



NORTHWEST MICHIGAN
COALITION
TO END
HOMELESSNESS

ONLY HOMES WILL END HOMELESSNESS

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Ending Homelessness in Northwest Michigan






NWCEH will work collaboratively to end homelessness by addressing housing issues through a community-based process that develops a comprehensive, coordinated continuum of care to individuals and families who are homeless or at risk of becoming homeless in the community it serves.

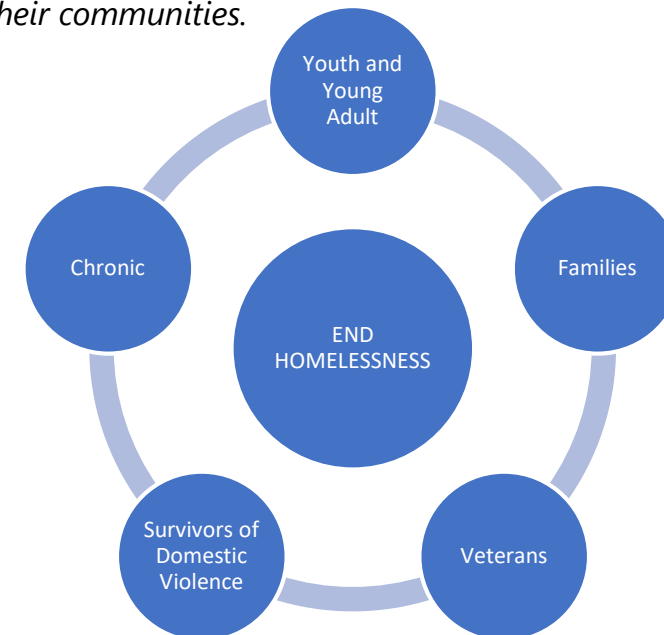


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Our purpose is to ensure individuals and families have access to safe, decent, affordable housing and support services designed to help them become integrated socially and economically into their communities.

We strive to ensure the following conditions are met, as we believe they are critical for authentic systems change:

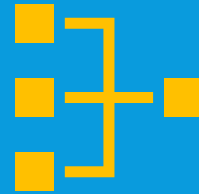
-  Practicing from a **COMMON AGENDA**
-  Adhering to a **SHARED MEASUREMENT SYSTEM**
-  Fostering **MUTUALLY REINFORCING ACTIVITIES**
-  Providing **CONTINUOUS COMMUNICATION**
-  Having solid **BACKBONE SUPPORT**



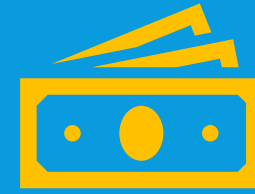
WHAT WE NEED TO END HOMELESSNESS



Housing



System



Funding

Backbone Structure and Support

OUR VALUES



Collaboration



Accountability



Data driven decision
making

Backbone Support Role

- Guide vision and strategy
- Support aligned activities
- Establish shared measurement practices
- Build public will
- Advance policy
- Mobilize funding

Working Groups/Committees: Backbone support (Director or Asst. Director attending each work group meeting) helps guide this work and meets monthly with the group of Chairpersons. Each work group or committee is working toward the Criteria and Benchmarks of ending homelessness.

Continuous Quality Improvement Committee

Data, System Improvement, Alignment within Working Groups. Mandatory membership from HUD or MSHDA funded agencies.

Chair

Communications
/ Marketing

Chair

Innovative
Projects

Chair

Housing
Resources

Chair

Planning and
Partnerships

Coordinated
Entry

Chair

Shelter and
Diversion

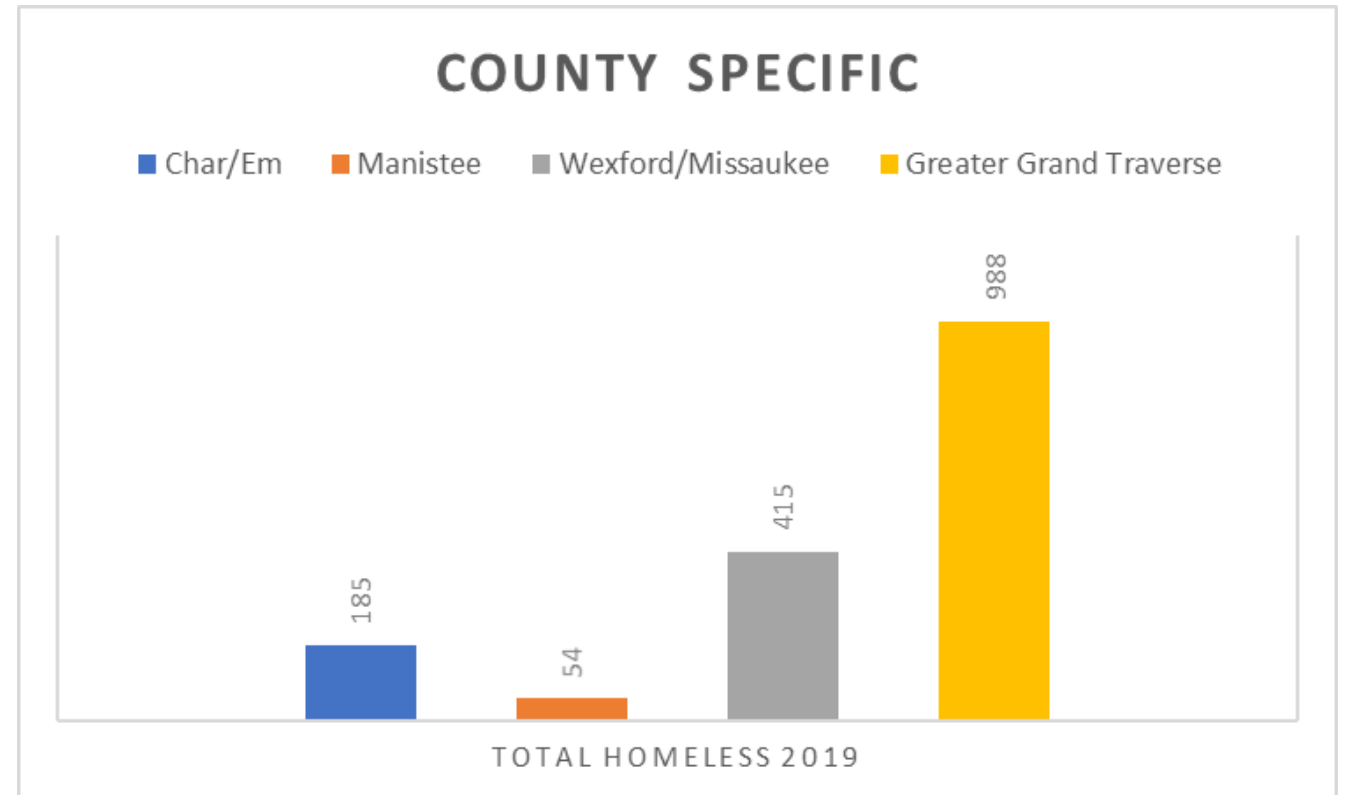
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Outreach/
Identification

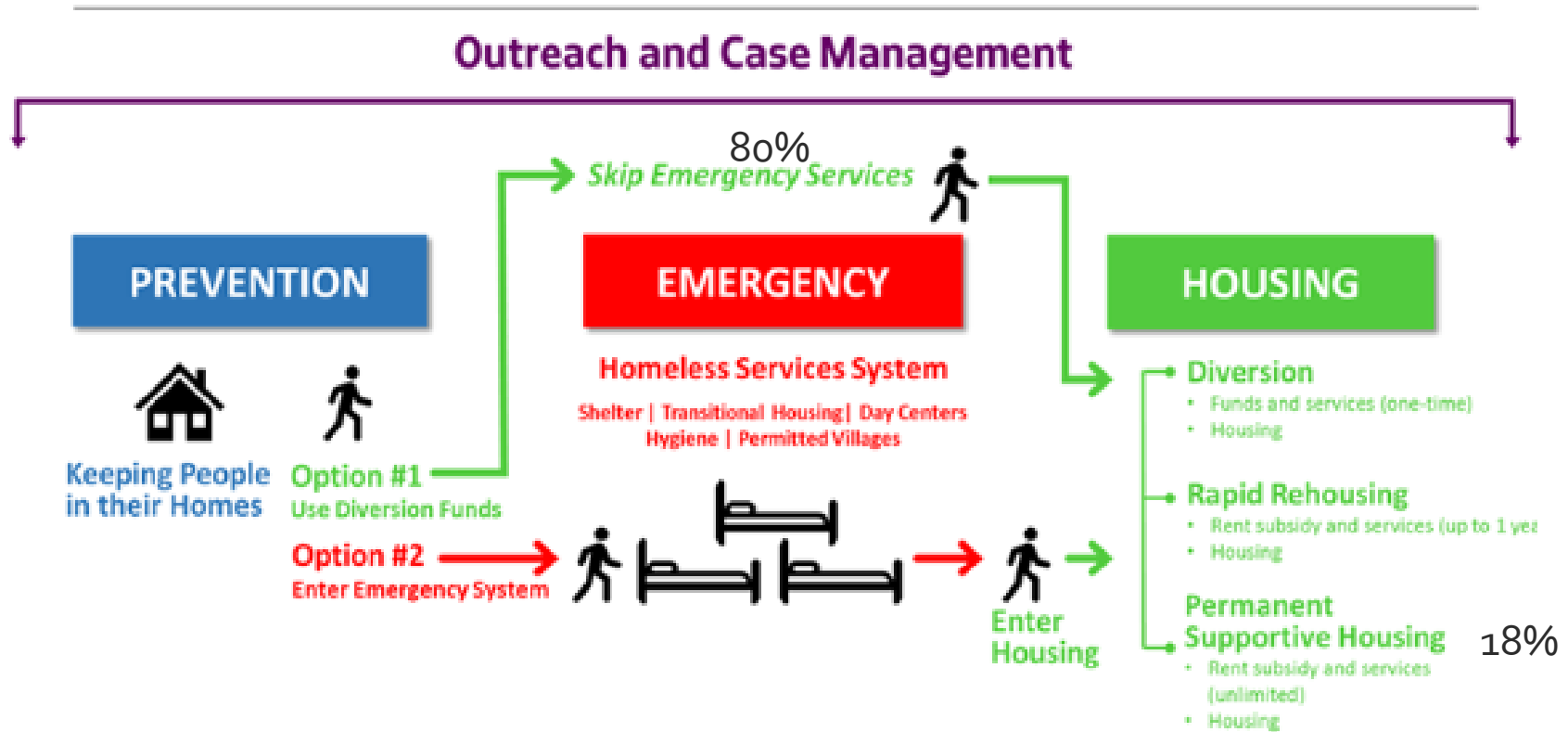
Chair

DATA

- In 2019, **1,642** people experienced homelessness across the 10-county region.
- To achieve an end to homelessness, we must have more people exiting homelessness than entering.
- In 2020, the NWCEH will have over **\$100,000** in un-used rental assistance dollars.



Homeless Services System

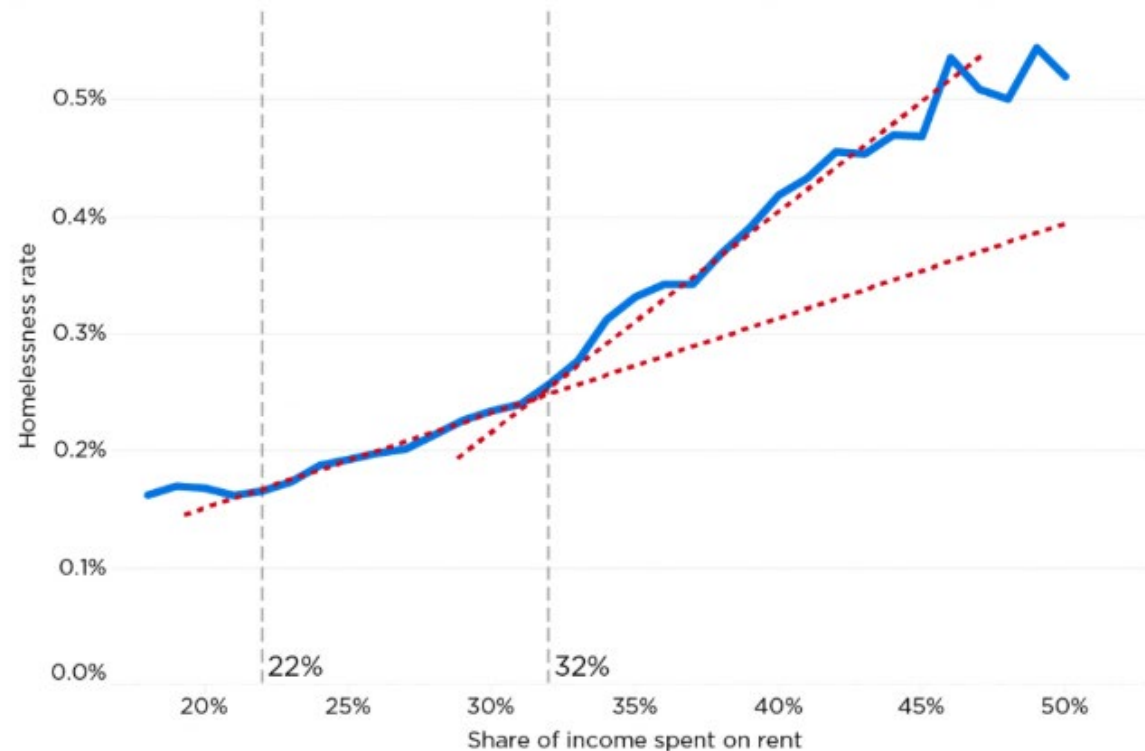


THE INTERSECTION BETWEEN AFFORDABLE HOUSING AND HOMELESSNESS

- Communities where people spend more than 32% of their income on rent can expect a more rapid increase in homelessness.
- Income growth has not kept pace with rent, leading to an affordability crisis, where marginalized people have an increased risk of becoming homeless.
- Locally, Grand Traverse County residents spend 28% of their income on housing (2019).

Homelessness climbs faster when rent affordability reaches 22% and 32% thresholds

An uptick in rent affordability beyond 22 percent translates into more people experiencing homelessness. Beyond 32 percent means a faster-rising rate of homelessness — which could mean a homelessness crisis, unless there are mitigating factors within a community.



Zillow Economic Research | Source: An analysis by Zillow Research Fellow Chris Glynn of the University of New Hampshire, Thomas Byrne of Boston University and Dennis Culhane of the University of Pennsylvania.

LOCAL NUMBERS

WHO CAN AFFORD THE RENT?

The “housing wage” is the amount a worker would need to earn in order to afford a typical rental. In Northwest Michigan, rents are far higher than what many renters can afford. The lack of affordable options contributes to a high demand for new units at different price points.



2019 Target Market Analysis was conducted by LandUseUSA, on behalf of Housing North and Networks Northwest.

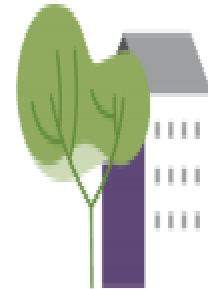


LOCAL SOLUTIONS

“Missing middle” housing types like duplexes, fourplexes, and small apartments can be more affordable and more in line with what the region’s households are looking for. Yet, funding, and sometimes local politics, limit options to build these housing types. Legislation authorizing new revenue sources and tax incentives can support these private-sector solutions, and local changes to zoning or other policies can streamline the process for builders.

More information and resources are available on homesforourfuture.org and housingnorth.org

LOCAL NUMBERS



10,880

RENTALS NEEDED

HOW MANY MORE RENTAL UNITS DO WE NEED IN NORTHWEST MICHIGAN?

Household Incomes	Affordable Rents	# Units	% of Potential
Up to \$26,000	\$650 and less	6759	62%
\$28,000 - \$40,000	\$700 - \$1000	2997	28%
\$42,000 - \$60,000	\$1050 - \$1500	970	9%
\$64,000+	\$1600 +	154	1%

SOLUTIONS



1. Targeted or “set aside” units in existing or new developments for people experiencing homelessness
2. Private-market landlords with scattered site units willing to participate with rental assistance programs
3. Incentives for landlords to participate with rental assistance programs
4. Policy changes at the state and national level that make it easier for affordable housing to be developed in rural areas
5. [Millages](#)
6. Community Development Block Grant
7. Zoning ordinances, deed restrictions etc.
8. **Public will and a common understanding that a community without homelessness is a healthier community for everyone.**
9. Landlord recruitment efforts.



HOUSING SUCSESSES



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If you would like to learn more about the work of the Coalition, or know of a landlord who would be interested in participating with our programs please contact:

Ashley Halladay-Schmandt, Director of the Northwest Michigan
Coalition to End Homelessness at
ashley@endhomelessnessnmi.org