



# **Supportive Housing Services**

House Appropriations Subcommittee on Human Services

March 17, 2026

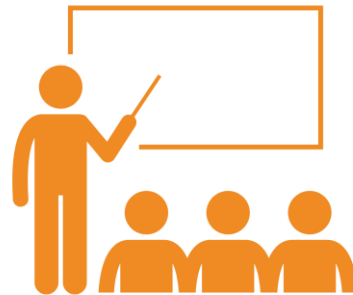
# About CSH

We work with communities in three ways to help move away from crisis response, optimize public resources and ensure everyone has a place to call home.

## WHAT WE DO



**POLICY &  
ADVOCACY**



**TECHNICAL ASSISTANCE,  
TRAINING, &  
CONSULTING**



**LOANS & NEW  
MARKETS TAX CREDIT  
INVESTMENTS**

# Today's Presenters

- Catherine Distelrath, Corporation for Supportive Housing
- Molly Smith, Avalon Housing
- Chelsie Wilkinson, Room at the Inn

# Michigan's Housing Crisis



**\$24.46/hr**

required to afford a 2-bedroom rental in MI.

**78/week**

hours of work needed at 2025 min wage to afford  
a 2-bedroom rental in MI.

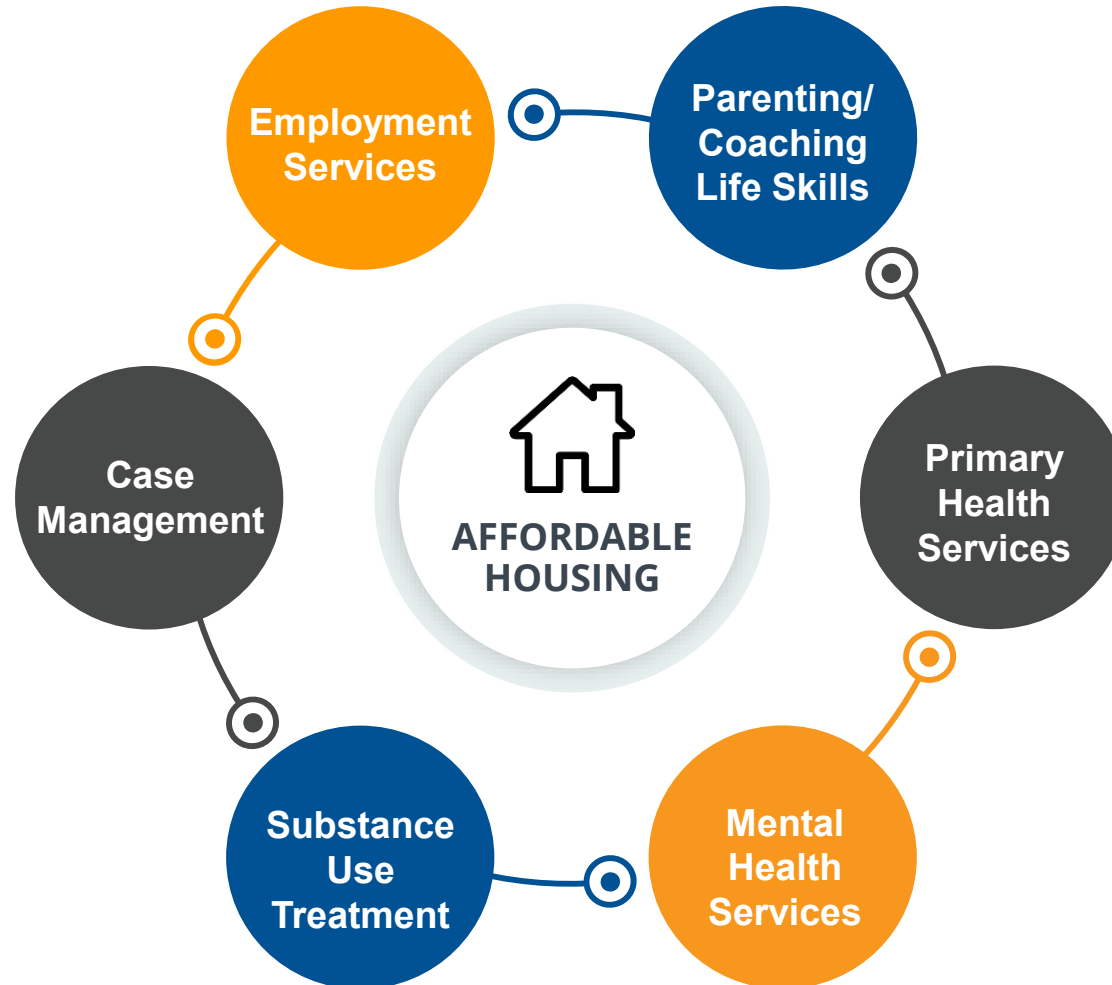
In 2024, 31,211 people experienced homelessness  
4,926 were chronically homeless

The housing crisis is being felt in every community  
across Michigan

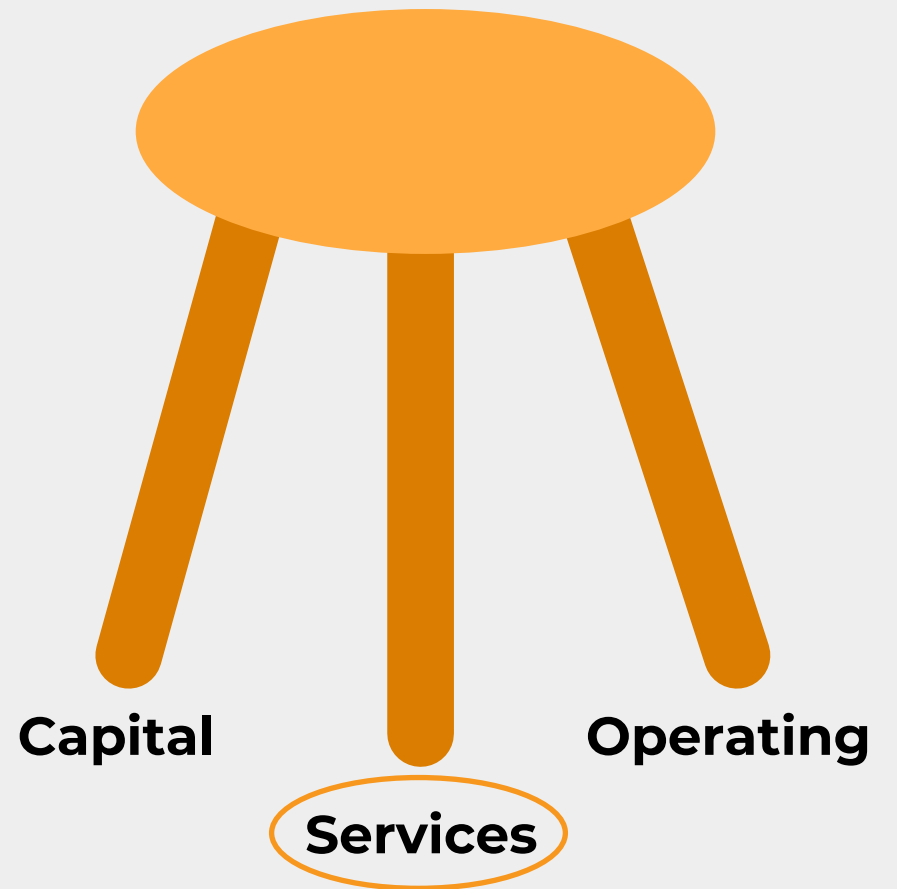
[csh.org](https://www.csh.org)

# Supportive Housing is a Key Solution

Supportive housing combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity.



# The 3-Legged Stool of Supportive Housing Financing



## Positive Outcomes for Individuals & Communities

- ✓ Housing stability
- ✓ Increased income
- ✓ Improved physical & mental health
- ✓ Decreased reliance on emergency services
- ✓ Decreased homelessness



## DAILY COST TO OUR COMMUNITIES



HOSPITALIZATION

**\$1,200**

PER PERSON



INCARCERATION

**\$131**

PER PERSON



SUPPORTIVE HOUSING

**\$72**

PER HOUSEHOLD

# Supportive Housing Makes Cents!



# SH Reduces Burden on Other Systems

- ✓ 30% decrease in jail stays
- ✓ 40% reduction in arrests
- ✓ 40% decrease in ER visits
- ✓ \$6,875 cost-offset per person

\*Data from Denver social impact bond study conducted by Urban Institute

# Previous State Appropriations

## **FY23 Budget - \$6M**

- 4 SH providers received funding

## **FY24 Supplemental Budget - \$20M**

- 22 SH providers received funding

## **FY26 Budget - \$5M**

- Renewing funding for existing grantees

# Outcomes from Previous **State** **Appropriations**

- ✓ 1,400+ SH residents served
- ✓ 98% housing stability
- ✓ 82% maintained or increased income
- ✓ 93% employee retention
- ✓ Capacity building investments leading to even more residents being housed in SH
- ✓ Investments in SOAR (SSI/SSDI Outreach, Access, and Recovery) will help people increase income & contribute more toward rent



# FY27 Appropriation Request

**Based on ongoing need, pursuing \$20M appropriation for FY27**

- Expected to serve 3,125 total SH residents
- Long-term goal for recurring funding; alignment with MSHDA development pipeline

# Medicaid as a Revenue Source for **Supportive Housing Services**

- ✓ Relationship building between SH providers and Community Mental Health (CMH) providers
- ✓ Budget challenges for CMHs
- ✓ State-level policy changes & guidance to remove barriers

# Changes to HUD CoC Funding

- The Continuum of Care (CoC) program is HUD's main competitive funding source for housing and services for people experiencing homelessness. In FY24, HUD awarded a total of \$80M to permanent housing programs (supportive housing and rapid re-housing) across Michigan.
- HUD issued a new CoC Notice of Funding Opportunity (NOFO) in November 2025 for the CoC Program, which capped permanent housing (including services) at 30% of the CoC's overall award which would have resulted in a loss of \$56M for critical housing programs in Michigan

# What's the current status?

## Legislation

FY26 THUD (Transportation and Housing and Urban Development) appropriations bill directs HUD to use CoC funding appropriated in FY25 to renew existing contracts for 12 months and directs HUD to use at least 60% of FY26 CoC funding for permanent housing renewals.

*Assuming HUD provides only the minimum required for renewals (by the current proposed FY26 THUD bill), **some permanent housing projects will still lose funding beginning in 2027.***

## Lawsuit

There is also a federal lawsuit (filed by 21 states, including MI) to stop HUD from implementing the new NOFO, which is currently being litigated

# What's the potential impact?

**Over 7,000 MI households would be at risk of losing housing  
(including 2,000+ families with children)**

*these are households that have been living stably in rental units with private market landlords  
and/or in LIHTC developments*

- Increase in homelessness and increased strain on emergency services
- Shifting costs to state and local governments
- Loss of income for landlords
- Need for additional funding for services
- Increased demand for deeply affordable housing
- Project delays and investment concerns



**AVALON**  
HOUSING



## Who We Are

30 Supportive Housing Communities

Washtenaw County

Nonprofit housing developer

Housing + Supportive Services



The Grove at Veridian



# WHO WE SERVE



**MORE THAN 70%  
LIVE ON LESS THAN  
\$1,000/MO**



**ALL CLIENTS EARN AT  
OR BELOW 30% OF  
THE AREA MEDIAN  
INCOME (AMI)**



**55% DEAL WITH  
SUBSTANCE ABUSE  
DISORDER AND/OR  
MENTAL ILLNESS**



# Housing Access for Washtenaw County (HAWC)



## Housed...

but in need of more affordable housing and resources to avoid facing homelessness

Information & Referrals



## At Imminent Risk...

of homelessness. Will lose primary nighttime residence within 14 days (HUD category 2)

Prevention & Diversion



## Homeless...

lives in a place not meant for human habitation, shelter, transitional housing, or hotels paid by organization/government (HUD category 1)

Housing Program Prioritization



# Housing First

Housing → Stability → Recovery



# Why Services Matter

Housing alone is not enough

Supportive Services help tenants:

- Maintain Housing
- Access Healthcare
- Stabilize Income
- Prevent Eviction



# What Supportive Services Look Like



# Our Impact

**885**

Exited  
homelessness

**31%**

Decrease in chronic  
homelessness

**174**

New units  
developed



# THE POWER OF AVALON HOUSING'S APPROACH

**\$13,183**

Average cost, per year, to provide housing and support to one person in Avalon Housing

**\$36,694**

Average cost, per year, to support one person living in a shelter

**96%**

Of people supported by Avalon Housing stay in their homes after one year

**25%**

Of the 800+ people who live in our homes are children



**AVALON HOUSING**

## Why SSTF Matters for Providers



SSTF strengthens supportive housing by enabling providers to:

- Serve tenants with higher needs
- Maintain manageable caseloads
- Reduce property operating costs
- Intervene early and effectively to address housing crises
- Prevent costly returns to homelessness



# Measures of Success



## ↑ Access to Health Insurance

*After 1 year clients with health insurance increased from 90% to 98%*

## ↑ Income

*After 1 year clients with income increased from 71% to 75%*

*After 1 year clients receiving SSI/SSDI increased from 39% to 50%*

## ↑ Housing Stability

*After 1 year the housing retention rate of Avalon tenants increased from 95% to 96.5%*

*After 1 year the percentage of positive exits increased from 45% to 52%*





Chelsie Wilkinson, MPA, CNP, CCAP  
Executive Director

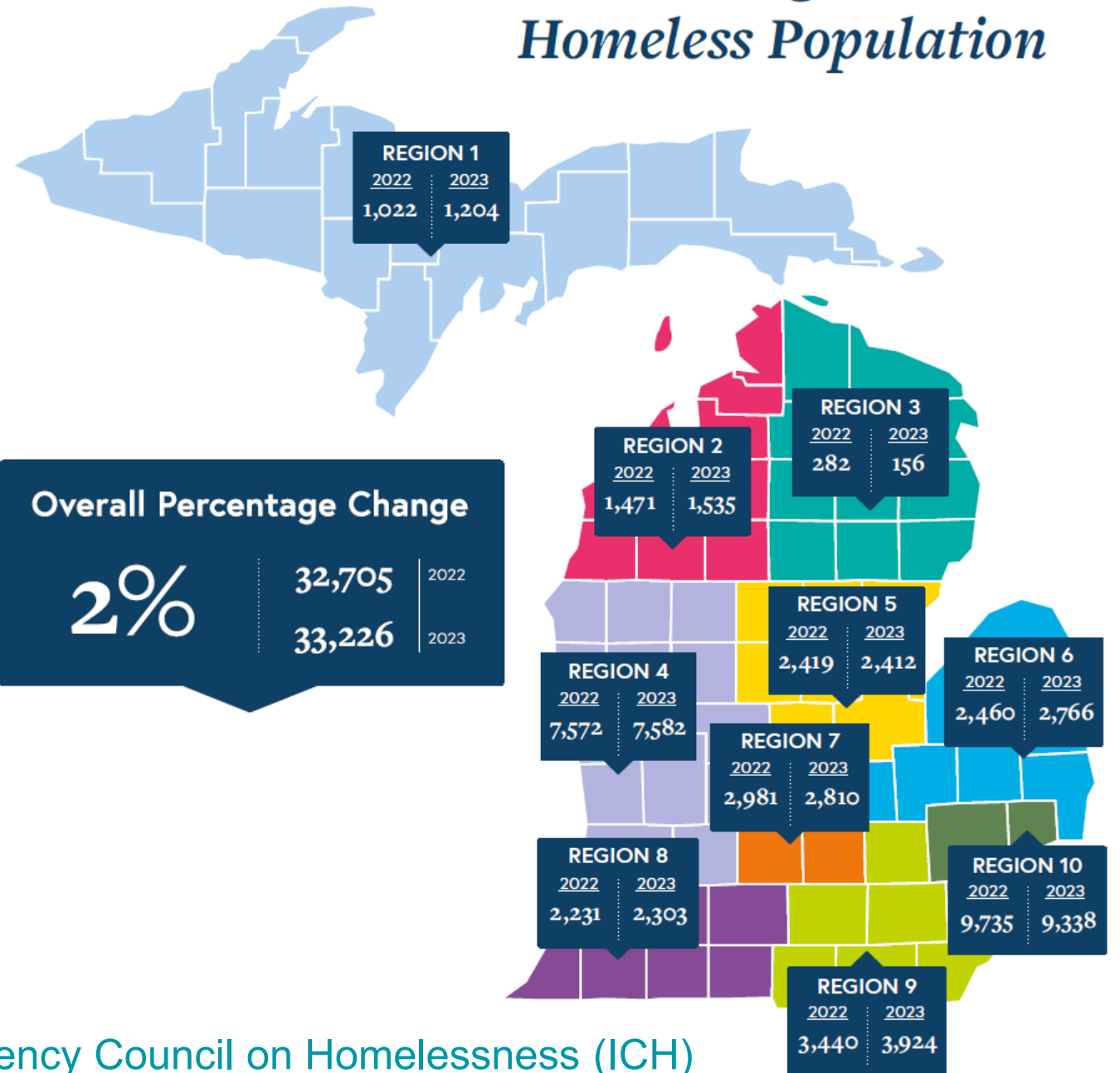
# History

- Founded in 2007
- Rotating Church Model for 13 years
- Warming Center to 24/7/365 Emergency Shelter in 2020
- 30 Beds for Adults (ESP & ESG funded)
- HUD funded Street Outreach Marquette & Alger Counties - 2023
- Scattered Site Family Shelters - 2024
- Permanent Supportive Housing – 2025
- Served 350+ individuals and families in 2025



Chelsie Wilkinson, Executive Director & Helen McCormick, Founder

# Michigan's 2023 Homeless Population



Disproportionate  
**18% increase** for the  
Upper Peninsula  
during the same time  
period

Local, alarming increases in:

- elderly clients
- people with disabilities
- chronic health conditions
- long-term homelessness

# What SSTF Allows Us To Do

- Build the capacity to create and launch a PSH Program
- Hire a full-time Tenant Support Specialist – MSW from Northern MI University
- Contract a part-time SOAR Practitioner for SSI/SSDI application support
- Utilize 8 existing Stability Vouchers (earmarked housing voucher for chronically homeless clients)
- Strengthen relationship(s) with Private Landlords / existing housing options

# SSTF in Action at Room at the Inn

- Enrolled 8 chronically homeless individuals
- Permanently housed 2 long-term stayers
- 11 Referrals to SOAR

## Practitioner

- 5 SSI/SSDI applications in process
- 2 SSI/SSDI applications completed and approved

## “Stacey”

- At our emergency shelter for 1051 days
- Employed full-time @ grocery store for 5+ years
- Private health insurance
- Barely over income for income-based housing
- Medical Emergency while in shelter – lost job
- Enrolled in SSTF 7/9/25, housed on 10/15/25 (98 days)
- SOAR referral intake 9/3/2025, Completed SSI application 11/17/25, approved on 2/25/2026 (175 days from SOAR intake to increasing income)



Thank you for your time!

Chelsie Wilkinson, MPA, CNP, CCAP

Executive Director

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