff of the Sponsored Organization (if applicable), and (c) Grantee's ability to expend the grant for its designated charitable purpose.
3. To maintain books and records adequate to demonstrate that the grant proceeds were used for the purpose for which the grant is made, and to maintain records of expenditures.
4. To give the Foundation reasonable access to the Grantee's (and if applicable and necessary, the Sponsored Organization's) records for the purpose of making such financial audits, verifications, and investigations as it deems necessary concerning the grant, and to maintain such records for a period of at least four years after completion or termination of the program.
5. To allow the Foundation to review and approve the content of any proposed publicity concerning this grant prior to its release and to recognize the Foundation in all publicity materials. The Grantee will also furnish a copy of all reports, materials, books and articles resulting from this grant to the Foundation. The Foundation reserves a royalty free license to use such publications.



HALO  H.O.W.

Direct Install Program Form

<b>Customer Information</b>	
PROPERTY NAME OR COMPANY <i>Housing Services mid michigan</i>	PROPERTY OWNER
FACILITY ADDRESS <i>319 S. COCHRAN AVE</i>	BILLING ADDRESS
CITY: <i>Charlotte</i>   ZIP: <i>48813</i>   County: <i>Eaton</i>	CITY:   ZIP:   County:
BUILDING TYPE: <i>small office</i>	
ESTIMATED BUILDING AREA (SQ FT): <i>3500 sq ft</i>	
SITE CONTACT NAME <i>Denise DUNN</i>	OWNER CONTACT NAME
CONTACT PHONE # <i>517-541-1180</i>	CONTACT FAX #
CONTACT E-MAIL ADDRESS <i>DDUNN@HS-MM.org</i>	OWNER PHONE #
CONSUMERS ENERGY ELECTRIC ACCOUNT # <i>1000 1516 0979</i>	OWNER FAX #
CONSUMERS ENERGY GAS ACCOUNT #	OWNER E-MAIL ADDRESS
Water Heat Fuel: Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/>	CONSUMERS ENERGY GAS ACCOUNT #

Energy Efficient Products Installed			
	Total		Total
(A-19) 9.5 W LED Lamps	<i>31</i>	Electric Low-Flow Faucet Aerators (Kitchen)	
(A-19) 6 W LED Lamps		Gas Low-Flow Faucet Aerators (Kitchen)	
3.5 W LED Candelabra		Electric Low-Flow Faucet Aerators (Bath)	
11 W LED Flood		Gas Low-Flow Faucet Aerators (Bath)	
T12 Linear Fluorescent to LED Retrofit		Electric Pre-rinse Sprayers	
T8 Fluorescent to LED Retrofit		Gas Pre-rinse Sprayers	
LED Exit Sign		Vending Miser	
14 W CFL Globe			

<b>Project Completed By</b>			
DATE	<i>11-20-15</i>	TIME:	<i>12:30</i>
COMPANY NAME	CONSUMERS ENERGY: DIRECT INSTALL PROGRAM		
ADDRESS	3965 OKEMOS RD, SUITE A1		
CITY	OKEMOS	STATE	MI
		ZIP	48864
FIELD TECH. NAME	<i>Robert Schultz</i>		
SIGNATURE	<i>Robert Schultz</i>	DATE	<i>11/20/15</i>

<b>Owner Verification</b>	
<p><input checked="" type="checkbox"/> I have been informed, as the owner or authorized representative of this business, that there is no cost for installation of the specified products, but I am responsible for verifying that products were installed. I verify that the company named above installed the specified equipment at the described property. I understand the company performing the installation is responsible for proper installation and for any defects for 12 months after installation. I understand any problems related to the installed equipment must first be communicated to the installing contractor to arrange for service or repair by the appropriate party, and failure to follow this procedure will void the 12-month product warranty and release the installing contractor and Consumers Energy Company from damage liability. I understand that in return for these free products and services offered above, I agree that the products will remain installed for a minimum of 12 months. I further agree to release and discharge Consumers Energy Company from any and all claims or damages whatsoever caused by such products and/or services.</p>	
SIGNATURE	<i>Denise M. Dunn</i>
PLEASE PRINT NAME	<i>Denise M. Dunn</i>
DATE	<i>11/21/15</i>

INTERESTED IN ASSESMENT PROGRAM

*16*



## *Women Giving Together Eaton County*

Dear Charity:

You are receiving this letter as a charitable organization based in Eaton County. We are a new giving circle which will meet for the first time on November 17, 2015. Each member of Women Giving Together Eaton County commits to a donation of \$50.00 per quarter (\$30.00 if aged 30 or under), and we anticipate that our membership will be in excess of 80 members.

Three charitable organizations with a significant impact in Eaton County will be selected randomly at each meeting beginning in November. At the next quarterly meeting, the three selected organization will each have five minutes to present a request for donations. Requests for donations may be for a specific project, for general operations or for any charitable purpose determined by the selected organizations. A charitable organization will not be disqualified if volunteers, employees or board members have become members of Women Giving Together Eaton County.

The members will vote following the presentations, and by majority vote will determine which charitable organization will receive the donation for that quarter. If you are the charitable organization receiving the donation, you will not be eligible for the random drawing for a period of time, but will be included in the future. If you are selected to make a presentation but do not receive the donation, you will continue to be eligible to be part of the random drawings.

In order to participate, you must complete and return the enclosed Charitable Organization Application. If you qualify for inclusion, you will be part of the random drawing, beginning in November. If your organization's name is drawn, you will be notified of the date for your presentation.

Please note that you must agree that you will not use the names of any member of Women Giving Together Eaton County for solicitation of funds for your organization (unless that member already donates to your organization).

Your Application may be e-mailed to [WomenGivingTogetherEaton@gmail.com](mailto:WomenGivingTogetherEaton@gmail.com) or may be mailed to: Women Giving Together Eaton County, P.O. Box 746, Charlotte, MI 48813.

November 9, 2015

Penny Englerth  
Marketing Consultant  
2840 Gramer Road,  
Webberville, MI 48892

Denise Dunn  
Executive Director  
Housing Services Mid Michigan  
319 S. Cochran  
Charlotte, MI 48813

RE: Memorandum of Understanding

Proposed work on a marketing consulting project for HSMM as follows:

- **branding:** review and redesign of marketing materials and communications pieces, including print and electronic media, for the purpose of presenting a consistent look and a consistent message. This will include a new logo and designation of preferred fonts and colors. The consultant will work with a designer for development of a logo, which may involve additional charges to be approved in advance by the agency.
- **marketing plan:** consultative development of a marketing plan with timeline
- **written collateral pieces:** writing and/or editing of current printed materials and web content
- **design of templates:** templates for printed collateral and web site, including stock verbiage
- **writing and production, and placement:** public service announcement
- The **deliverables** will consist of:
  - a one-year marketing plan with timeline
  - a new logo
  - updated designs for printed and electronic documents
  - templates and stock verbiage for use in communications

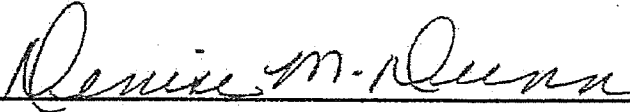
The work is to be billed monthly at \$35.00 per hour to a maximum of 100 hours. The bulk of the work will be completed by December 31. Some work will be ongoing after that time, depending on approval times by the agency for new logos, brochure and web designs, etc.

The Consultant agrees to invoice HSMM monthly by the 10<sup>th</sup> of the following month.

The Consultant understands all taxes are her responsibility and she agrees to provide a signed I-9 for federal and state taxes. A 1099 will be mailed in January 2015 and 2016 as needed.

This agreement may dissolve with a 15 day notice by either party.

Accepted the 9<sup>th</sup> day of November, 2015.



Denise M. Dunn, Executive Director



Penny Englerth



U.S. Department of Housing and Urban Development

Detroit Field Office  
Office of Public Housing  
Patrick V. McNamara Federal Building  
477 Michigan Avenue, Room 1710  
Detroit, MI 48226-2592  
Tel. (313) 226-7900 FAX (313) 226-6160

OCT 26 2015

Ms. Denise Dunn  
Executive Director  
Housing Services of Mid Michigan  
319 S. Cochran Avenue  
Charlotte, MI 48813

Dear Ms. Dunn:

Subject: FY 2015 5-Year PHA Plan vs. 2 – Fiscal Year Beginning April 1, 2015

This letter is to inform you of Housing Services of Mid Michigan's five year PHA Plan submission for the Fiscal Year beginning April 1, 2015 is approved. The approval of the five year plan does not constitute an endorsement of the strategies and policies outlined in the plan.

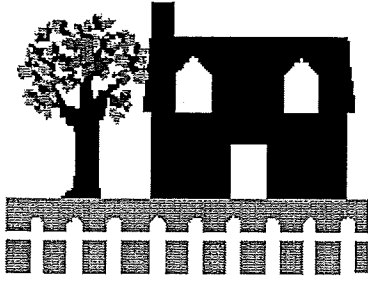
In providing assistance to families under programs covered by the plan, Housing Services of Mid Michigan will comply with the rules, standards, and policies established in its plan, as provided in 24 CFR Part 903 and other applicable regulations. Your approved plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours.

If you have any questions regarding your PHA Plan or the information in this letter, please contact Patricia Hairston, Public Housing Revitalization Specialist, at (313) 234-7464.

Sincerely,

A handwritten signature in black ink, appearing to read "D. C. Gordon".

Douglas C. Gordon  
Director  
Office of Public Housing



**HOUSING SERVICES MID MICHIGAN**  
"HSMM is an equal opportunity provider"

319 S. Cochran, P. O. Box 746

Charlotte, MI 48813

(517) 541-1180 • (517) 541-0269 fax Dial 711 TTY

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

[hsmminfo@hs-mm.org](mailto:hsmminfo@hs-mm.org)

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October 29, 2015

Chandra M. Broadnax  
Program analyst  
Detroit Field Office-Public Housing  
477 Michigan Ave  
Detroit, Michigan 48226

RE: EIV Compliance

Dear Ms. Broadnax,

This letter is in response to your recent request concerning the EIV system and my office. Specifically you requested information about the following:

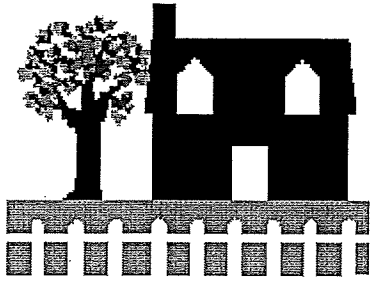
- HSMM is fully compliant with all security requirements
- EIV users who are active are: Charlene Smith-MS151
- Staffing roles have not changed since May 2014
- Completed the EIV training May 27, 2014 and took the annual Security Awareness training on October 16, 2015
- No changes have been made to our EIV policy

Sincerely,

Denise M. Dunn, MA, CFLE

Executive Director





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

[hsmminfo@hs-mm.org](mailto:hsmminfo@hs-mm.org)

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November 11, 2015

B. J. Haire  
Rural Development  
PO Box 703180  
Plymouth, MI 48170

RE: Agency Name Change

Dear Ms. Haire,

Housing Services for Eaton County has grown over the past several years in its scope of work and coverage area, so it changed its name to reflect this growth. The agency's new name is Housing Services Mid Michigan. I have enclosed a copy of the Articles of Incorporation for your review.

Additionally, the building has been fitted with all new windows during the past year. I have enclosed a copy of the bill which shows the investment of \$8,160 which was paid for out of our general fund not the required building fund. We are hopeful that these new windows will reduce our heating and cooling costs.

I have enclosed a copy of the Certificate of Deposit which is dedicated for the building. It has reached a balance of \$10,341.23.

Lastly, I enclosed a copy of our annual report for your review. If you have any questions, please contact me at 517-627-1352.

Sincerely,

Denise M. Dunn, MA, CFLE  
Executive Director

Cc: enclosures

**THINK**

**Babysitter Education Course**

**Instructor: Laurie Newland**

This 12-hour, two-session HGB Babysitter Education course will give the confidence, skills and tools to be a great babysitter. Attendance at both dates is required for certificate of completion. This course includes: American Heart Association CPR/ First Aid certifications, a complete notebook of handouts, fun tools every babysitter needs for success and lunch both days. Ages 11-14 years old.

**Cost: \$40**

Sat., Feb. 6 & 13 9 a.m. – 3 p.m.

**Beauty-Full: Party & Evening Makeup**

**Instructor: Angela Noble**

Enjoy this perfect girls event and learn some new makeup tricks from a published makeup artist to wear at upcoming parties. Covers smoky eyes, picking the right lip color and more. One lucky participant will be selected to receive a makeover during the class.

*Pre-registration required; call (517) 541-5800 opt. 1.*

**Cost: \$15**

Mon., Dec. 14 6:30 p.m. – 7:30 p.m.

**Balance & Fall Risk Seminar**

**Instructor: Kim Dickinson, PTA**

Back by popular demand! Falls among the elderly are prevalent, dangerous and can diminish their ability to lead an active, independent life. Approximately one in three seniors over the age of 65, and nearly one in

two over 80, will fall at least once this year. Includes free lunch, presentation and balance screening. *Pre-registration required; call (517) 541-5800 opt. 1.*

**Cost: Free**

Wed., Dec. 16 11:30 a.m. – 1 p.m.

**Breast Health & Risk Assessment**

**Facilitators: Maureen Hillary, RN, & Jenny Wren, RN**

Offered by HGB's Breast Care Center, this program increases understanding of the factors that increase breast cancer risk, recommendations to decrease risk and tools to aid in the early detection of breast cancer. This program provides opportunity to ask questions about generic testing, breast cancer screening and diagnostic testing. *Pre-registration required; call (517) 541-5800 opt. 1.*

**Cost: Free**

Wed., Jan. 20 1 p.m. – 2:30 p.m.

**Financial Fitness**

**Facilitator: Sandra Guernsey**

Learn how to improve money skills. Housing Services Mid Michigan is offering four free classes designed to improve financial wellness. Topics include: money management, spending, saving, borrowing, credit repair, insurance, consumer protection and fair housing. Free childcare is included (in GROW). To register, please call (517) 541-1180. Maximum of 12 people. *Classes meet on Wednesdays.*

**Cost: Free**

Jan. 6, 13, 20, 27 10 a.m. – 12 p.m.  
Feb. 3, 10, 17, 24 6 p.m. – 8 p.m.



# Exit Interview Questionnaire

Please respond to the following questions candidly. This information will be held in confidence among management members. Your suggestions and answers may help us to make our company a better place in which to work.

Employee name: Mel Burke Dept.: HSMHM  
Position: SSVF Task Manager Manager/Supervisor: Denise Dunn  
First day worked: April 2012 Last day worked: 13 Nov 2015

1. What is your reason for resigning?  
Mother is in very poor health & she ask me to  
come home. I had in the military for 21 years  
I did not want to see her work other. So I am taking  
this opportunity to spend time with her before  
she passes.

2. If accepting another position, indicate:  
a. Company name: NONE  
b. Job title: \_\_\_\_\_  
c. Wages and benefits: \_\_\_\_\_

3. If you are going to another job; what caused you to look for other employment? What does that job offer you that your job at our company did not?  
N/A

4. What were the factors that contributed to your accepting a job with our company? Were your expectations realized? Has that changed?  
The first thing is that Denise took a chance  
on me as a new social worker with a lot  
of life experience. Frankly I loved the challenge  
of taking care of her. I realized the value  
of what she did to make life better for those around us.

5. How was your training?  
Training has always been a TOP priority  
with opportunity to attend trainings and provided  
1 billion training & cross training for the  
foundation of what makes HSMHM so great.

## Exit Interview Questionnaire

6. What constructive comments would you have for management in regards to making this a better place to work?

Do not change anything. A Great Place to work

7. What are some of the factors that helped to make your employment here enjoyable?

The people & what we do to serve the community

8. Would you recommend our company to a friend as a place to work? Why?

Yes. Everyone works well together.

9. Are there any other comments you want to make?

Thank you for the opportunity to be of Service!

Employee's signature:

*Michael L. Blue*

Date:

11/12/15

Interviewed by:

\_\_\_\_\_

Date:

\_\_\_\_\_

Manager's/Supervisor's signature:

\_\_\_\_\_

Date:

\_\_\_\_\_

County Journal  
Nov. 14, 2015

## Housing Services Mid Michigan offers class for first time homebuyers

Are you dreaming about buying a home for the first time? Housing Services Mid Michigan (HSMM) has a goal to provide you with basic

information to make the home buying process go smoother, with more satisfying results.

HSMM will provide a free Saturday class for first time home buyers, to learn more about all aspects of home ownership — readiness, search, lending, closing — and successful maintenance and finance after you buy. Several housing experts will be guest speakers.

This class is perfect for people who are within a year of being ready to become a homebuyer and who haven't owned a home for three years.

The class will take place Saturday, Nov. 21, from 9 a.m. to 3 p.m. (bring a bag lunch) at the Cochran Centre, located at 121 Cochran Avenue in Charlotte (enter through the back door on Washington Street).

The class will cover: Assessing your readiness for home ownership; credit scores and credit repair; search — shopping for a home; mortgage process and mortgage products; home inspections; owner maintenance and financing.

To register, call Housing Services at (517) 541-1180. You must pre-register since space is limited.

Flashes, Nov. 14, 2015

### Housing Services Mid Michigan offers class for first time homebuyers

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To register, call Housing Services at (517) 541-1180. You must pre-register since space is limited.

# Thank you!

We greatly appreciate your participation in this year's Barry Community Resource Connection Fair!

This year, with your help, we connected 138 individuals composed of 68 households with resources in our community!!

*Handwritten signatures: Nancy Sina, M. Lind*

*Handwritten signature: Anne D. Sander*

BARRY COUNTY CONTINUUM OF CARE

*Handwritten signature: Jane Hillgrove*  
26

GIVE  
ADVOCATE  
VOLUNTEER

COMMUNITY PARTNERSHIP

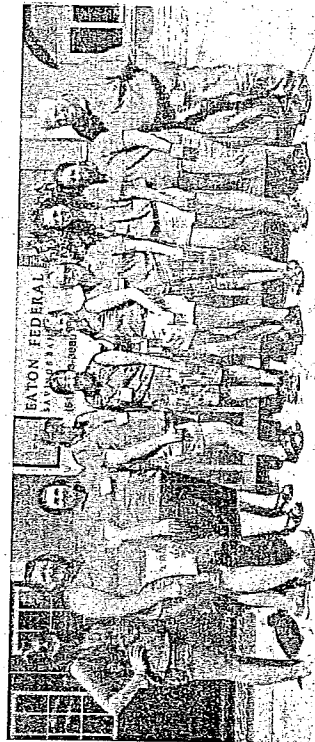
NONPROFIT SPOTLIGHT

# Housing Services Mid Michigan

It is the mission of Housing Services Mid Michigan to assist the 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 the diverse needs of program participants and encourage their economic self-sufficiency.

**How the community benefits:** In 2014, Housing Service Mid Michigan provided case management for 1264 adults and 866 children. Our programs include eviction prevention, homeless programs, permanent supportive housing, financial capabilities classes, home buyer education, down payment assistance, and foreclosure prevention counseling. Regardless of the program, when clients face a housing emergency, they work with a case manager to develop long term plans for housing stability.

**Some big news:** We recently developed a new course designed to help individuals develop financial capabilities. The free classes are open to the public and are meant for people who are looking to build their



Housing Services Mid Michigan staff at a golf outing fundraiser, 2014. COURTESY, PHOTO

## Housing Services Mid Michigan

» 319 S. Cochran Ave, Charlotte, MI 48813  
 » (517) 541-1180  
 » www.hsmidmichigan.org or facebook.com/HSMidmichigan

placement guides and make appropriate referrals to Michigan Works or Peckham, Inc. Additionally, case managers often refer clients to other community programs.

**How can I help?** Perhaps the most important thing you can do is become educated on homelessness and how it affects our community. Like Housing Services Mid Michigan on Facebook and check out www.hsmidmichigan.org for more information. The easiest way to be involved is to donate right on our website. We rely on donations from the community to help families when our grant resources fall short. Of course, there are other ways to be involved as well. Right now, we are getting ready to start our Adopt A Family holiday program and are looking for sponsors to buy gifts for one of our homeless families. Each spring, we hold a golf outing fundraiser and we are always looking for new golfers and sponsors. Lastly, we welcome the assistance of volunteers in our office to help with general office and cleaning tasks such as answering telephones, coordinating mass mailings, transporting donated items, and other tasks. To become involved with our organization, please call our office at (517) 541-1180.

client's life. It is hard to show up to work every day if someone doesn't know where she or he will sleep at night. Our Extended Services Program case manager works with clients after they've moved into permanent housing. She works with clients on budgeting and helps clients set goals to maintain stable housing. Once a client is in stable housing, they are often ready to tackle other aspects of their life such as improving their employment or returning to school.

**What you might not know:** People may not realize that we are committed to helping people find affordable permanent housing. We work closely with clients to develop a housing plan that is sustainable and affordable. The plan often includes clients increasing their income in order to make housing affordable. Case managers can provide clients with em-

online classes in hopes of finding a better job after recovering. A case manager worked with Jane to help her create a budget and housing plan to maintain permanent stable housing. While reviewing Jane's budget, Jane's case manager was able to refer her to other community programs such as a local food bank. Housing Services was able to assist Jane in paying her past due balance. Bringing her rent current bought Jane time to have her surgery and return to work. With the help of Housing Services, Jane was able to prevent her eviction and maintain safe and affordable housing.

**A powerful connection:** The most powerful thing for us is seeing how access to stable housing can have a positive effect on other aspects of a

credit or work on their budgeting skills. Participants can sign up for the entire four-week course or pick which of the two-hour classes they want to attend. We are currently partnering with the Eaton Rapids Library to offer classes there. We are also partnering with Alive in Charlotte to offer classes at their location in January and February. Interested participants should call our office at (517) 541-1180 for up to date times and locations.

**Making a difference:** Jane (name changed) came to our agency in May seeking help with her court ordered eviction. She was injured at work and had to have surgery on her shoulder. Until the surgery was complete, she could not return to work. Although she was unable to work, she was taking



DAVE WASINGER/LANSING STATE JOURNAL

Brenda Leonard, 60, stands in the kitchen at her new apartment in Olivet. Leonard spent three months living in the Magnuson Hotel in Lansing, where the Angels have a base of operations. Columns of plastic bins line the wall in the background as Leonard has worked to clear out her storage spaces. However she said she hasn't been able to go through many bins because they bring back too many memories of her husband Doyle who died in 2011. Pictures of Doyle and the rest of her family line the door to the freezer.

# TRUE HOME FOR HOLIDAYS FOUND

## Homeless woman with three dogs finds a rental in Olivet

JUDY PUTNAM  
LANSING STATE JOURNAL

OLIVET — Brenda Leonard, a homeless woman who put the welfare of her three little dogs ahead of her own needs, has a new apartment — just in time for the holidays.

Leonard, with King Louie, Baloo and Tinker Bell in tow, moved into a two-bedroom unit in Olivet in Eaton County last month. It's a converted bus garage that's clean, cozy and conveniently located next to a field where Leonard can walk the pets she calls "the puppies."

"I love it," she said earlier this month, showing off her small abode that boasts a living room, a galley kitchen, a bathroom and two bedrooms. She said her dogs run and play and scatter toys about.

"These guys are happy, and that's what counts."

After months of drifting, she has stable housing thanks to the Homeless Angels, rent assistance from Housing Services Mid Michigan as well as sympathetic Lansing State Journal readers who donated \$2,400 so she could keep her dogs with her. It wasn't an easy path for her.

28

Leonard, 60, was a resident at the Life O'Riley Mobile Home Park and Campground in Lansing, which city officials closed due to unsanitary conditions in February 2014. Her refusal to part with any of her dogs kept her out of public housing.

Since then, she and her toy poodles had been living in a homemade camper, her 1986 truck or at a hotel providing emergency shelter.

In April, Ingham County Sheriff's Deputy Kelly Bowden discovered her staying in her unheated camper at a

See HOME, Page 6A

# Home

Continued from Page 1A

Delhi Township storage lot where she weathered the winter by stuffing newspaper between layers of clothing.

I wrote about Bowden's efforts last June and that drew attention of the Homeless Angels as well as readers willing to help. Instead of just evicting her, Bowden fixed her camper, helped her renew her driver's license and connected her to social services. From there she spent a week at a Lansing campground before moving to the backyard of a friend in Charlotte.

From July to October, she lived at the Magnuson Hotel, courtesy of the Homeless Angels, which allowed her to keep her dogs with her and provided donated veterinary services.

"They saved my puppies as far as I'm concerned," she said.

The group used general donations to pay for her \$28-a-night hotel room. Funds from State Journal readers were used for truck repairs, vet bills and a deposit on her new apartment. Money is still set aside in case she needs help with utilities. Michael Roessler, a retired Albion College professor and a volunteer with the Homeless Angels, befriended her and spent an estimated 100 hours trying to help her. He even became a dog person in the process, greeting Leonard's dogs by name and scratching their heads on a recent visit.

Homeless Angels founder Mike Karl said it's not uncommon for those seeking shelter to have pets and, like Leonard, storage units.

"They will spend every dime they have to try to take care of their dogs



DAVE WASINGER/  
LANSING STATE JOURNAL

Brenda Léonard, 60, nuzzles up next to her dog Tinker Bell as she stands in the kitchen of her new apartment.

and their stuff because they feel that if they lost it, they lose it all," he said.

Karl believes that Leonard, who has multiple health issues, would have died in the cold this winter. By taking care of her dogs, they took care of her.

Leonard's fortunes took a turn for the worse when her husband of 39 years, Doyle, a long-haul truck driver, became ill from pancreatic cancer. He died in August 2011. She said their savings were eaten up by his medical bills.

Things began to slowly improve after Bowden intervened. While living in Charlotte this summer she contacted Housing Services Mid Michigan, a nonprofit that fights homelessness. The group approved her for rental assistance from a federal grant aimed at single homeless people with disabilities in Eaton County. The catch was finding a landlord willing to take three dogs, but one finally came through in Olivet.

Her low income means she only pays \$36 a month plus utilities and she'll get help from a case manager.

"For that one person, it's completely life-changing," Kalli Dempsey, supportive housing

case manager at the nonprofit, said about the program. "For the community as a whole, there's a huge positive impact. We're taking chronically homeless, disabled adults off the street and giving them some life skills." The nonprofit aids 16 households with supportive housing in Eaton County.

Dempsey said Leonard's new apartment is ideal and easily passed inspection needed for the guaranteed rent.

Leonard is in contact with only one of her three children, who is trying to move back to the Lansing area. She's also reconnected with some of her eight grandchildren. Four of them helped move her stuff from storage, though that is creating a new problem.

The apartment is packed with dozens of plastic totes moved from rental storage units that previously ate up much of her income. Leonard said she's thinning out her belongings but it's a difficult chore to give away anything connected to her late husband. Her landlord has already told her to clear some items for fire safety. "I'm working on it," she said.

Though the holidays are usually sad for her as she misses her spouse, Leonard said she is deeply grateful for the help that led to her home. She likes to sew dog clothes, memory blankets and make fudge and cookies. She now has a place to do that.

"I'd still be back in my truck. There's no doubt I would be," she said. "I want to thank everybody involved."

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