

# Housing Highlights

from the

## 2023 Community Needs Assessments



Alleghen County Board of Commissioners Meeting  
September 28, 2023

# Background

- CAAC completed two Community Needs Assessments in the summer of 2023
  1. Early Education Services: Head Start / Early Head Start
  2. Community Services Block Grant: Overall Service Portfolio
- Included both *Primary Research* (CAAC-initiated surveys, interviews, focus groups) and *Secondary Research* (Census Bureau, CDC, Kids Count, American Community Survey, etc.)
- Included a wide range of social determinants, needs, and perceptions of those in, or at risk of, poverty
- This presentation focuses on select findings from both Assessments related to housing.

# 2023 Community Needs Assessments CSBG CNA – Key Findings

*Statewide efforts to  
address housing needs  
for those in poverty.*

Select Recommendations from:

## **2022 Michigan Poverty Task Force Report**

### **HOUSING, BASIC AMENITIES AND THE ENVIRONMENT**

18. Create Statewide Rental Housing Partnership Trust [SRHPT].
19. Incorporate the Home Heating Credit application into the MI Bridges process.
20. Establish a Rental Registry to track lead abatement efforts in rental dwellings.
21. Eviction diversion programming.
22. Expand housing assistance to foster youth.
23. Alternative eligibility for foreign-born and nonresident Michigan homebuyers and/or renters.

# 2023 Community Needs Assessments CSBG CNA – Key Findings

*Housing affordability varies by area.*

<b>Key Data</b>	<b>Allegan City</b>	<b>Fennville</b>	<b>Holland-SW</b>	<b>Wayland</b>
<i>To afford Median Home</i>	\$52.1K	\$58.5K	\$85.6K	\$73.1K
<i>To Afford Median Rent</i>	\$36.3K	\$30.4K	\$38.4K	\$34.7K
<i>% Cost Burdened HH - Mortgaged</i>	23%	28%	18%	20%
<i>% Cost Burdened HH – Not Mortg</i>	11%	15%	10%	10%
<i>% Cost Burdened HH - Renter</i>	40%	29%	35%	38%
<i>Homeownership %: White, Hispanic</i>	83.4, 58.7	85.4, 74.3	87.2, 66.0	88.6, 67.4
<i>Housing Policy Matchmaker Type</i>	<i>Low Cost, Growing</i>	<i>Moderate Cost, Stable</i>	<i>Moderately High Cost, Growing</i>	<i>Moderate Cost, Growing</i>
<i>Strength &amp; Need Type</i>	<i>Low Strength, Low need</i>	<i>High Strength, Low need</i>	<i>High Strength, Low need</i>	<i>High Strength, Low need</i>
<i>5 Yr Owner / Renter Production Gls</i>	121 / 90	78 / 37	120 / 69	185 / 63
<i>Conv / Assist Mort Approv Rates</i>	83% / 76%	77% / 66%	83% / 73%	84% / 79%

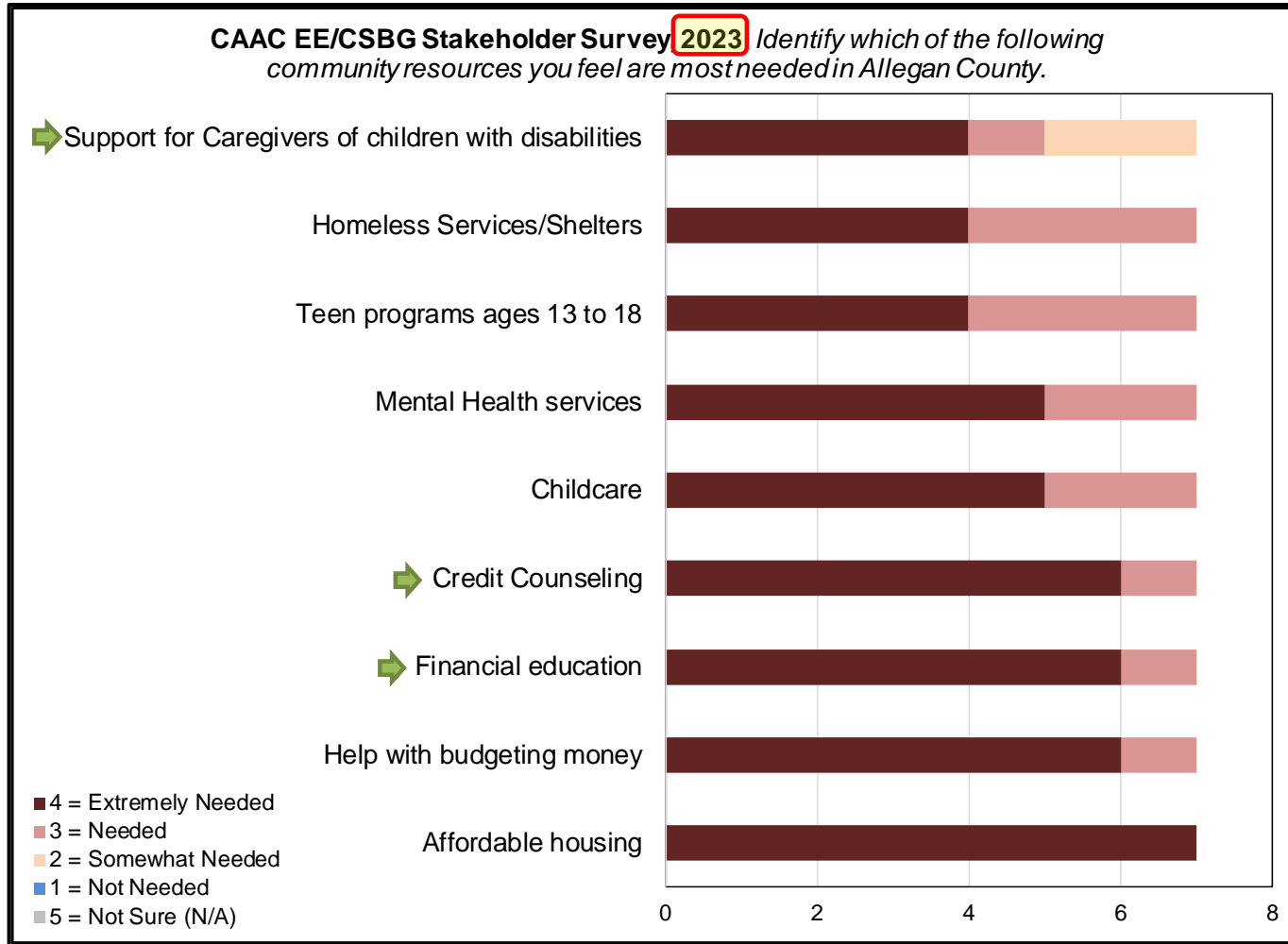
# 2023 Community Needs Assessments CSBG CNA – Key Findings

*4 Key Social  
Determinants*

2022 Community Health Needs Assessment	2022 Community Health Improvement Plan	
Priority Needs	Goal	Objectives
<p>1. <b>Mental and Behavioral Health</b>, including substance use disorder, addiction</p>	<p>Increase recognition and treatment of behavioral health conditions.</p>	<ol style="list-style-type: none"> <li>1. Increase utilization of behavioral health services for those in need.</li> <li>2. Decrease the percentage of youth &amp; adults experiencing “poor” behavioral health.</li> <li>3. Decrease the percentage of youth using substances. (Allegan Substance Abuse Prevention Coalition (ASAP))</li> </ol>
<p>2. <b>Housing</b></p>	<p>Strengthen the Housing sector within Allegan County and increase collaborative solutions.</p>	<ol style="list-style-type: none"> <li>1. Increase the percentage of residents with access to attainable &amp; safe housing options.</li> <li>2. Increase awareness and use of housing resources available in Allegan County.</li> <li>3. Strengthen the Allegan County homeless response system.</li> </ol>
<p>3. <b>Food Security</b>, including access and availability of fresh foods</p>	<p>Increase availability of healthy food options for residents, while also expanding supplemental food resources in Allegan County.</p>	<ol style="list-style-type: none"> <li>1. Increase the percentage of affordable &amp; attainable healthy food resources for residents in Allegan County.</li> <li>2. Increase awareness of health food resources available for residents in Allegan County.</li> </ol>
<p>4. Lack of <b>Healthcare Providers &amp; Services</b>, including access to prenatal / perinatal care, broadband internet, availability of appointments, etc.</p>	<p>Increase capacity and use of a patient - centered, community - integrated, and quality system of care for Allegan County residents.</p>	<ol style="list-style-type: none"> <li>1. Decrease the percentage of adults &amp; youth who are experiencing “poor” physical health.</li> <li>2. Increase the use of non-traditional services to meet health care needs for Allegan County adults &amp; youth.</li> </ol>

# 2023 Community Needs Assessments

## CSBG CNA – Key Findings



*LP4 - CAAC  
Early  
Education /  
CSBG  
Stakeholder  
Survey*

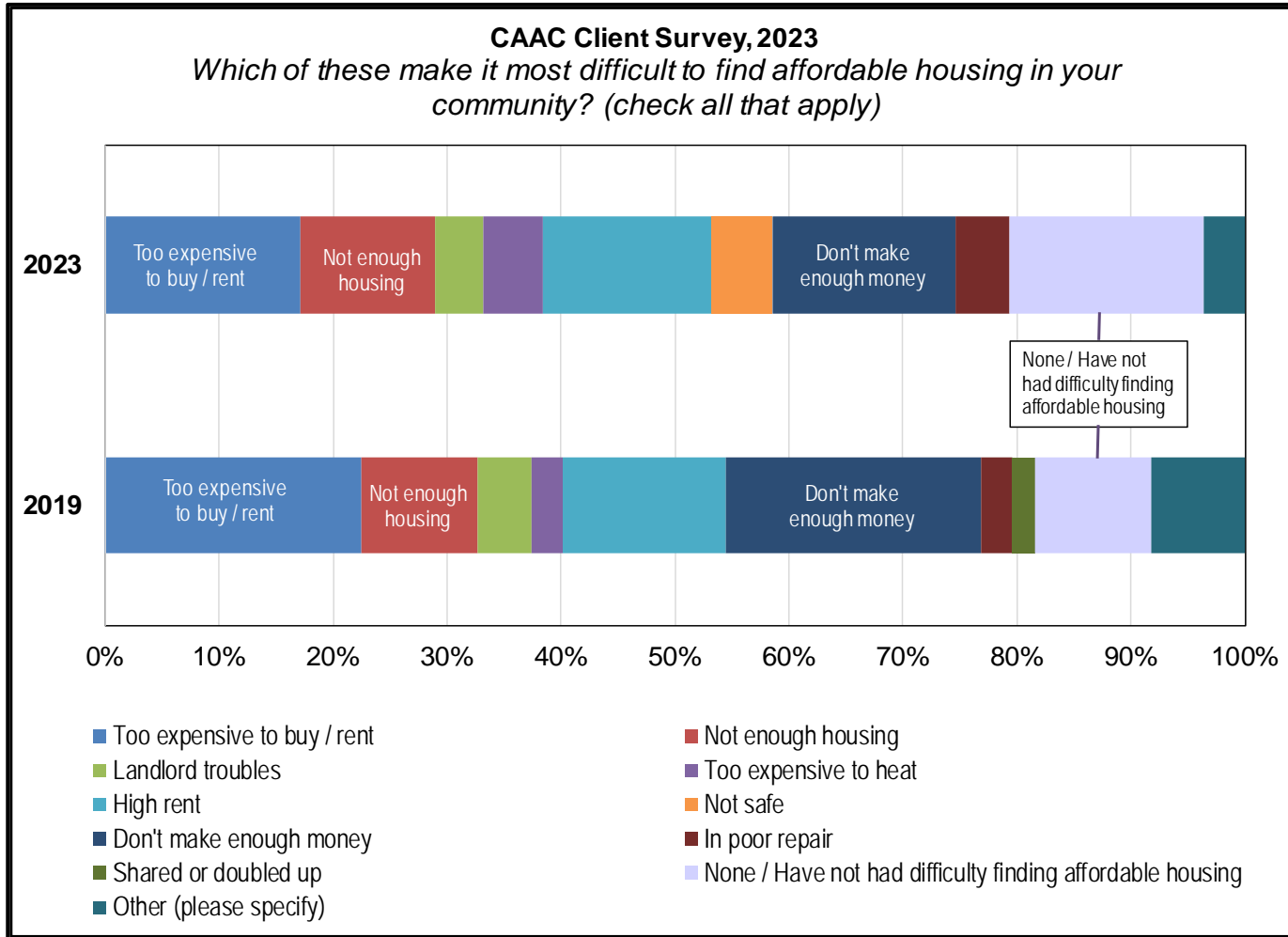
*3 New  
Resource  
Needs with 6  
Repeats from  
2020 Survey.*

*Affordable  
housing had  
the highest  
need rating.*

# 2023 Community Needs Assessments CSBG CNA – Key Findings

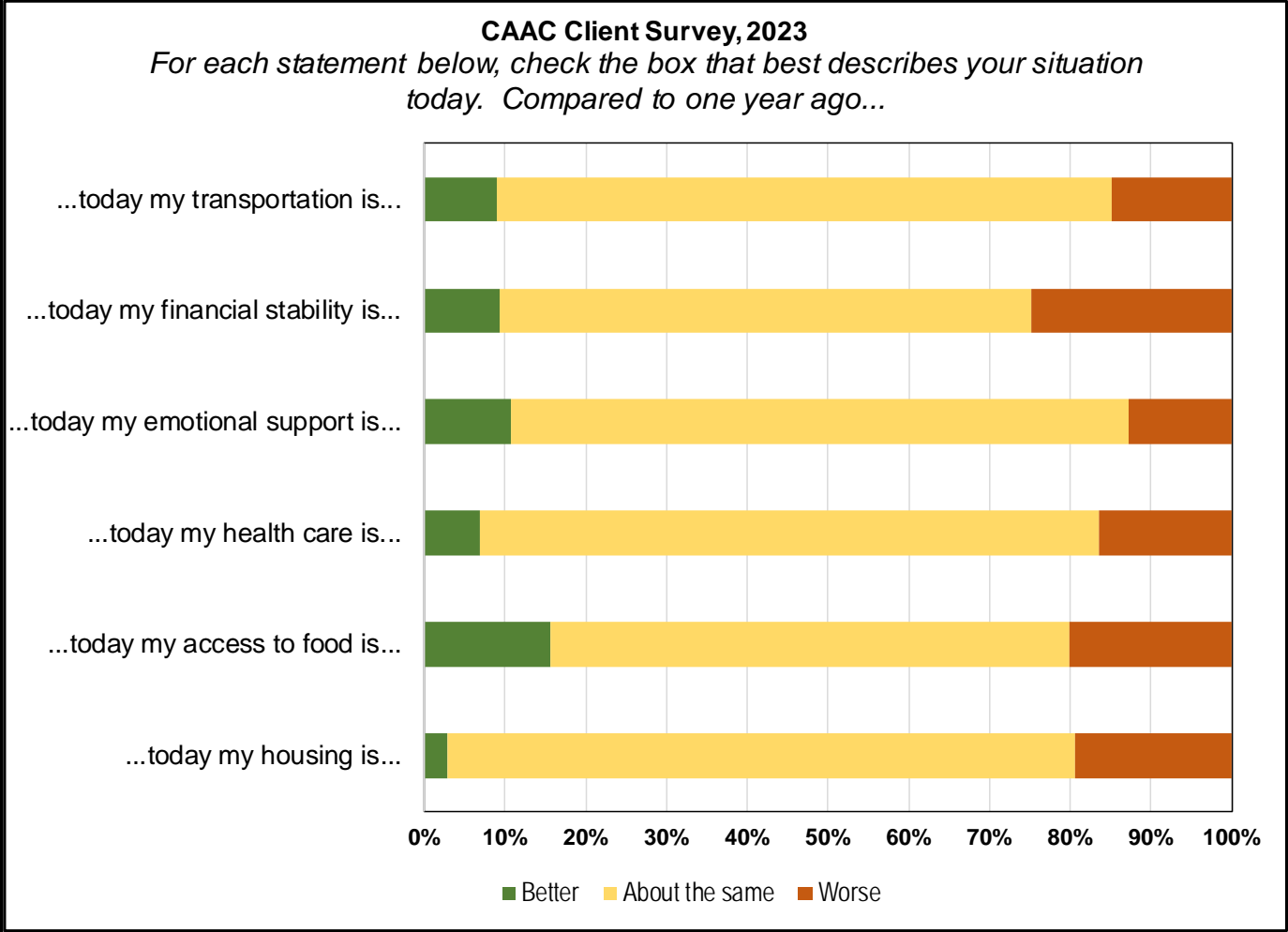
LP9 - CAAC  
Client Survey

*Three of the four most selected conditions were Too expensive to buy/rent, Not enough housing, and Don't make enough money. Of these, only Not enough housing was proportionately a more common selection in 2023.*



# 2023 Community Needs Assessments

## CSBG CNA – Key Findings



*LP9 - CAAC Client Survey*

*≈20% feel their housing is worse than one year ago...*



# 2023 Community Needs Assessments CSBG CNA – Key Findings

*Good partnership potential for some key social determinants.*

## LP6 - Local Stakeholder Interviews

- ☑ Stephanie Calhoun, CEO/Executive Director, Allegan Co. Community Foundation
- ☑ Bill Brown, Superintendent, AAESA
- ☑ Don Wilkinson, Executive Director, Lakeshore Habitat for Humanity

Area	Possible Partnership Opportunity
Adult Education	? We do a lot at the Tech Center. Is CAAC aware? Scholarships? ? Financial planning for homeowners? Home maintenance? ✓ We may provide funding for a program.
<b>Housing</b>	? Possibly through Tech Center ? Volunteers for construction opportunities ✓ Leadership role (we are convener)
Transportation	? Open to discussion. ✓ Strong interest – state grants are available
Early Education	✓ We may provide funding for a program.
Senior Services	✓ Home repairs. ✓ We may provide funding for a program.
Food Insecurities	✓ Yes. Build on Food Pantry Collaborative.

# 2023 Community Needs Assessments

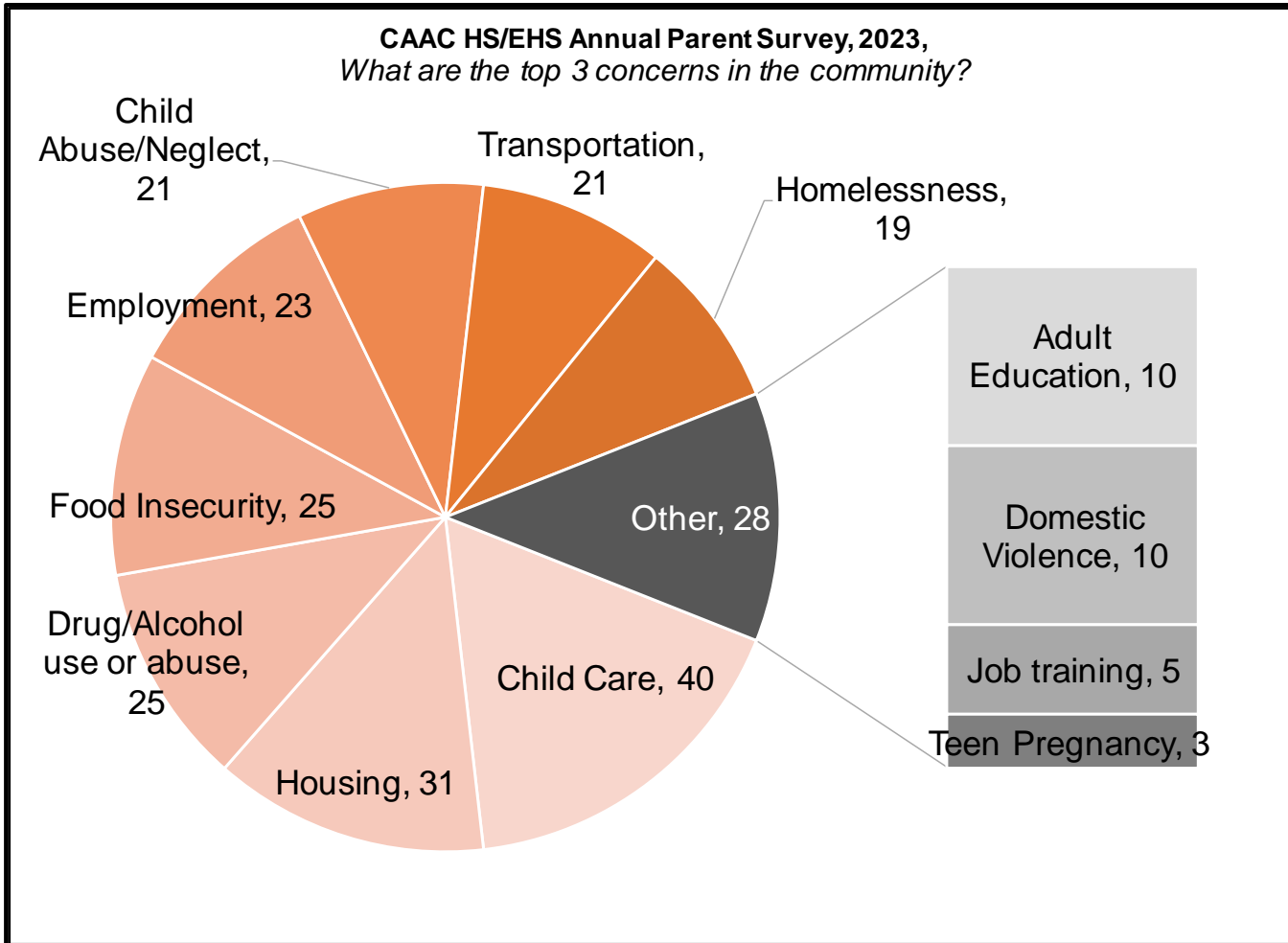
## Early Education CNA – Key Findings

Students Experiencing Homelessness, K-12					
	2017	2018	2019	2020	2021
#	521	478	416	363	409
%	3.6%	3.3%	2.9%	2.6%	3.0%

*The homeless rate for children has remained relatively constant.*

# 2023 Community Needs Assessments

## Early Education CNA – Key Findings



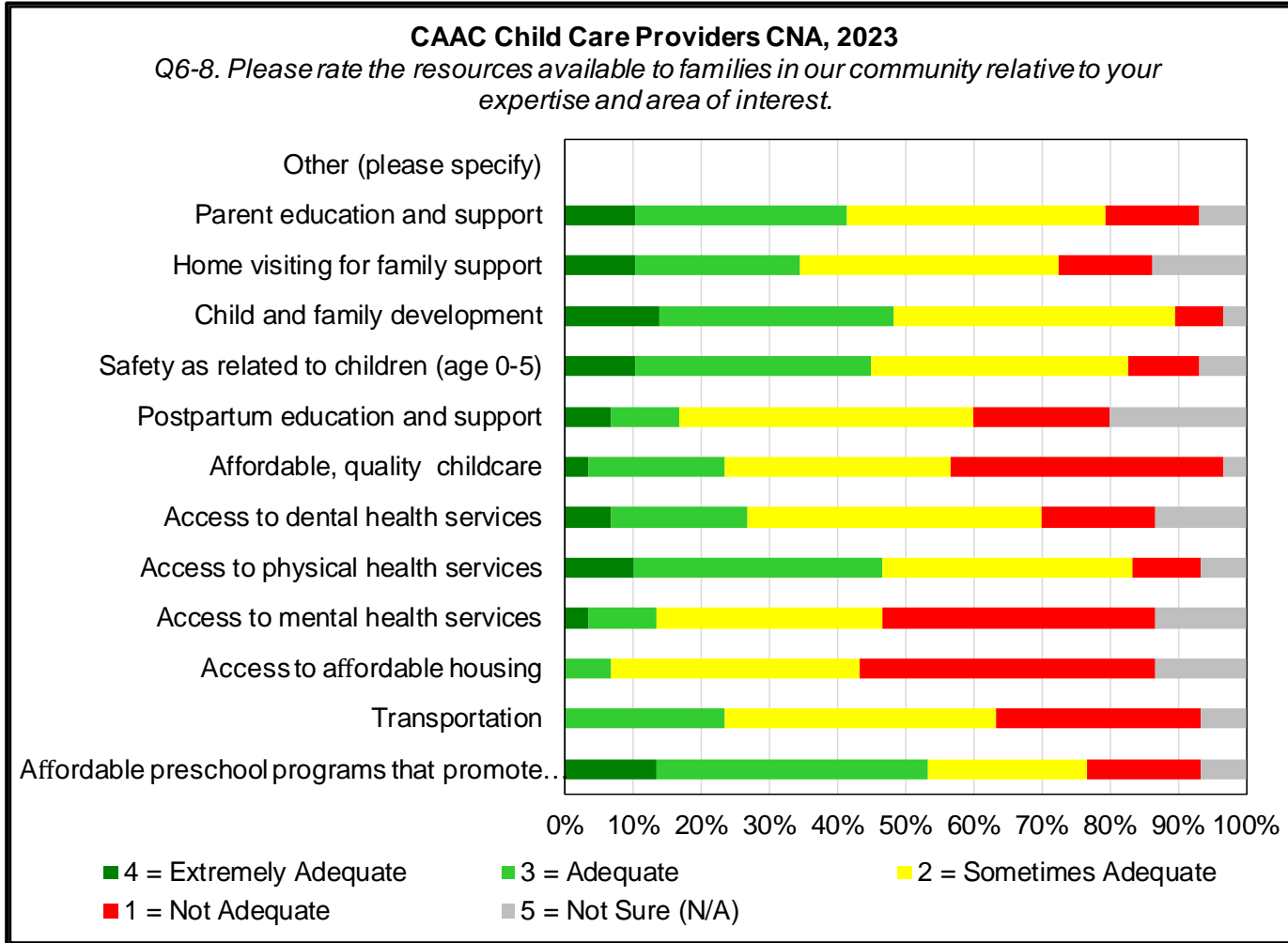
*LP1 - CAAC  
Early Education  
Services Parent  
Survey*

*Respondents  
have concerns  
related to many  
different social  
determinants.*

*Child Care and  
**Housing** were  
the most  
frequently  
listed.*

# 2023 Community Needs Assessments

## Early Education CNA – Key Findings



### LP3 – Area Child Care Providers Survey

Items with the relatively poorest ratings were the same in 2023 and 2020:

- Access to Affordable housing
- Access to mental health services
- Affordable, quality childcare
- Transportation

# 2023 Community Needs Assessments

## Early Education CNA – Key Findings

### LP5 – Early Education Stakeholder Interviews

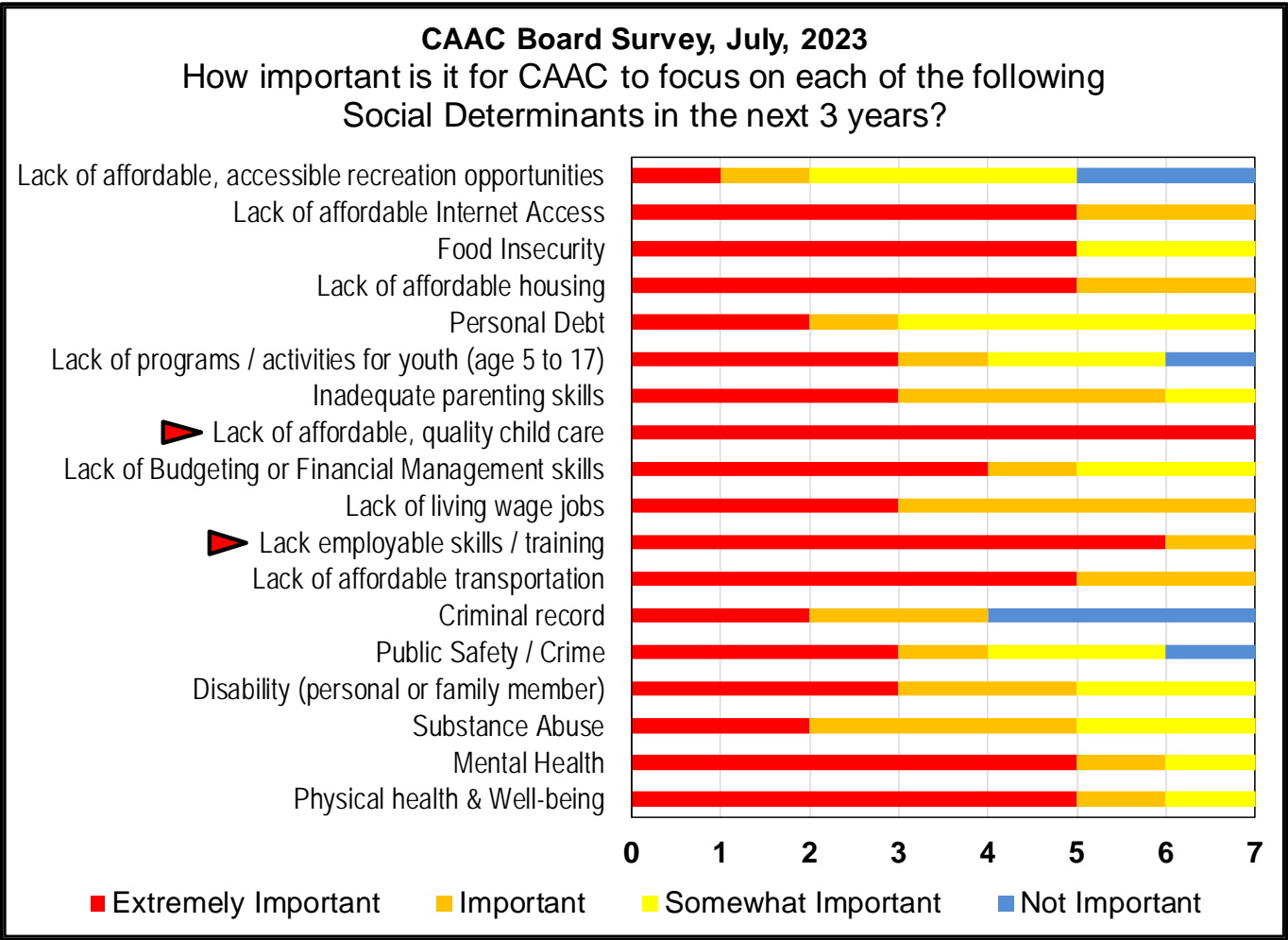
- ☑ Dr. Sara Franzen, Pediatrician, Ascension Health
- ☑ Becky Huberty, Coordinator, Allegan County Great Start Collaborative
- ☑ Lisa Letts, Personal Health Manager, and Lindsey Maunz, Planning & Preparedness Manager, Allegan County Health Department
- ☑ Lindsey Sichta, Director of Early Childhood Services, AAESA

Barrier	# Mentioning	Notes
Transportation	4	Not leveraging recent expansion of public transit system
Child Care	2	And “pre-school” options.
Parental Education	1	Includes unrealistic expectations, too much tablet time, lack of nutritious food
Affordable Housing	2	Leeds to frequent moves.
Awareness of Services	1	Kids 0-5 don’t know what they need; parents may be distracted or need help themselves
Stigma (accepting help)	1	
Language	1	Lack of interpreters
Inflation	1	

*Familiar items are among the list of most frequently mentioned barriers.*

# Other Market Assessment Highlights

## 2023 CAAC Board Survey Results



*LP13 - 2023 CAAC Board Survey*

*Child Care and Employable Skills have the highest importance ranking among social determinants, followed by a 6 others... including Lack of Affordable Housing.*

# 2023 Community Needs Assessments

## CSBG CNA – Other Helpful Data

### National Community Survey 2022

#### Conclusions

1. Residents appreciate Allegan County's natural environment and recreational opportunities.
2. While there have been small gains in the local economy, it remains an area of opportunity.
3. Allegan County's engagement is on the rise, and residents feel a strong sense of community.
4. The majority of residents continue to perceive Allegan County as a safe place to live.

#### Next Steps

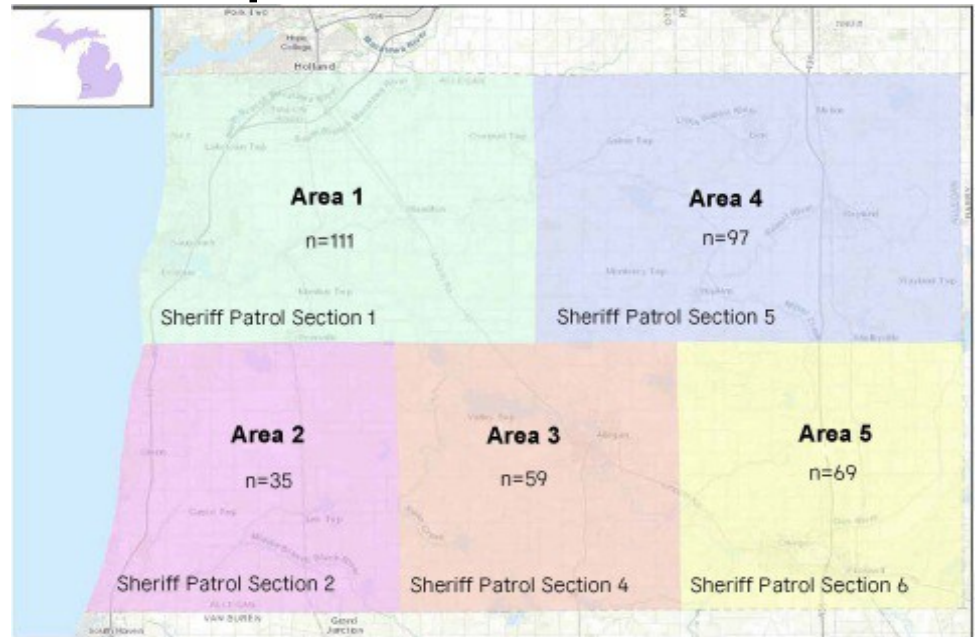
“After analyzing the results, we recommend using Polco to dig deeper into the following topics, with smaller more focused surveys:”

- Public transportation use
- Child Care & early childhood education
- Broadband internet access
- Older Adult needs and services
- Community design and housing
- Health services and concerns
- Recycling services

# 2023 Community Needs Assessments CSBG CNA – Other Helpful Data

*The importance of regional variation*

2022 National Community Survey



Items <u>with significant decline</u> <sup>1</sup> ↓ over 2019 Ratings & Unfavorable <sup>2</sup> Peer Group Comparisons	Area 1 NW	Area 2 SW	Area 3 SC	Area 4 NE	Area 5 SE
Ease of travel by public transportation	22%	5%	4%	17%	14%
Bus or transit services	35%	14%	3%	15%	33%
Recycling	65%	19%	45%	56%	68%
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be: Very positive, Somewhat positive, Neutral, or Somewhat negative?	19%	12%	26%	6%	25%

<sup>1</sup> More than 8 percentage points to be statistically significant

<sup>2</sup> Compared to similar communities



# 2023 Community Needs Assessments

## CSBG CNA – Other Helpful Data

### 2022 National Community Survey

*Detailed Item of focus related to last CAAC Strategic Planning...*

Item (Please rate...)	2019*	2022*	Trend**
Employment opportunities.	35%	43%	Similar
Cost of living.	49%	52%	Similar
Ease of travel by car.	83%	88%	Similar
→ Ease of travel by public transportation.	28%	15%	Much lower
→ Variety of housing options.	42%	31%	Similar
→ Availability of affordable quality housing.	35%	32%	Similar
Availability of affordable quality health care.	41%	44%	Similar
Availability of preventative health services.	36%	37%	Similar
→ Availability of affordable quality mental health care.	29%	27%	Similar
→ Adult education opportunities.	41%	44%	Similar
Opportunities to participate in social events and activities.	40%	55%	Similar
Opportunities to volunteer.	56%	63%	Similar
Openness and acceptance of the community toward people of diverse backgrounds.	51%	47%	Similar

Items with arrows → were flagged in 2018 Results as having among the lowest ratings.

\* 2019 and 2022 %s are the % rating as excellent or good.

\*\* As compared to the National Benchmark.

# 2023 Community Needs Assessments CSBG CNA – Meta Analysis

*Recommended  
areas of focus...*

LP – CSBG CNA	Discrimination	Substance Abuse	Child Care / Develop	Debt / Finances	Teen Pregnancy	Recreation, Activities	Transportation	Parenting Skills	Affordable Housing	Mental Health, Access	Transient, Immigrant	Wages, Living Wage	Food Insecurity	Adult Education	Medical Care, Access	Eldercare Needs	Child Poverty	Geog Areas of Need	Racial Disparity	Employment	Disability	Obesity / Diabetes	NOTES
LP4: EE/CSBG SH Survey		✓	✓			✓	✓	✓	✓	✓		✓											Youth/Teen Programs
LP6: CAAC SH (Local) Interv			✓				✓		✓				✓										
LP7: CAAC SH (MI/US) Interv			✓				✓		✓					✓									
LP9: CAAC Client Survey				✓			✓		✓				✓		✓	✓					✓		Housing Cost/Supply
LP10: MACC Focus Group			✓	✓			✓																
LP11: CAAC Employee Surv	✓																						
National Community Survey			✓			✓	✓		✓						✓	✓		✓					
US Census Bureau / ACS							✓							✓		✓	✓				✓		Cognitive Disability
United Way																		✓	✓				ALICE/ Poverty Rates
Michigan Poverty Task Force			✓	✓					✓						✓					✓			
MDTMB (Unemployment)																							
NAEH (Homelessness)									✓														High Housing Costs
Statewide Housing Plan									✓					✓					✓				
Kids Count Data Center			✓																				
MDHHS		✓														✓					✓	✓	
Center for Disease Control																						✓	
SAMHSA		✓																					
County Health Rankings										✓					✓								
Social Vulnerability Index																							
Allegan County CHNA / CHIP									✓	✓			✓		✓								