

ANNUAL REPORT

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2023



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



A LETTER FROM THE DIRECTOR

Dear Friends and Supporters,

2023 was a year with transitions and new beginnings. Housing Services was able to roll out two new programs to assist those facing homelessness. In Clinton County, Housing Services Mid Michigan (HSMM) took over a Rapid-rehousing Program in October. This program provides rental assistance and case management to those who are literally homeless in Clinton County. The program is designed to assist those with higher needs that need longer term assistance than first month's rent. The second grant allowed HSMM to hire a Housing Navigator. This position can assist with housing search assistance and landlord coordination for those struggling to obtain safe and affordable housing. These new additions were a great benefit to our communities.

Additionally, HSMM's Housing Counseling Program received funding from the Eaton County Treasurer's office. This allowed us to expand our foreclosure prevention services to more households that may be in danger of losing their homes. Also, our Assistant Director put in the work to become a HUD-Certified Housing Counselor and can now provide back-up coverage for our staff members.

The effects of the pandemic still impacted our community's financial stability. Housing continued to be extremely difficult to locate and the price of rent increased with the demand. This lack of housing caused the number of homeless individuals living on the streets and in their cars to increase. Annually, we are required to count the homeless population on a single day in January, called PIT (Point in Time). For many years, the PIT number of street/unsheltered homeless individuals remained very low at 0 to 5. However, in January 2023 the count showed the number of unsheltered individuals increased in Eaton County to 13 and in Clinton County to 4. This alarming trend and the continuing affordable housing shortage became our focus in conversations. I participated in an action teams that improved landlord engagement in Eaton County and advocated for emergency shelter in Clinton County.

2023 marked my 20th Anniversary with the agency. I am so proud of the work we have accomplished. In thinking back to 2003, I had no idea that this small non-profit would double in size and that its success would become my life's mission. Becoming the Executive Director and being able to learn so much has become the best accomplishment of my life. I want to thank all the staff and Board over the years for all their support and commitment. It takes a strong team to be able to have the successes this agency has had and I am very grateful to be apart of it.

Sincerely,

Christie Harry



MISSION

Opening Doors for People in Our Community

Our Vision

Housing Services Mid Michigan strives to accomplish this mission by assisting low to moderate income individuals and families fulfill their need for affordable, safe, and sanitary housing through participation in federal, state, and local programs and services. By coordinating such programs along with local providers, Housing Services Mid Michigan works to provide a “continuum of care” approach to better serve the diverse needs of program participants and encourage their economic self-sufficiency.

PROJECT RESOURCE CONNECT

Project Resource Connect is a statewide effort to bring resources together for individuals and families facing homelessness or other housing issues. This initiative is a collaborative effort that unites a wide array of services and resources under one roof, aimed at assisting individuals and families in need. This year marked another milestone for the project. Both the Clinton County and Eaton County events saw an impressive turnout of dozens of community partner agencies, each offering their unique resources and support. Attendees benefited from a variety of free services, including site immunizations, haircuts, and personal need items. We look forward to attending again in November of 2024.



HSMM DATA

In 2023, HSMM provided case management for 1123 adults and 861 children and assisted a total of 988 households. This assistance was provided throughout the Tri-County Area and included:

156 Homeless 40 PSH households

252 Evictions 116 Relocations

1 Foreclosure 6 Home Buyer Ed

34 Shared Housing Intervention Program households

217 Mainstream Voucher households

2023 Board Members

Sean Cotter, President
Julie Hales-Smith, Vice President
Richard Ballard, Secretary
James Dexter, Treasurer
Robert Brown
Thomas Fuller
Karen Leif
Jessica Maas
Jane O'Connell
Mark Palmer
Tom Reich
Emma Swinton
Christie Harry, Ex-Officio

Total Support and Revenue

Total Expenses:
\$5,547,945

Total Assets:
\$1,071,876

Total Revenue & Other Supports
\$4,681,682

Housing Services Mid Michigan utilizes qualified staff to coordinate its services and ensure that clients have access to other agencies and programs. All services are subject to funding availability.

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

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

2023's Invaluable Sponsors and Donors

HSMM extends a special "Thank You" to our 2023 Sponsors and Donors

Emily Anibal, East Lansing	Carole Reynaert, Lansing	Knights of Columbus #7311, Grand Ledge
Diana Benjamin, Sunfield	Jessica Stewart, Lansing	Wayne & Diane Mavis, Lansing
Robert Brown, Grand Ledge	William & Carol Yerkes, Charlotte	Lansing Common Football Club, Lansing
Maxine Davis, Charlotte	Acapulco Mexican Grill, Charlotte	Lawrence Ave United Methodist Church, Charlotte
James Dexter, Lansing	Big Boy Restaurant, St Johns	Mark's Place, Eaton Rapids
Gwen Haggerty-Bearden, Howell	Bob Wilson, State Farm Insurance, Potterville	Meijer, Grand Rapids
Julie Hales-Smith, East Lansing	Briggs District Library, St Johns	Noordyk Business Equipment, Lansing
Pamela Harry, Lansing	Eagles Auxiliary Aerie #3552, Charlotte	Sidestreets Deli, Charlotte
Thomas Jewell, East Lansing	Eaton Community Bank, Charlotte	St John's Lutheran Women's Guild, St Johns
Jeffery Johnston, Haslett	First Congregational Church, Women's Group, Charlotte	Swany's Pub & Grill, St Johns
Tracey Keller-Bennett, Hastings	First Lutheran Church, Charlotte	The Eaton Pub & Grille, Charlotte
Meijer, Grand Rapids	First National Bank of America, East Lansing	The Riv, East Lansing
Amanda Kiessel, Johnsbury, IL	Hope Landing, Charlotte	The Topsy Cow Bar & Grill, Ovid
Wayne & Diane Mavis, Lansing	Huntington National Bank, Columbus, OH	



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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, gender, gender identity, gender expression, marital status, parental status, political affiliation, and for employment only, height, weight, and arrest record.

Unknown Future of Funding

Covid-related funding ended in September of 2022. HSMM's pre-Covid funding was declining, leading to concerns of whether the need for emergency housing assistance will be met. We will need the support of our communities to continue to provide a high level of assistance.

Fundraising

Thank you to all our donors and Eaton Community Bank!

November is Homeless Awareness Month and Eaton Community Bank has graciously taken the position as our lead sponsor for fundraising during this month.

**Donations
may also be
made via our
webpage.**

Annual Giving Campaign

Please Assist HSMM in Preventing Homelessness

You may make a donation directly
to **HSMM** by mailing a check to:

**PO Box 746
Charlotte, MI 48813**

Give for long term sustainability!

HSMM has an endowment managed by the Eaton County Community Foundation. To donate to our endowment, you can make a check out to the Eaton County Foundation (*remember to put HSMM in the memo line*) and mail it to PO Box 294, Charlotte MI, 48813. Your contribution may qualify for federal tax credits.