

EXECUTIVE DIRECTOR'S REPORT

May
2025



Northeast Michigan Housing Needs Assessment



2024 Median Household Income
Northeast Michigan Region

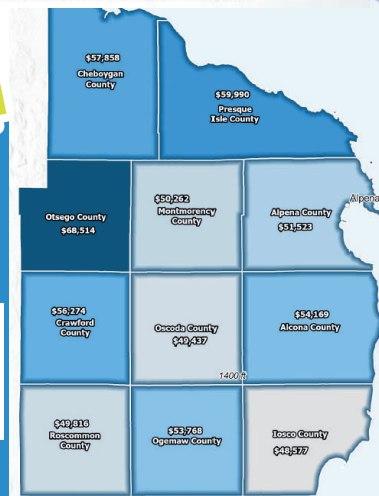
County	Typical Housing Costs and Income Needed to Afford Northeast Michigan Region			
	Rent		Own	
	Fair Market Rent (FMR)*	Income Needed	Median Available For-Sale Price	Income Needed
Alcona	\$905	\$36,200	\$269,635	\$80,891
Alpena	\$905	\$36,200	\$217,450	\$65,235
Cheboygan	\$999	\$39,960	\$410,000	\$123,000
Crawford	\$961	\$38,440	\$267,450	\$80,235
Iosco	\$905	\$36,200	\$235,000	\$70,500
Montmorency	\$905	\$36,200	\$275,900	\$82,770
Ogemaw	\$905	\$36,200	\$239,999	\$72,000
Oscoda	\$905	\$36,200	\$240,000	\$72,000
Otsego	\$1,004	\$40,160	\$294,000	\$88,200
Presque Isle	\$905	\$36,200	\$375,000	\$112,500
Roscommon	\$905	\$36,200	\$244,900	\$73,470

*Reflective of a two-bedroom unit



2024 Median
Household
Income

\$49,000
\$69,000



Report Highlights

- **Projected Household Growth:** In the next five years, the region anticipates the addition of 962 new households. Montmorency County is expected to lead with a growth rate of 3.4%, while Ogemaw County may see a slight decrease, indicating differing local needs.
- **Aging Population:** Approximately 64.4% of households are headed by individuals aged 55 or older, significantly higher than the state average of 49.7%. This highlights an urgent demand for senior-friendly housing solutions, such as accessible homes and independent living options.
- **Affordability Challenges:**
 - **Cost-Burdened Renters:** 41.4% of renter households are considered cost-burdened, spending over 30% of their income on housing.
 - **Wage Disparities:** More than 80% of regional jobs do not offer wages sufficient to afford the median home price of \$249,900, creating substantial barriers to homeownership.
- **Housing Gaps:**
 - An estimated 2,642 rental units are required to satisfy demand, especially for households earning less than \$40,000 annually.
 - The region is also facing a shortfall of 8,309 for-sale units, with the highest demand for homes priced between \$210,000 and \$320,000.

[View the Full Report Completed by Bowen National Research](#)

RECOMMENDED READS

Check out these insightful articles to stay informed on critical issues affecting Michigan and beyond.



VA asks employees to report 'anti-Christian discrimination' to new task force

The VA task force asks employees if they were disciplined for refusing vaccine mandates, not performing abortions or not administering hormone therapy.

Federal News Network / Apr 23

The VA is taking a stand against anti-Christian discrimination. Find out how employees are being encouraged to report incidents and what this means for workplace inclusivity.



Studies raise warnings about Michigan child care access, cost | Bridge Michigan

Families can't afford to pay and workers can't afford to stay. Michigan's child care crisis is crimping family budgets and hobbling Michigan businesses.

BridgeMichigan

Studies highlight alarming issues with child care access and affordability in Michigan. Dive into the full article to understand the impact on families and potential policy changes.



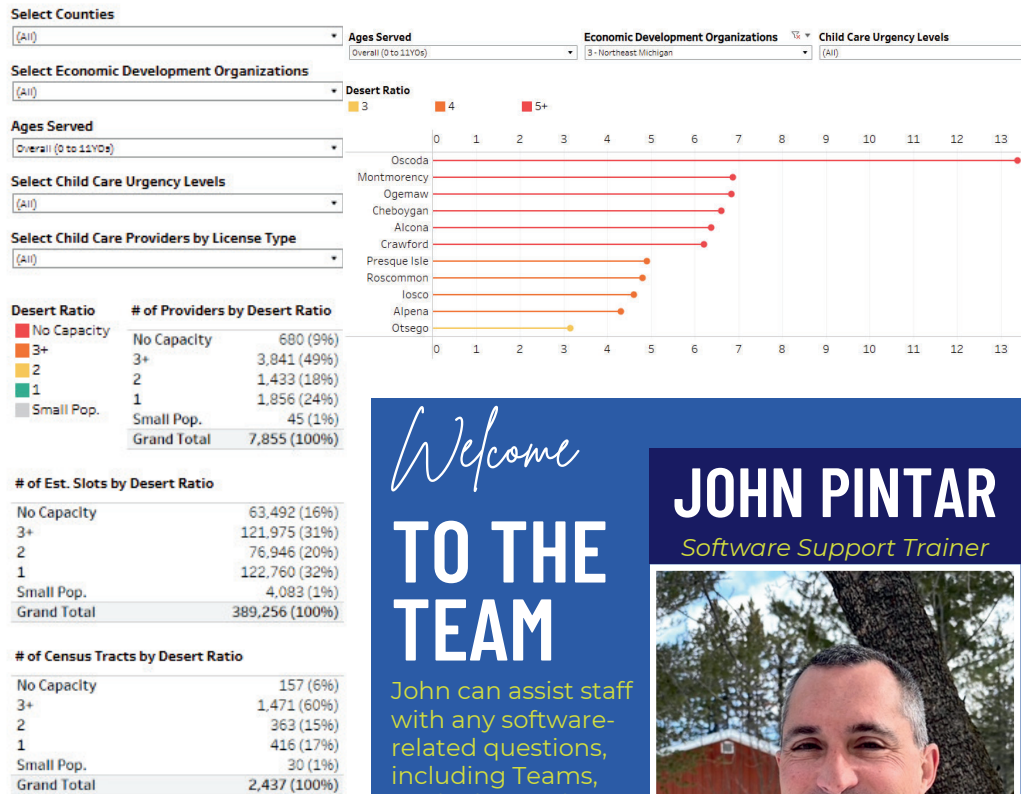
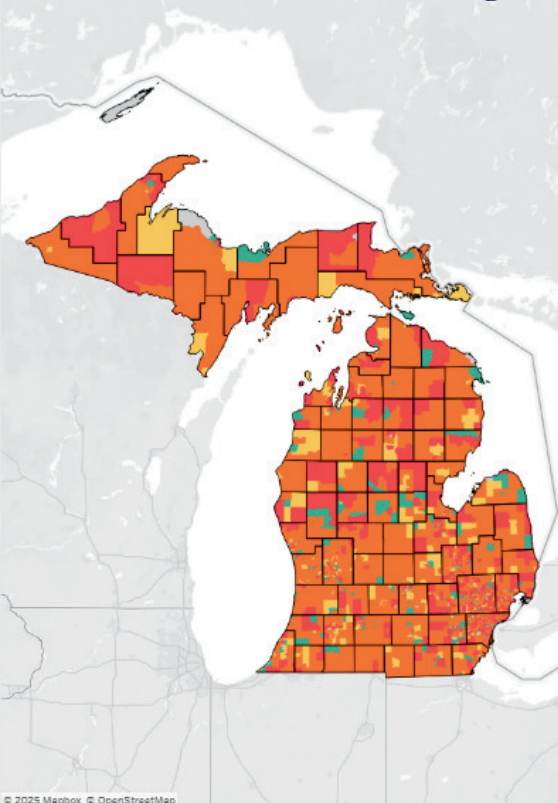
Crush of retirees a crisis in Michigan. State unprepared to meet their needs | Bridge Michigan

Michigan spends more than many states and gets less in return on services for seniors, who face long waits for care, transportation gaps and bureaucracy that pushes them to nursing homes. The problems will only...

BridgeMichigan

Discover the challenges Michigan faces in meeting the needs of its growing retiree population. Read the full article to learn more about the state's preparedness and potential solutions.

Childcare Deserts in Michigan



Welcome
TO THE
TEAM

John can assist staff with any software-related questions, including Teams, Outlook, Word, Excel, PowerPoint, and more. Support is available one-on-one or in group sessions. Feel free to contact him via Teams or email for any assistance!

JOHN PINTAR
Software Support Trainer

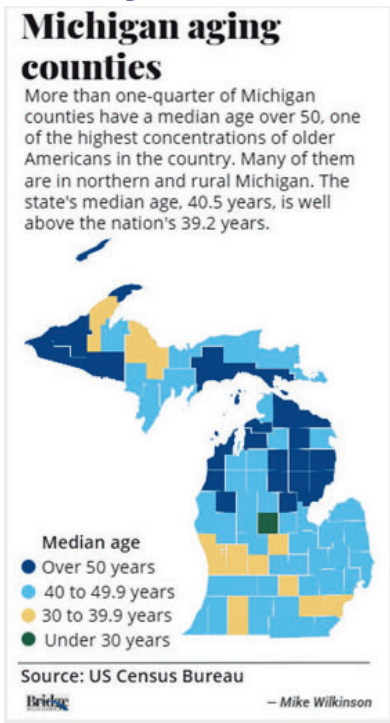


Program Impact

AREA AGENCY ON AGING

Michigan is largely an aging population. In fact, it's one of the oldest in the nation. Bridge Michigan has done a month's long investigation on the aging crisis. It is not surprising that northeast Michigan is the fastest growing segment of the state in terms of older adult population. Check out the map below from their publication and take some time to review several articles written by their journalists detailing many of the issues facing the older population in Michigan. Some of the information may be surprising to you.

Program Impact: SHIP Counseling – A Beneficiary’s Story from Catherine Glomski
“A beneficiary called recently to thank me for helping him and his wife with their 2025 Medicare options. His wife was on the waiting list for a kidney transplant and needed coverage for her surgery; we found the coverage they needed. He called to tell me that he lost his wife this week – she died in his arms after he had tried CPR to revive her with 911 coaching him on the phone and awaiting the ambulance to pull into his drive only minutes later. As the event unfolded, he said she knew she was dying, and she told him that she loved him. He described how hard it was both emotionally and physically to perform CPR; he knew that he was her only chance, and he did everything he could do. I am so touched that he called me in his grief. We talked about how caregiving is one of the most difficult jobs in the world, especially knowing that he has been doing it for a very long time. He thanked me and expressed that I helped them both -- I was their Medicare “angel” to which I responded that I’m not an angel; I was just doing my job. He responded, “But you care.” With his words, I had one of those sit-back moments that make you take stock of what it means to be a Medicare/SHIP counselor. All of us care; we do make a difference in people’s lives. These two people certainly made one in mine. I’ll never forget them – they are the reason we do what we do.”



Long-Term Care Ombudsman Update: Since April 1st, Tammy Dean quickly embraced her role as the local Long-Term Care Ombudsman (LTCO) by not only visiting all the nursing homes in the region but also completing eight routine visits to adult foster care (AFC) homes and seven non-routine visits. There have been two cases closed, and one is still open. Each quarter the Ombudsman must visit ten percent of the 21 Nursing Home Facilities in the region. She is also working to visit all adult foster care homes and homes for the aged before the end of the fiscal year—there are 93 AFCs and 2 HFAs in the 12-county region.

STATE OF REFORM Laurie Sauer and Yvette Smigelski attended a State of Reform conference on April 17th. This premier event brings together healthcare practitioners, policymakers, and thought leaders to discuss and shape the future of Michigan's healthcare landscape.

Older Michiganians Day
Wednesday, May 7, 2025
On the south lawn in front of the Capitol Building

AS WE WORK TO
Flip the Script on Aging

10:00 am-12:00 pm with lunch to follow

AREA AGENCIES ON AGING
ASSOCIATION OF MICHIGAN

Older Michiganians Day is an annual day of advocacy for the Area Agencies on Aging when hundreds of advocates gather on the capitol lawn to speak up on issues that are important to older adults. Each year a platform is created on the most pressing issues, which we share broadly across the state. Legislators are invited to join us on the lawn for lunch following our morning event. Please join us in person or virtually for this important event. To register, contact Laurie Sauer at 989.358.4663 or SauerL@nemcsa.org

For more information or to read the 2025 Advocacy Platform, visit: <https://4ami.org/advocacy/older-michiganians-day>

May is Community Action Month!

MAY 2025

CCAP CELEBRATION WEEK

(May 4 – 10)

Celebrate your agency's Certified Community Action Professionals on social media.

STAR WARS DAY Sample graphic provided. #MayThe4thBeWithYou	Monday Motivation 5 Start your week off with an inspirational quote from lifelong Community Action champion, Lois Carson. Sample graphic and messaging provided. #MondayMotivation	National Teacher Day Honor your Head Start teachers. Sample graphic and messaging provided.	IMPACT WEDNESDAY 7 Promote Community Action's national impact with our collection of social media graphics and messages or use our customizable template to promote your agency's local impact. #ImpactWednesday	Throwback Thursday 8 Share our sample graphic honoring Sargent Shriver and/or post your own #TBT photo.	BABY DAY Share our graphic and messaging or spotlight your Early Head Start or Whole Family Approach initiatives.	SATURDAY SPOTLIGHT 3 Spotlight a program or service provided by your CAA or State Association. #SaturdaySpotlight
SUNDAY SUCCESS 4 Celebrate your customer success stories on social media. Sample messaging provided. #SundaySuccess	CCAP Celebration Week Celebrate your agency's CCAPs on social media.	National Nurses Day Honor nurses on social media. Sample graphic and tweets provided.	CCAP Celebration Week Share your digital badge on social media.	PROVIDER APPRECIATION DAY 9 Give recognition to childcare providers on social media. Sample graphic and messaging provided.	Older Americans Month 10 Give recognition and raise awareness about issues facing older adults. Sample graphics and tweets provided.	
MOTHER'S DAY 11 Celebrate the mothers of Community Action. Sample graphics and messaging provided.	HUGGY HEART DAY 12 Color the Huggy Heart and post to social media.	Training Tuesday Promote Community Action training programs that help equip families for success. Sample graphics and tweets provided. #TrainingTuesday State Association Day Honor and promote your Community Action State Association with group board/staff photos and highlights from Association services.	WEATHERIZATION WEDNESDAY 14 Promote the importance of Community Action weatherization services. Sample graphic and tweets provided.	International Day of Families 15 Promote the importance of family well-being in our communities. Sample graphic and tweets provided.	Fun Friday 16 Post a photo of yourself to social media with our "I <3 Community Action" selfie sign. #FunFriday	Armed Forces Day 17 Honor our members of the Armed Forces. Sample graphic and tweet provided.
LET'S celebrate 18 HEAD START'S 60TH BIRTHDAY Celebrate the legacy and impact of the Head Start and Early Head Start programs. Sample graphic and tweets provided.	Mission Monday 19 Use the customizable social media template to promote your agency's mission. #MissionMonday	Transformation Tuesday 20 Let folks know how your CAA is transforming lives in your community. Sample graphics and tweets provided. #TransformationTuesday	IMPACT WEDNESDAY Promote Community Action's national impact with our collection of social media graphics and messages or use our customizable template to promote your agency's local impact. #ImpactWednesday	Throwback Thursday 22 Post a throwback photo from your agency or staff. #TBT	fact friday 23 Sample graphic and messaging provided. #FactFriday	Saturday Shoutout 24 Shoutout local partners on social media.
Sunday Success 25 Celebrate your customer success stories on social media. Sample messaging provided. #SundaySuccess	MEMORIAL DAY 26 A day to honor and mourn military personnel who have died while serving our country.	TUESDAY TESTIMONIAL Have a great customer testimonial to share? Post it to social media! Sample messaging provided. #TuesdayTestimonial TRAINING TUESDAY Promote Community Action training programs that help equip families for success. Sample graphics and tweets provided. #TrainingTuesday	WEATHERIZATION WEDNESDAY 28 Promote the importance of Community Action weatherization services. Sample graphic and tweets provided.	THANKFUL THURSDAY 29 Give thanks to those who make a difference and inspire us – board members, staff, customers, and the Community Action Network at large. Sample messaging provided. #ThankfulThursday	fun friday 30 Post a photo of yourself to social media with our "I <3 Community Action" selfie sign. #FunFriday	I <3 community action 31

Board Members:

WHAT CAN YOU DO?

- Advocate for NEMCSA's Mission & Programs
- Volunteer with NEMCSA
- Donate to NEMCSA
- Legislative Day at the Capitol is May 21st: Join us!
- Connect with Us Over lunch!
 - May 6th: West Branch New Office
 - June 10th: Alpena Main Office
 - June 26th: Cheboygan Early Childhood Center



Program Impact

EARLY CHILDHOOD SERVICES

DON'T ALLOW HEAD START TO BE DEFUNDED!

Eliminating funding for Head Start would be catastrophic!

To children. To families. To communities.

HEAD START

**Parents and Caregivers,
Teachers and Staff,
Friends and Neighbors!**

We need your help.

**Scan the QR code below on your
phone and fill out the form.**

By doing so, you are letting your lawmakers
know **you believe in Head Start's impact.**



**go.nhsa.org/
take-action**



How You Can Help:

- NHSA has made it easy to contact your Members of Congress. Visit nhsa.org/take-action to send a message urging them to protect Head Start funding. It only takes two minutes to make a difference.
- Your voice is crucial in ensuring that Michigan's children and families continue to receive the support they need. Take action today to stand up for Head Start.

Why This Matters for Michigan:

- **Support for Families:** Head Start enables parents to work while ensuring their children receive quality early education.
- **Economic Impact:** The program strengthens local economies by supporting working families and creating jobs.
- **Community Well-Being:** In many areas, especially rural parts of Michigan, Head Start is the only available early learning and childcare option.

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Life of stability



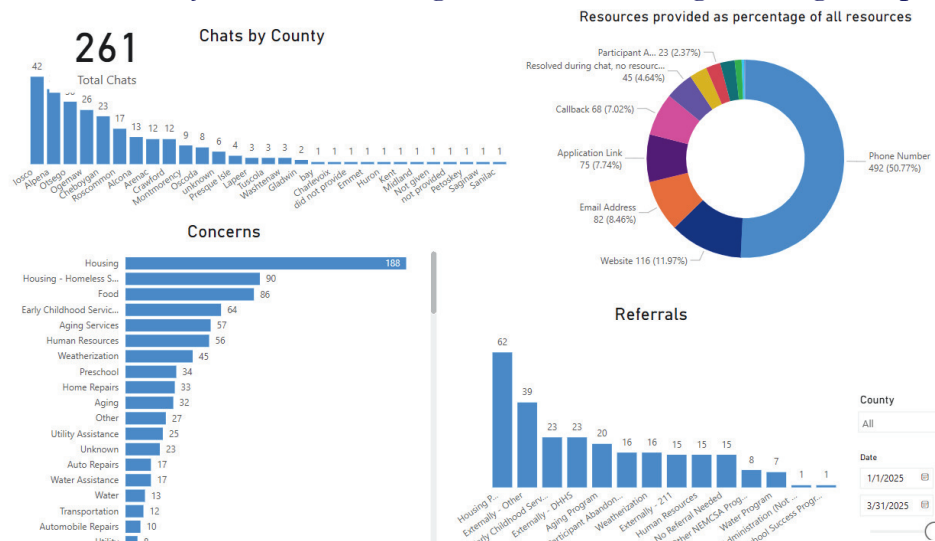
Family Success

COMMUNITY RESOURCES



 **Have ideas or want to join as a guest?**
Share your suggestions, topics, or feedback by completing the form [here](#):
Podcast Feedback Form

NEMCSA's Chat Team supported 261 total chats during the first quarter of 2025, with 188 inquiries centered on housing concerns—a clear reflection of regional needs. Iosco County recorded the highest webchat usage during this period.



Program Impact

SCHOOL SUCCESS

Welcome to the School Success Team, Andrea & Ariana!



The School Success Team is excited to announce two new School Success Liaisons bringing valuable talent to NEMCSA! Andrea McKay, School Success Liaison at ACES Academy in Alpena and Ariana Santana, School Success Liaison at Sanborn Elementary in Ossineke.



WELCOME

The Owl Closet

Justine Alderete, local Oscoda small business owner of Jus' Create partnered with the School Success staff at Richardson Elementary to create shirts for the Owl Closet. Justine enjoys designing shirts to show Oscoda School spirit. She donated some of her shirts to the Richardson Elementary School Owl Closet. Justine said that she donated the shirts so that students who don't usually have the extra money to buy an Oscoda Owl shirts could show their school spirit. The Owl Closet is kept stocked with clothing for students who need different clothes due to spills and accidents, and for students who need more clothes in their wardrobe. School Success Liaisons help students get what they need from the closet. "We are grateful for donations of community members like Justine that help keep our Owl Closet stocked with new and gently used clothing." -Elena Fryer, Senior School Success Liaison



March is Reading Month Events

School Success staff are always getting into the spirit of the things and March is Reading Month is one of the best times of the year! At various sites, liaisons are engaged in reading in classrooms, assisting with projects, and encouraging reading through school spirit activities.

- A Family Fun Night took place at Richardson Elementary, featuring a book fair!
- In Onaway, a liaison crafted St. Patrick's Day bracelets for students, which were all gone by lunchtime!



Program Impact

HOUSING

Shelter Diversion

In April, staff enrolled four new participants into the Shelter Diversion Program. They were able to successfully divert one participant from having to enter shelter or a place not meant for human habitation to a rental in Roscommon County, assisting with security deposit and first month's rent. Shelter meetings are also scheduled to begin next month with the veteran homeless shelter in Otsego County.

Housing Pathways for Young Adults

In April, there are 3 Young Adults who are housing insecure and are currently looking for housing. There are 2 households in NEMCSA's Transitional Housing Program and 3 households in the Rapid Rehousing Program. Since February, the program has supported those at risk of homelessness with \$12,000 in security deposits and rent payments and just over \$1,600 in transportation, groceries and household expenses.

Congrats Edwin!

Edwin was happy to sign his lease and move into his new rental before Easter! Edwin first contacted Housing while living in his vehicle traveling county to county looking for a place to call home. He received resources and guidance from Street Outreach when a landlord who has had previous positive interactions working with Homeless & Prevention Services contacted with an available unit. Edwin's Street Outreach Worker helped to facilitate filling out the application. Once the landlord accepted Edwin as a tenant, his Housing Resource Specialist inspected and was able to get him moved in right away! Congratulations on your new home, Edwin!



Community Support

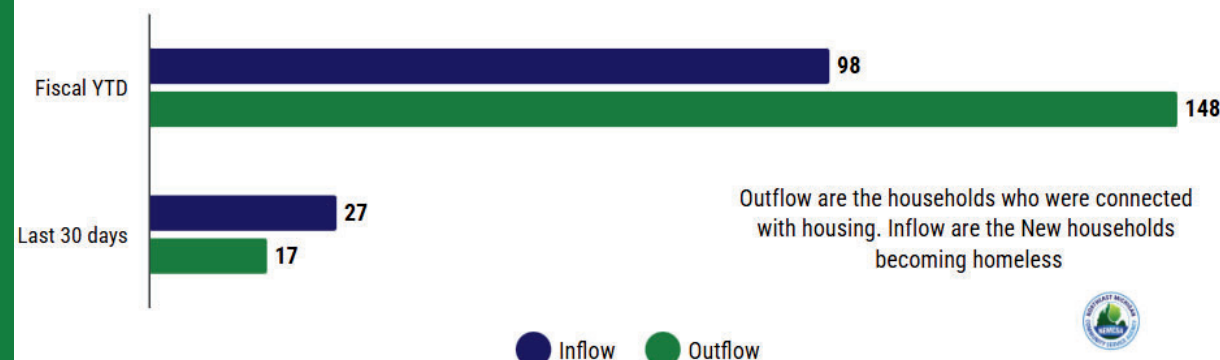


Bottled water and other supplies were taken to team members and homeless participants after the ice storm took out power and left many community members displaced. Homeless & Prevention staff worked to provide updated information on warming shelter locations and emergency food distributions in every county throughout the duration of the storm and cleanup. Staff are working alongside warming shelters in rural areas that are still experiencing power outages to provide resource information.

Street Outreach

What started out as a verification of homelessness, had Street Outreach worker Chad using his skills to help a homeless participant jump start their car so they could have heat. Homeless households that are referred to Street Outreach are unsheltered, meaning that they are sleeping in places like tents, cars and campers. Chad's quick thinking and help in the moment meant this homeless participant was able to be comfortable out of the cold.

Households Connected to Housing vs. New households becoming homeless



To find out more about Homeless & Prevention Services, call: 989-358-4678.

Program Impact

FINANCIAL EMPOWERMENT

Housing Counseling

In April, six participants completed Homebuyer Education and Pre-Purchase Counseling. Four of those participants have been pre-approved for a mortgage and will be purchasing a home within the next six months. The other two are actively working with our Financial Coach to improve their credit so that they're able to move forward with their dreams of purchasing a home.

The program has also received an additional \$10,000 in CSBG funding to assist homeowners that are facing foreclosure due to their property taxes, and hope to be able to assist at least an additional 5 households.

Family Self-Sufficiency Program

In the month of April, two participants graduated from the FSS program with a combined escrow amount of over \$12,000. One participant is using the money to pay off debts to improve her credit score so that she's able to purchase more reliable transportation for herself and her children. The second participant is closing on a home purchase in early June and will be using her escrow money for closing costs as well as to purchase new furniture and other items needed to move her family into their new bigger space.

To find out more about the Financial Empowerment Programs, Call: 989-358-4627.

WATER PROGRAM

**In April, The Water Affordability Program
successfully provided the following assistance:**

\$4,099

WATER BILLS PAID

\$11,700

PLUMBING BILLS PAID

14

HOMES ASSISTED TOTAL



To find out more about the Water Program, Call: 989-358-4675.

Program Impact

WEATHERIZATION

Weatherization staff are busier than ever and SO proud of their team!! The program has 60 jobs currently in progress, 50 homes waiting for inspections, 40 applications being reviewed and 180 clients on the waitlist. Staff have been working hard to customize Empower to better suit their needs. They are also working on their first multi-unit project, more to come on that soon!

The team has hired another intake assistant, and she will be joining the crew in May. The staff are looking forward to all this expansion within the department and benefits this will provide to the communities!!



VOLUNTEER PROGRAMS

FOSTER GRANDPARENT/SENIOR COMPANIONS

The Foster Grandparent program expands into Alcona County! The program has signed a Memorandum of Understanding with Alcona Elementary School and anticipate new Foster Grandparent, Kathleen Hill, to begin serving early May. FGP Staff are very excited about the new partnership as there has not been a Foster Grandparent serving in the community since 2020!



AmeriCorps
Seniors



*We ♥ our
Volunteers*