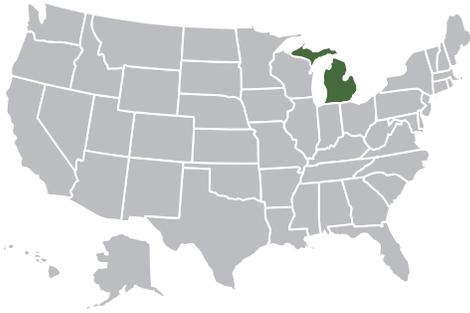


Issue Brief

HOUSING IN MICHIGAN

In 2009, the housing costs for nearly one third (30.6%) of households in Michigan exceeded 30% of household income. More than 14,000 Michigan residents were using a homeless shelter or transitional housing on a single night in January 2009.

What is precarious housing and homelessness?

Precarious housing refers to housing conditions that are unaffordable, overcrowded, or physically inadequate (e.g., no hot water). **Homelessness** refers to the state of living in emergency shelters, transitional housing, or places not meant for habitation (e.g., the streets, abandoned buildings). **Chronically homeless** persons are unaccompanied homeless individuals with a disabling condition who have either been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years.

How many Michigan residents are affected?

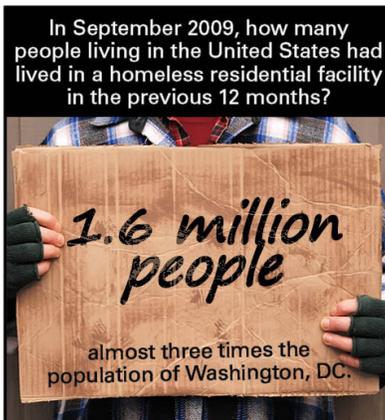
In 2009—the most recent year for which complete data are available:

- Housing cost burdens, a major stressor and risk factor for homelessness, were severe (at least 50% of income) in 336,000 (12.1%) owner-occupied households.
- The housing cost burden for an additional 516,000 (18.5%) housing units was moderate (30–49.9% of income).
- Overcrowding (more than one occupant per room) existed in 62,000 (1.6%) households.
- A small percentage of Michigan households (0.4% ±0.1%) lacked complete plumbing facilities.
- Of those counted as homeless on one night in January 2009, 11.8% qualified as chronically homeless.

WHAT IS SOCIETAL DISTRESS?

Societal distress describes living conditions that do not satisfy basic human needs, such as food, shelter, health, income, and education.

Visit www.humanneeds.vcu.edu for more details.



THE PROJECT ON SOCIETAL DISTRESS is an initiative of the Virginia Commonwealth University Center on Human Needs, which examines the prevalence of societal distress in five domains—food security, housing, health, education, and income—and makes the information available to the public and policymakers. This research effort focuses on presenting accurate data on the number of Americans affected by these conditions and not examining the causes or proposing solutions. The Project on Societal Distress is funded by the W.K. Kellogg Foundation.

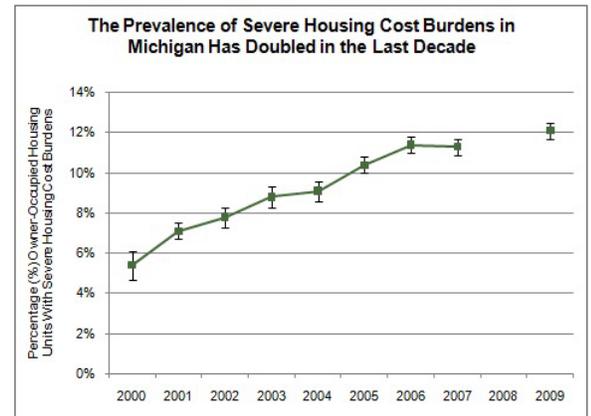
In 2009, severe housing cost burdens affected more than half (57.0%) of owner-occupied households in Michigan that made less than \$20,000 per year.

What are the trends?

From 2000 to 2009, the prevalence of severe housing cost burden in Michigan increased from 5.4% to 12.1%.

Who is affected?

As of 2009—the most current year for which data are available:



WHY DOES IT MATTER?

Precarious housing conditions and homelessness pose a threat to physical, mental, and emotional health; to personal safety; to the stability of home life; to childhood development and learning; and to the employment and productivity of the family.

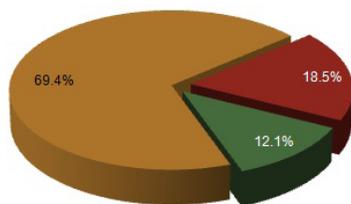
Children: Households with children represented 23.5% of the sheltered homeless and 15.8% of the unsheltered homeless households in Michigan.

Minorities: One in five (20.1% ±1.8%) black households and 16.1% (±3.4%) of Hispanic households reported severe housing cost burden, compared to 11.1% among whites.

The Poor: Approximately one fourth (23.7% ±1.4%) of owner-occupied households with incomes below \$20,000 experienced moderate housing cost burden compared to 15.5% of households with incomes greater than \$35,000.

The Disabled: Among persons who used Michigan shelters, 13.0% had a severe mental illness and 18.1% suffered from chronic substance abuse.

Nearly One Out of Three Michigan Homeowners Faces Housing Cost Burdens



- Not cost-burdened (<30% of income)
- Moderately cost-burdened (30-49.9% of income)
- Severely cost-burdened (50% or more of income)

SOURCES AND METHODS

The statistics reported here were obtained from the U.S. Census Bureau's *2009 American Community Survey* and U.S. Department of Housing and Urban Development's *2009 Michigan Continuum of Care Homeless Populations and Subpopulations Report*. The data underwent statistical analysis by the research staff of the Virginia Commonwealth University Center on Human Needs. Analytic methods are detailed at www.humanneeds.vcu.edu.

THE VIRGINIA COMMONWEALTH UNIVERSITY CENTER ON HUMAN NEEDS (www.humanneeds.vcu.edu) was chartered in 2007 to provide the public and policymakers with information about the prevalence of societal distress in the United States. Its mission is to document how many Americans confront food insecurity, precarious housing or homelessness, inadequate health and health care, inferior education, and inadequate income/poverty.

For more details, visit www.humanneeds.vcu.edu.