



From Homeless to Housed: Community-Driven Solutions

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Key Points to Address the Issues of Homelessness



- The success of any plan requires the involvement and partnership of all levels of the community — including the private, public and non-profit sectors.
- Keeping people housed is an investment in our community. Focusing on permanent housing breaks the shelter cycle.

It's True . . .



Many people are just one paycheck away from being homeless.

Housing & Support Services Workgroup of the Community Services Coordinating Body (HSSW)



Purpose

- **Mission:** To address the housing and support services needs of individuals and families along the continuum of care from homelessness to permanent housing.
- **Vision:** All individuals and families who are homeless or are at risk of homelessness in St. Clair County will have access to safe, decent, affordable housing and the resources necessary to sustain it.

Responsibilities & Projects

- Annual Point-in-time Count
- Community Resource Fair
- Hunger & Homelessness Week
- Interagency Service Team
- Local Planning Body
- Emergency Solutions Grants
- Shelter Oversight
- Community Education & Awareness
- County liaison with Michigan State Housing Development Authority (MSHDA)
- Collaboration with all county/state stakeholders
- Support local grant applications when they fit with HSSW strategic plan

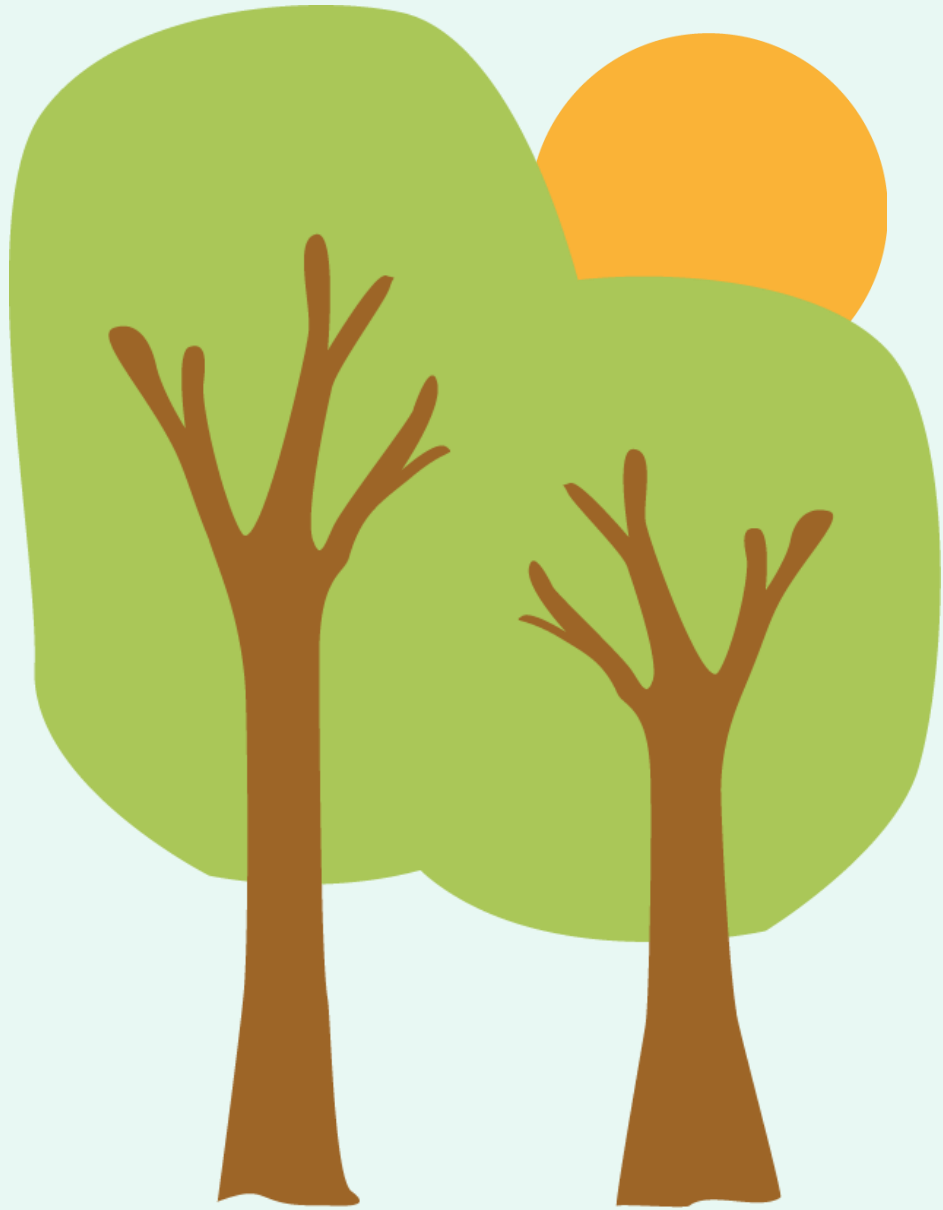
St. Clair County Plan to End Homelessness



**Our Goals
Include**

- 
- **Prevention**
 - **Quality, affordable rental housing**
 - **Affordable owner-occupied housing**





Factors that Affect Homelessness — “Realistic Barriers”

Lack of a Living Wage

Single Adult Working Full-time			
Children	0	1	2
Living Wage	16.59	34.64	44.97
Poverty Wage	6.19	8.38	10.56
Minimum Wage	9.87	9.87	9.87
Required \$ before Taxes	34,505	72,047	93,530
Required \$ after Taxes	28,225	58,935	76,508

2 Adults - 1 Adult Working Full-time			
Children	0	1	2
Living Wage	25.77	31.04	36.74
Poverty Wage	8.38	10.56	12.74
Minimum Wage	9.87	9.87	9.87
Required \$ before Taxes	53,602	64,568	76,414
Required \$ after Taxes	43,847	52,816	62,424

2 Adults Both Working Full-time			
Children	0	1	2
Living Wage	12.89	19.04	25.37
Poverty Wage	4.19	5.28	6.37
Minimum Wage	9.87	9.87	9.87
Required \$ before Taxes	53,602	79,191	105,559
Required \$ after Taxes	42,847	64,778	86,348

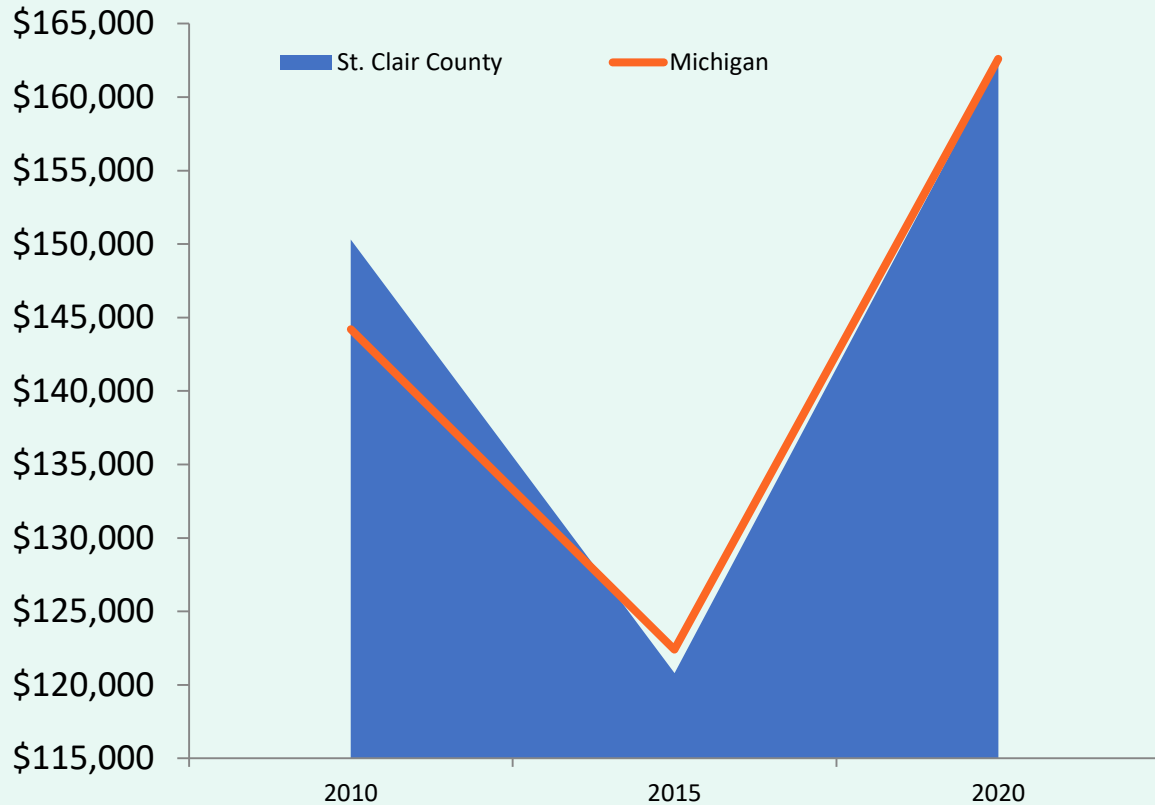
Expenses included in Living Wage determination:

- Food
- Housing
- Transportation
- Child Care
- Medical Expenses
- Other

Source: 2022 MIT Living Wage Calculator for St. Clair County
<https://livingwage.mit.edu/counties/26147>

Decrease in Affordable Housing in St. Clair County

MEDIAN HOME PRICES



Source: U.S. Census Bureau's American Community Survey five-year estimates

Median Gross Rent by Bedrooms

Occupied Units Paying Rent	2015	2020
Total of all rental homes	\$736	\$840
No Bedroom	\$440	\$640
1 Bedroom	\$561	\$592
2 Bedroom	\$712	\$788
3 Bedroom	\$883	\$991
4 Bedroom	\$1,101	\$1,121
5+ Bedrooms	\$1,118	\$1,299

Decrease in Affordable Housing in St. Clair County

Gross Rent as a Percentage of Household Income

Occupied Units Paying Rent	2010		2015		2020	
Number of Units computed	12,610	92.5%	14,012	91.2%	12,913	93.4%
Less than 10.0 percent	336	2.7%	484	3.5%	494	3.8%
10.0 to 14.9 percent	1,021	8.1%	1,147	8.2%	1,126	8.7%
15.0 to 19.9 percent	1,604	12.7%	1,495	10.7%	1,604	12.4%
20.0 to 24.9 percent	1,590	12.6%	1,715	12.2%	1,538	11.9%
25.0 to 29.9 percent	1,316	10.4%	1,539	11.0%	1,476	11.4%
30.0 to 34.9 percent	1,376	10.9%	1,626	11.6%	1,419	11.0%
35.0 percent to 39.9 percent	854	6.8%	699	5.0%	860	6.7%
40.0 to 49.9 percent	969	7.7%	1,274	9.1%	1,264	9.8%
50.0 percent or greater	3,544	28.1%	4,033	28.8%	3,132	24.3%
Not Computed	1,028	7.5%	1,348	8.8%	910	6.6%
Cost Burdened (30%+)	6,743	53.5%	7,632	54.5%	6,675	51.7%
Severely Cost Burdened (50%+)	3,544	28.1%	4,033	28.8%	3,132	24.3%

Source: U.S. Census Bureau's American Community Survey five-year estimates

Decrease in Affordable Housing

The **City of Port Huron** has roughly 12,500 housing units with roughly 6,000 of those registered as rentals. There are an additional 400 unregistered, non-owner-occupied homes. Cost of renting tends to be higher than home ownership. Homeownership creates wealth.

The number of **new owner-occupied homes** registered in Port Huron:

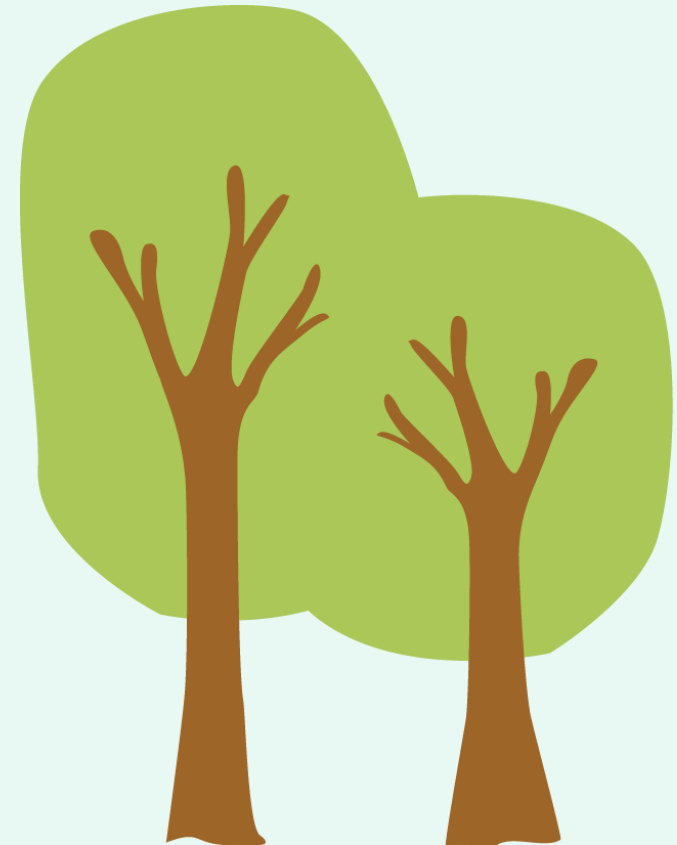
2017	55
2018	38
2019	49
2020	55
2021	88

As of September 2022

The number of **new rental properties** registered has declined in recent years:

2017	66
2018	68
2019	30
2020	35
2021	36

As of September 2022



Policies & Zoning Issues

Moratorium on New Rental Properties: The moratorium on new rental properties within **R-Zone (Single Family)** in the **City of Port Huron** remains in effect and is unlikely to be lifted. Its purpose was emphasizing owner-occupied dwellings and preventing further proliferation of new residential rental units in **R single-family** residential districts as part of the city's housing initiatives of 2010.

Additionally, the City of Port Huron adopted ordinances designed to have direct impact on those non-owner-occupied units that are not registered as rental properties and on those homes that are vacant or abandoned.



Policy and Zoning Issues, Continued . . .



Ordinance No. 10-151, Chapter 10, Article 5: The City recognizes the importance to the general health, safety and welfare of all its citizens, including its citizens who reside in non-owner-occupied residential structures.

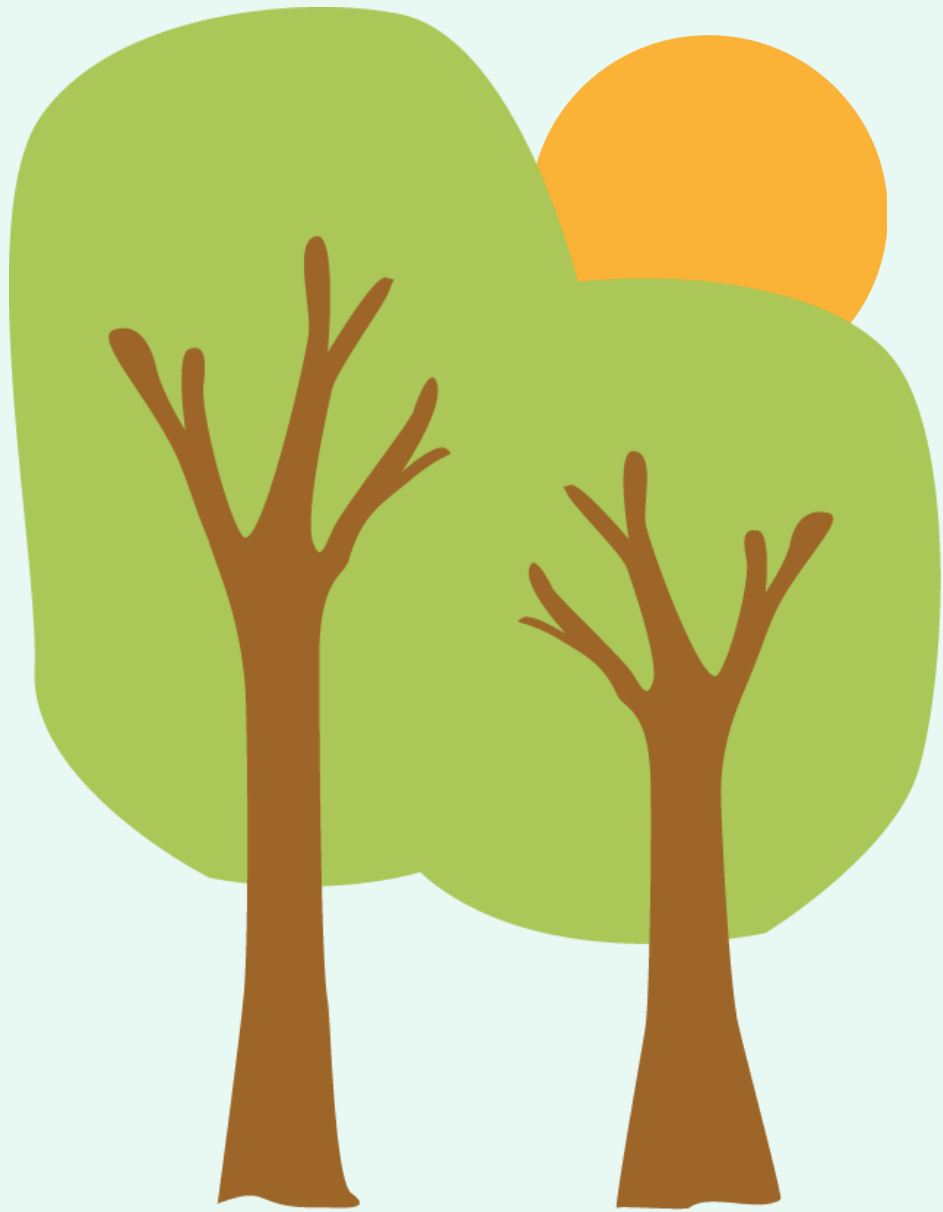
The City, therefore, also recognizes a compelling interest in establishing standards for the maintenance of sanitary and safe non-owner-occupied residential structures in the City.

This ordinance tackles properties that are “rented” to a family member, friend or acquaintance of the owner; such properties now fall under the same rental-inspection requirements as registered rentals as the city seeks to ensure the properties are maintained and safe. It is estimated there are roughly 400 such properties within the city limits.

Additional Barriers



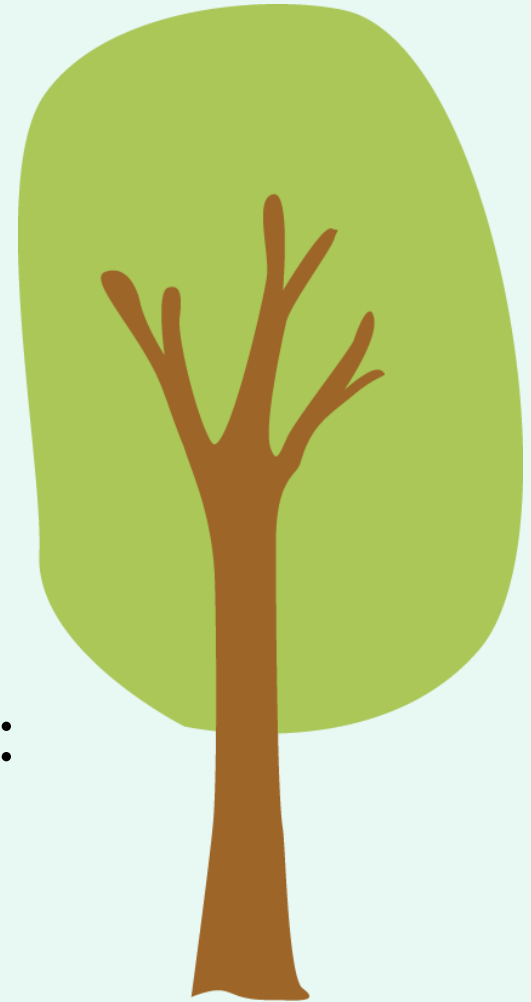
- **Childcare:** Shortage of affordable, high-quality care
- **Transportation:** Bus routes are limited to specific areas of the county (City of Port Huron, Fort Gratiot, M-29 corridor, & some Port Huron Twp.) & run for limited hours
- **Case-Management Funding:** Lack of funding for housing assistance & case management despite its proven success providing the support needed to help people follow rules and maintain property, allowing them to stay in their homes
- **Crisis Mode:** When at risk of losing housing, it is difficult to focus on day-to-day tasks, get to work, remember appointments, etc.



Let's Talk About Data

St. Clair County Point-in-Time (PIT) Count Data

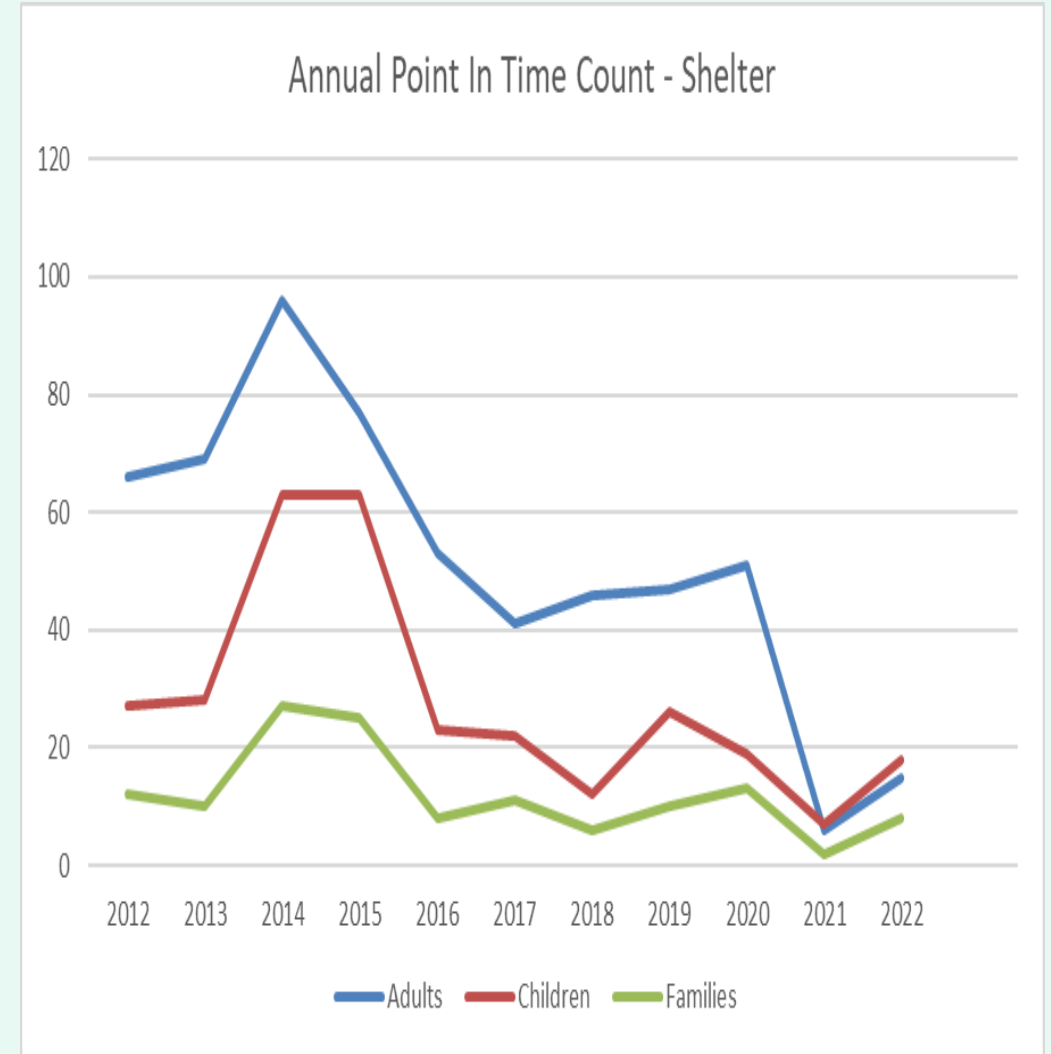
- Completed statewide the last week of January annually for a 24-hour period
- In St. Clair County, the PIT is conducted the last Wednesday in January
- HUD/MSHDA requirement
- Count includes:
 - ✓ Individuals & families in all St. Clair County Shelters
 - ✓ Individuals & families who are unsheltered
 - ✓ Coordination with social service agencies & law enforcement to ask people:
 1. “Where did you sleep last night,”
 2. “Where are you sleeping tonight?”



St. Clair County Shelter Point-in-Time Counts 2012-2022

Year	Sheltered			Total
	# of Adults	# of Children	# of Families	
2022	15	18	8	33
2021	6	7	2	13
2020	51	19	13	70
2019	47	26	10	73
2018	46	12	6	58
2017	41	22	11	63
2016	53	23	8	76
2015	77	63	25	140
2014	96	63	27	159
2013	69	28	10	97
2012	66	27	12	93

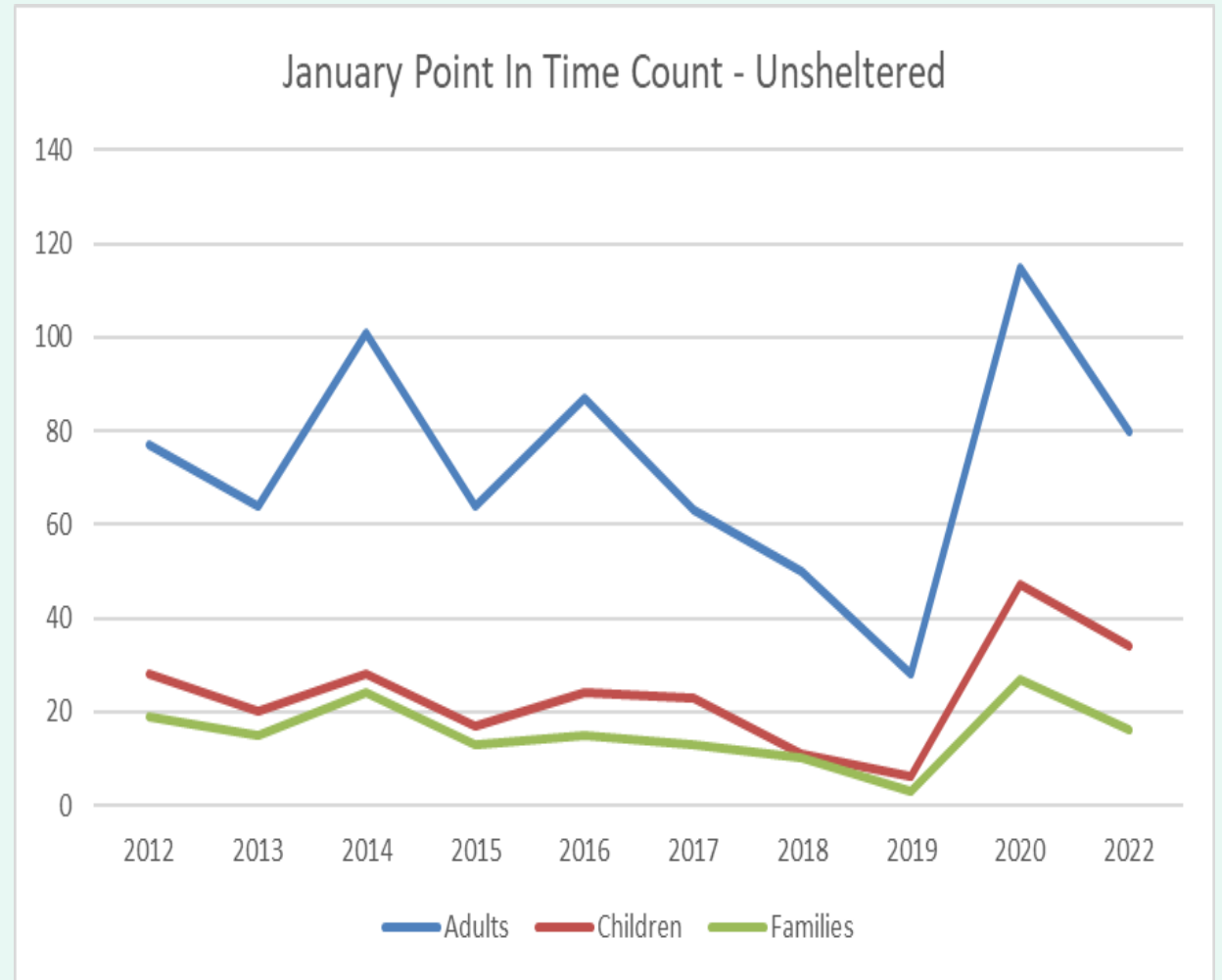
Source: St. Clair County Community Services Coordinating Body HSSW



St. Clair County Unsheltered Point-in-Time Counts 2012-2022

Year	Un-Sheltered			Total
	# of Adults	# of Children	# of Families	
2022	80	34	18	114
2020	115	47	27	162
2019	28	6	3	34
2018	50	11	30	61
2017	63	23	13	86
2016	87	24	15	111
2015	64	17	13	81
2014	101	28	24	129
2013	64	20	15	84
2012	77	28	19	105

*Due to Covid, in 2021 there was no Unsheltered PIT completed

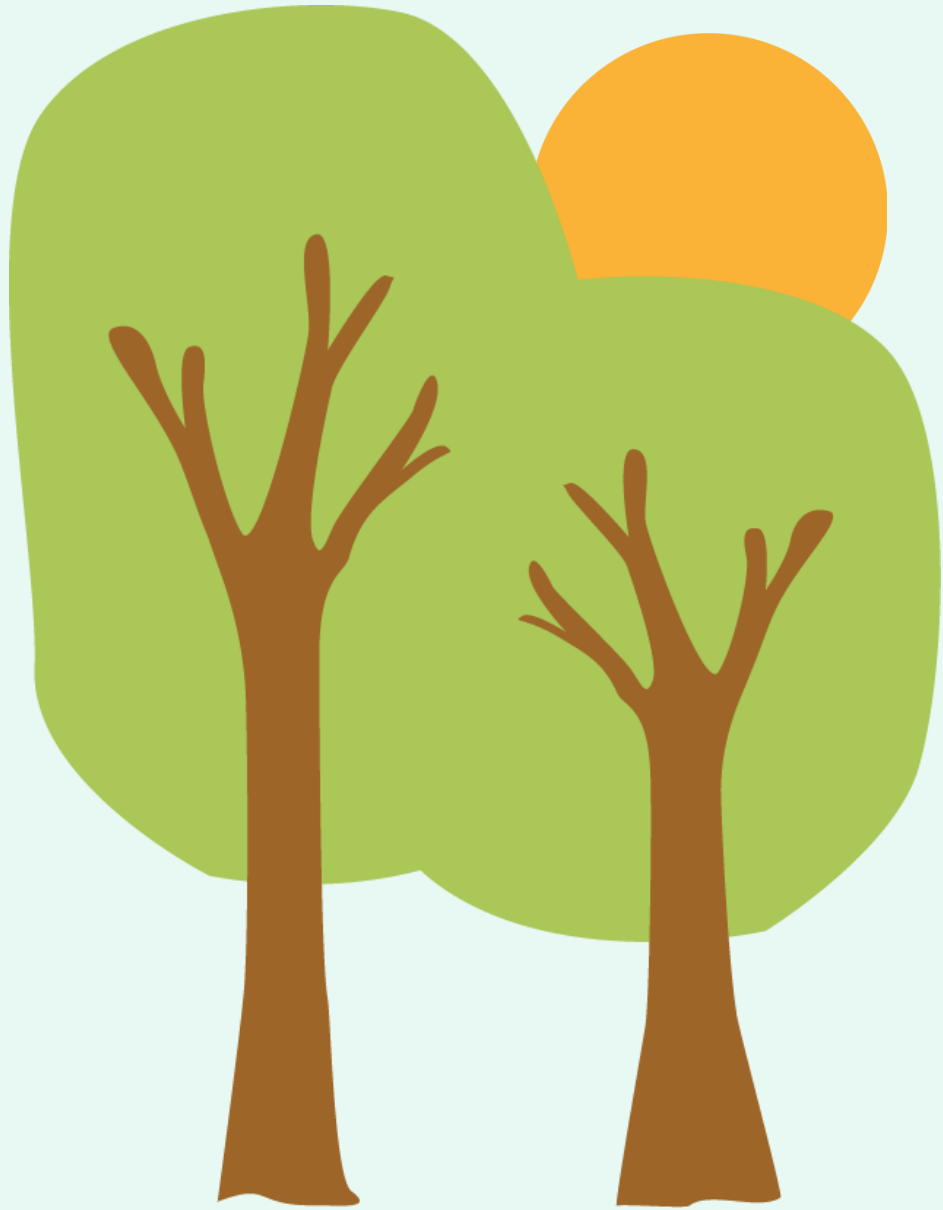


St. Clair County Community Services Coordinating Body HSSW

Annual St. Clair County Shelter Counts 2018-2022

Shelter	Population Served	2018	2019	2020 *Covid	2021 * Covid	2022
Blue Water Area Rescue Mission BWARM	Men 18 & Older who are Homeless	245	243	121	0	0
Detroit Rescue Mission Ministries DRMM Pathway	Women & Women with Children	243 168 Adults & 75 Children	173 78 Adults & 95 Children	103 52 Adults & 51 Children	76 42 Adults & 34 Children	59 38 Adults & 21 Children
Comprehensive Youth Services The Harbor	Runaway and Homeless Youth Shelter ages 10 - 16	56	57	39	60	39

Source: Michigan Coalition Against Homelessness - Homeless Management Information System (HMIS) Data Base



Housing & Urban Development (HUD) Federal Definition of Homeless & Risk of Homelessness

Who Qualifies as Homeless . . .



- An individual or family who lacks a fixed, regular, and adequate nighttime residence
- An individual or family who will imminently lose their primary nighttime residence
- Any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, and has no other residence and no support system

HUD Categories for At Risk of Homelessness

- **Any individual or family who:**
 - i. Has an annual income below 30% of the median family income for the area; and
 - ii. Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place described in Category 1 of the HUD homeless definition; and
 - iii. Meets one or more of many risk factors
- **Any unaccompanied children and youth who:**

Do not qualify as homeless under the HUD homeless definition but qualify as homeless under another Federal statute
- **Any families with children and youth where:**

An unaccompanied youth who does not qualify as homeless under the HUD homeless definition but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardians(s) of that child or youth if living with him or her.

McKinney-Vento Homeless Education Act - Section 725

Definition — Children & Youth Who:

Lack a fixed, regular, and adequate nighttime residence, including children and youth who are:

- Sharing the housing of other persons due to loss of housing, economic hardship, or similar reason
- Living in motels, hotels, or campgrounds due to lack of alternative adequate accommodations, inadequate housing, on the streets
- Living in emergency or transitional shelter/ housing
- Unaccompanied youth that is not living with a biological parent or legal guardian

St. Clair County McKinney-Vento Data

SCC McKinney – Vento Homeless Youth	2018-2019	2019-2020	2020-2021 *Covid	2021-2022 Estimated
Doubled-up	382 69%	384 72%	288 76%	276 68%
In Shelter	117 21%	96 18%	60 16%	73 18%
Motel, Unsheltered & Transitional Housing	56 10%	53 10%	30 8%	57 14%
Total	555	533	378	406

Source: St. Clair County Regional Education Service Agency — McKinney Vento Liaison & Michigan Department of Education

Impact of Covid on Homelessness

- Homeless Shelters decreased capacity for safety reasons resulting in fewer beds for those experiencing homelessness:
 - ✓ BWARM; 40 to < 15
 - ✓ Pathway Shelter; 20 beds to 1 person or family per room
 - ✓ Safe Horizons; 20 beds to 1 individual or family per room
- Opened and operated an emergency shelter for individuals who were experiencing homelessness from **April to September 2020. Served 27 people; 23 households with 3 children; at a cost of \$65,647 hotel, + \$10,094 food costs**
- Reduced access to survival essentials for people experiencing homelessness: water, public restrooms, ability to panhandle, return bottles, etc.
- Many social and human service agencies providing supportive services shut down until able to operate virtually



Impact of Covid on Homelessness, Continued ...

Federal Funding Allocated

- Emergency Solutions Grant — Covid (ESG — CV) SCC total **\$607,905**
Assisted: **74** households with emergency shelter/housing.
- Covid Emergency Relief Aid (CERA) - SCC total **\$6,399,718**
Assisted: **2,098** applications submitted, **1,126** approved
- CoronaVirus Aid Relief & Economic Security Act (CARES)
SCC total - **\$71,244** for rent & mortgage assistance,
Assisted: **13** renters & **24** homeowners

Source: Blue Water Community Action/HARA

Eviction Moratorium

Eviction Diversion Funding

St. Clair County Total: **\$650,062**

Assisted: **218** households

As of December 2022, all Federal \$\$\$ are spent!



Additional St. Clair County HARA DATA



3,626 Calls Requesting Help with Housing from January 2021 – September 2022

Homeless Call Log Unduplicated		Eviction Call Log	Additional Calls
Actually, living on the street or bouncing between places.		Facing Eviction – CERA Funds	Looking for Assistance, Asking Questions, Needing Referrals
2021 = 362 People	2022 = 358 People	2,285 Calls	1,315 Calls

Source: Blue Water Community Action Agency/HARA

United Way 2-1-1 Calls for Help - St. Clair County

Services	2018 2,528 contacts		2019 2,647 contacts		2020 2,650 contacts		2021 4,255 contacts		2022 Jan. 1 – Sept. 30	
	Referrals	Unmet	Referrals	Unmet	Referrals	Unmet	Referrals # calls	Unmet # calls	Referrals # calls	Unmet # calls
Utilities	32.2%	8.1%	33.93%	5.74%	21.47%	1.28%	19.18% 816	1.39% 104	1,518	150
Housing	26.0%	7.8%	28.41%	4.84%	25.47%	3.02%	19.05% 810	2.44% 59	1,423	303
Health Care	6.0%	0.9%	4.35%	0.53%	13.96%	0.91%	14.64%	0.71%	567	57
Income Support	1.9%	2.0%	2.12%	1.06%	1.85%	1.21%	1.36%	0.85%	82	47
Food	7.0%	0.6%	8.12%	0.26%	11.77%	0.34%	3.50%	0.47%	240	28
Material Goods	6.4%	2.8%	5.68%	2.38%	5.02%	0.91%	3.50%	0.87%	243	108
Transportation	2.2%	1.3%	1.51%	0.94%	1.40%	0.79%	1.22%	0.64%	93	68

Source: Data from 2-1-1 Northeast Michigan; www.211nemichigan.org

In 2022, Blue Water Area Rescue Mission Closed.

Organizations addressing homelessness today:

Shelters

- **Detroit Rescue Mission Ministries:** Pathway Shelter for women & women with children; **20 beds & 7 bedrooms**
- **The Harbor:** Homeless & runaway youth 8 — 16; **10 beds**
- **Wings of the Harbor:** Transitional living for ages 16- 21; **5 beds**
- **Blue Water Safe Horizons:** Transitional housing for victims of domestic & sexual violence; **26 beds**
- **Blue Water Community Action:** Emergency hotel vouchers Oct. 1, 2022 — Sep. 30 -2023 = **\$21,000**

Organizations Providing Housing for Special Populations

- Innovative Housing
- Blue Water Habit for Humanity
- Chippewa Non-Profit Housing Corporation
- Blue Water Residential Non-Profit Housing Corporation
- Sanborn Gratiot Memorial Home
- Port Huron Housing Commission

Affordable Housing Makes a Difference in St. Clair County

Community Resource				Data Provided By:
Visits to the emergency department at McLaren Port Huron	10/1/19 – 9/30/20 126 unduplicated individuals for 399 visits	10/1/20 – 9/30/21 106 unduplicated individuals for 425 visits	10/1/21 – 9/30/22 125 unduplicated individuals for 427 visits	McLaren Port Huron Hospital
Number of Port Huron Police Interventions		1/1/21 – 12/31/21 523 encounters	1/1/22 – 8/30/22 444 encounters	Port Huron Police Department
Nights in the Intervention Center at \$60 per night - annually 2.4% of report being homeless at release	1/1/20 – 12/31/20 77 individuals reported being homeless upon release	1/1/21 – 12/31/21 81 individuals report being homeless upon release	1/1/22 – 11/8/22 73 individuals report being homeless upon release	St. Clair County Sheriff's Office
St. Clair County Community Mental Health's Mobile Crisis Unit Interventions		1/1/21 -12/31/21 122 crisis screenings for people who were experiencing homelessness	1/1/22 – 8/30/22 January – August 88 crisis screenings for people who experience homelessness	St. Clair County Community Mental Health

Affordable Housing Makes a Difference, continued

Community Resource				Data Provided By:
Homeless Veterans & Veteran Households	2020 17 Veteran Household = 23 people	2021 15 Veteran Households =22 people	January – Sept. 2022 9 Veteran Household - 11 people	Disability Network of Southeast MI
St. Clair County HARA Screenings		1/1/21 – 12/31/21 86 Households 55 Adults & 31 Kids	1/1/22 – 9/30/22 109 Households 64 Adults & 45 Kid	Blue Water Community Action / HARA
Community First Health Center Homeless Healthcare Project		10/1/20 – 9/30/21 214 people served 201 Adults & 13 Kids	10/1/21 – 9/30/22 230 people served 217 Adults & 13 Kids	Community First Health Center
St. Clair County Community Mental Health		10/1/20 – 9/30/21 134 individuals or 4% of total adults served identify as homeless during this year	10/1/21 – 9/30/22 147 individuals or 4% of total adults served identify as homeless	St. Clair County Community Mental Health
		Assertive Community Treatment Program Oct – Dec /21 68 in program 14 homeless 21% Jan – March /22 71 in program 8 homeless 13% April – June /22 66 in program 6 homeless 9% July – Sept /22 66 in program 9 homeless 14%		

How Does Homelessness Affect Our Community?



- Creates social barriers
- Shapes the next generation - including student education
- Compromises public safety
- Breakdowns within community
- Strains social-service systems
- Perpetuates stigma

State-Level Efforts to end Homelessness

Michigan's Campaign to End Homelessness is excited to share this new video which provides an overview of the work that we are engaged in as well as a summary of the 2020-2022 Homelessness Action Plan.



Who Needs to be at the Solution-Driving Table?



When you add it all up . . .



Your support and commitment to help address the housing & homeless crisis in St. Clair County is Critical! **You Can Help By:**

- Giving your time & talents to solution-driven organizations, social-service programs, homeless shelters, food banks, etc.
- Paying attention to changes in laws that directly impact our most vulnerable populations & having a voice with your vote
- Advocating for policies that positively impact housing people
- Joining the Housing and Supportive Services Workgroup

Helpful Resources in St. Clair County

Housing & Homelessness

- Housing Assistance Resource Agency (HARA)
810-982-8541
- Detroit Rescue Mission Ministries — Pathway Shelter
810-982-1020
- Blue Water Safe Horizons
810-985-5538
- The Harbor for Youth
810-982-8584

Information & Referral

- ✓ United Way 2-1-1
- ✓ St. Clair County HARA
- ✓ CSCB Annual SCC Help Card available on the CSCB website



Thank you!!

To get involved or for more information contact:

Amy Smith

Housing & Support
Services Workgroup

asmith@scccmh.org or call

810.966.7830

www.cscbinfo.org

