

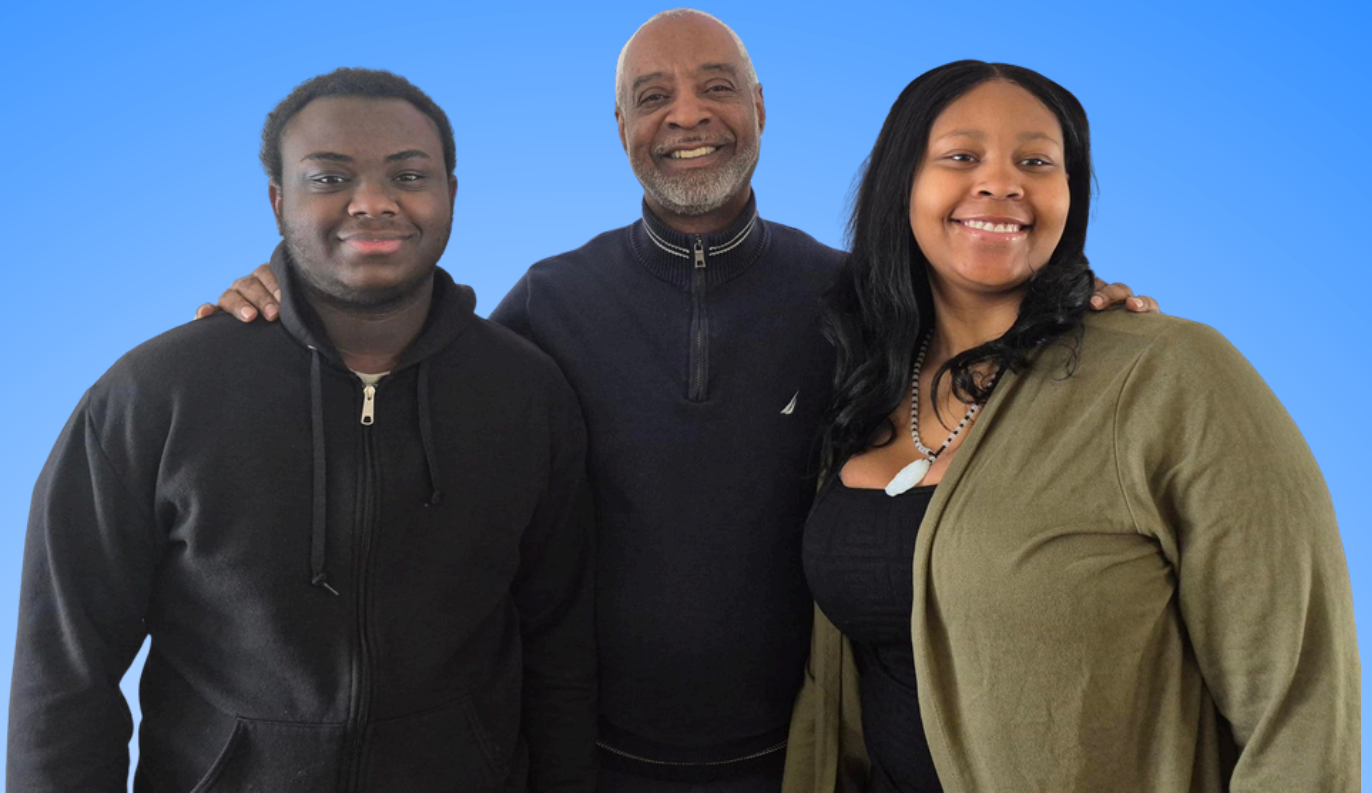


Covenant
House
Michigan



2025

ANNUAL REPORT



MISSION & VISION



Our Mission

We recognize God's providence and fidelity to His people. We are dedicated to living out His covenant with absolute respect and unconditional love.

Our Vision

Our vision is that no youth, regardless of their circumstances, faces homelessness alone, and where every young person is self-reliant and thriving in a home and community of their own.



DEAR FRIENDS,

I am honored to share Covenant House Michigan's 2025 annual report. This report is deeply meaningful, not just because of what it represents on paper, but because it reflects the lives, voices, and stories behind our work.

At Covenant House Michigan, we exist to combat homelessness by providing unconditional love, absolute respect, and relentless support to young people ages 18-24. We meet young people where they are — without judgment — and walk alongside them as they navigate some of the most pivotal, and often challenging, moments of their lives. For many, Covenant House Michigan becomes more than a program or a service; we become a partner, an anchor, and a family during a time when there are no other support systems.

This year marks the first year of our three-year strategic plan, shaped directly by the voices of the young people we serve and informed by community stakeholders and partners across the state. Their insight pushed us to ask hard questions and imagine solutions that better reflect the realities young people face as they move toward independence. The result is a clear, ambitious roadmap — one grounded in dignity, opportunity, and long-term impact.

One of the most exciting examples of this vision is our expansion into affordable-for-youth housing. Across our community, there is a critical gap for young people who are ready to live on their own but still need support to succeed. Too often, these young adults are forced to choose between independence and stability. Our deeply affordable housing model will bridge that gap — offering safe, affordable housing paired with support from Covenant House Michigan. This is a new and innovative approach in our community, and one we believe will redefine what sustainable independence can look like for young people.

Across Michigan, Covenant House has provided shelter, transitional housing, and individualized wraparound support to hundreds of young people. Each story is different, and so is our response — whether through mental health care, making employment connections, providing life skills, support, or simply a trusted adult who shows up every day. We believe transformation happens when young people are seen, heard, and supported at every step.

We are also proud of our growing partnerships in Detroit and Grand Rapids, where we are working alongside other agencies to deepen workforce development and training opportunities and expand access to mental health services. These collaborations allow us to go further together and ensure young people have the tools they need not just to survive, but to thrive.

As we look ahead, I am energized by what is possible. Our impact is growing, our vision is clear, and our commitment to young people remains unwavering. None of this work happens alone. It is fueled by supporters and partners who believe that every young person deserves safety, dignity, and the chance to thrive.

Thank you for being part of our Covenant House Michigan family. Your support ensures that when a young person needs us most, we are here — ready to offer love without conditions, respect without judgment, and support without limits.

With gratitude and hope,

Meagan Dunn

Meagan Dunn
President & CEO
Covenant House Michigan



Kellie L. Ray

Kellie Ray
Board Chair
Covenant House Michigan





CHMI LEADERSHIP



Meagan Dunn
Chief Executive Officer

Tamika Mayes
Chief Financial Officer

Kelly Small
Chief Program Officer

Jeff Coffey
Chief Facilities Management Officer



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Trivola Plump

STRATEGIC PLAN

Youth Voices Guide Our Work

Emotional Safety | Transportation Access | Mental Health Services | Documentation Support

Our 2025-2028 Strategic Plan establishes a framework to meet evolving youth service challenges through four interconnected pillars. Together, we will transform the lives of youth experiencing homelessness across Michigan through unconditional love, respect, and innovative approaches to care.

Facing the continued challenges of the housing crisis, mental health needs, the family breakdown, and racial disparities, we'll address their interconnectness with holistic solutions. By understanding these dynamics, we have designed responsive programs that address both immediate needs and underlying systemic issues.

Unconditional Love

Radical Hospitality



HOPE Expressive
Therapy



Mental Health
Services



Aftercare Support



Inter-agency
Partnerships

Absolute Respect

Youth Voice & Data



Youth Advisory
Councils



Digital Feedback
Tools



Youth-led
Evaluation



Data Integration

Relentless Support

Housing Pathways



Emergency Shelter



Transitional
Housing



Rapid Re-housing



Affordable-for-Youth
Housing

Organizational Capacity

People & Culture



Trauma-Informed
Training



Cross-Campus
Collaboration



Staff Wellness
Programs



Financial
Sustainability

GRAND RAPIDS

Amazing Grace: Seth's Story

Candles flickered outside Covenant House Grand Rapids, as a crowd stood in the dark and cold for our first annual Grand Rapids Sleep Out. Eighteen-year-old Seth stepped up to the mic and began to sing "Amazing Grace." His voice carried the weight of a journey that has spanned continents — from an orphanage in Uganda to a new life in Hudsonville, and finally, to this moment of transition.

After experiencing homelessness, Seth spent five months at Covenant House Grand Rapids. With the support of his case manager, Connie Wells, he secured housing through the AYA Youth Collective and made a fresh start.

An artist who draws, writes music, and sings, Seth used these creative outlets during his time at Covenant House from singing at the vigil to participating in our ArtPrize entry.



“I am grateful for the staff at Covenant House most of all and the respect that they showed me — meeting new people, developing friendships, and securing a place to call home,” he says.



Originally from Uganda, Seth was adopted at age seven by a family in Hudsonville. A return trip to Uganda two years ago deepened his connection to his roots, and he now hopes to one day give back to the orphanage that once cared for him.

In the fall of 2026, he will enroll as a freshman at Grand Rapids Community College to study physical therapy, driven by a goal to help others heal. Thanks to the community's support, Seth has found the stability he needs to pursue those dreams.

CARITAS

Meet Antonio, A Man With a Plan

At 19, Antonio is already a man with a plan. After three months at CHMI, he's not just passing through; he's building a foundation, one certificate and one conversation at a time.

His recent path took him through the three-week BetterWay employment program. Four days a week, from 9 a.m. to 1 p.m., Antonio and a crew of five or six others were picked up from Caritas Center to pack food for non-profits like Focus: HOPE. They earned \$15 an hour, moving between locations to ensure people in the community stayed fed.

Over provided meals, they delved into discussions about God, faith, and the weight of their own journeys.

"We talked about being tested," Antonio recalls, reflecting on the group's spiritual deep dives. "And about falling into the hands of God."

At Covenant House Antonio secured his State ID, received on-site health check-ups and is studying for his GED. He attends Painting with a Purpose sessions and received a coat and headphones at the holiday shop. Now he's looking for his own apartment and is participating in a trade training program. His goal is to become a day trader.

His story is proof that with the right tools — and with grace and respect — the next chapter is always within reach.



ABOUT CARITAS

Caritas Center is a 45-bed emergency shelter for youth ages 18-24 who are experiencing homelessness or who have been exposed to trafficking. Residents of Caritas are partnered with a dedicated social worker and provided individualized, strengths-based case planning that is designed to engage them in the array of trauma-informed, wraparound support programs offered by CHMI and its community partners to quickly and safely end their experiences with homelessness and ensure they do not recur.

During its 2025 fiscal year, CHMI provided more than 17,500 combined nights of shelter to 311 young people, 176 of whom exited the shelter to achieve permanent housing with a family member, friend, or independent living arrangement while an additional 53 exited the shelter for a transitional living program, such as CHMI's Rights of Passage.

RITES OF PASSAGE

How Lehanna is Stitching a New Pattern

For Lehanna, life has always been about patterns. At eight years old, she began with doll clothes. By 19, she was making her own skirts on a sewing machine passed down from her grandmother. But over the last year, the native Detroiters has had to redesign a life that didn't always fit the measurements she planned.

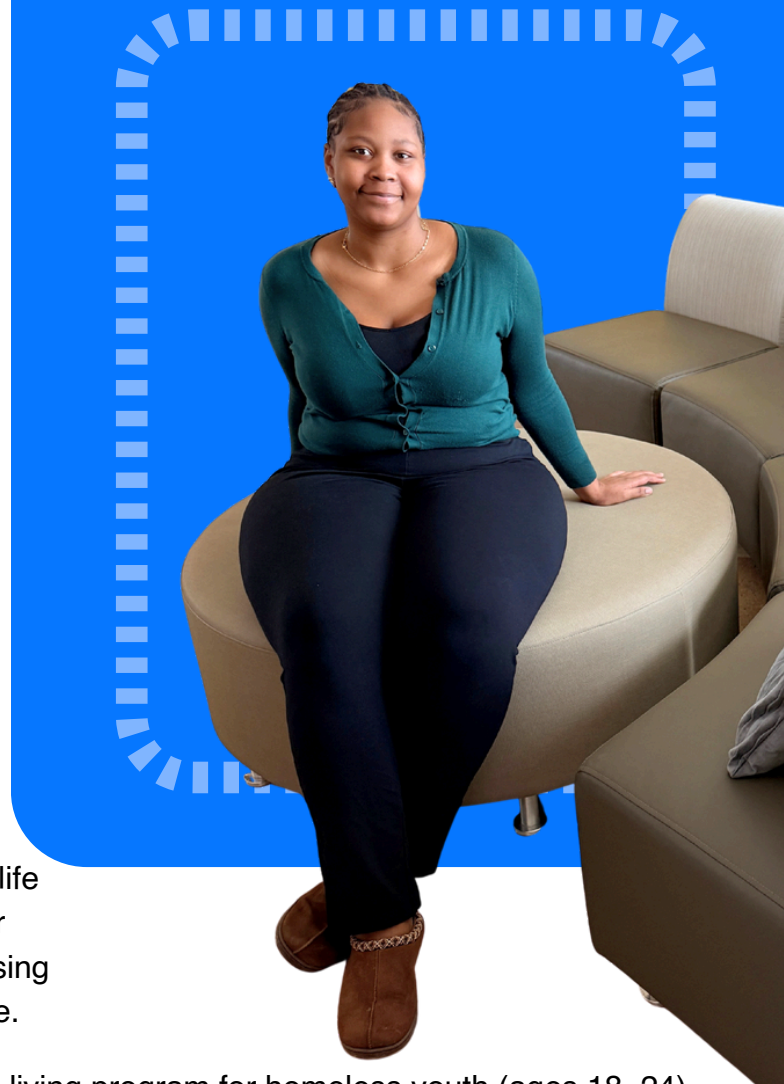
"Parents are only human," Lehanna says of her upbringing and the moves between homes that eventually led her to Covenant House Michigan. "I know they did their best."

Lehanna's journey to our Rights of Passage (ROP) program began after a stressful attempt to balance life as a student at Wayne State University. Despite her best efforts—including working several jobs—the rising costs of housing and tuition became insurmountable.

Since arriving at ROP, our 18–24 month transitional living program for homeless youth (ages 18–24) aimed at achieving independent living, she has found more than just a bed. The program provides stable housing, vocational training, financial literacy, and education to help youth transition from homelessness to self-sufficiency. Lehanna is also an inaugural member of CHMI's Youth Advisory Council.

"It's nice to know I'm not the only one," she reflects. "It makes me feel better about the situation. It's better than I thought about shelters."

Through a CHMI-sponsored program that covered all tuition, materials, and testing fees — and provided a \$500 stipend — Lehanna recently completed her Certified Nursing Assistant (CNA) training. Now, she is focused on her future. She has opened a PNC account via a mobile banking unit and is saving her earnings. Lehanna is also expecting twins this September. Today, she's stitching a whole new pattern for the future.



STREET OUTREACH

Where No One is Invisible

On a bone-chilling afternoon just west of downtown, a white van navigates the edge of Corktown. Inside, Stephanie Taylor isn't just looking for people; she's looking for a chance to save a life.

As the manager of the Covenant House Michigan Street Outreach team, Taylor knows that when Detroit temperatures drop into the single digits, the clock starts ticking.

"For me, it's a mission," she says. "Seeing how we can prevent suffering and improve outcomes through outreach inspires me. It's meaningful work that helps not just young people but also the entire community."

The team's philosophy is simple: no pressure, just presence. They cruise the streets offering food, hygiene items, and warm clothing, but their ultimate goal is a "yes" — the moment someone agrees to come inside.

During a ride-along this winter, Taylor encountered a man shivering in the cold. The interaction was brief but life-altering.

"You want shelter? I'm here to take you," Taylor told him. "Are you ready? Come on, go with me."

That ride in the van is often the first step toward the stable independence CHMI provides through a dozen-plus programs. For Taylor, the successes are what keep her going.



"It's incredible what they've had to do to survive at such a young age. It makes me even more determined to help them know they're loved and supported."

"One time, we drove a young lady to three interviews and she landed a job," she continues. "Then we helped her get a uniform and bus tickets to get her started. It's not just about getting them off the streets — it's about teaching them independence."

CHMI's consistent visibility is the antidote to isolation. By showing up every day with gloves, hats, and a path to 24/7 emergency shelter, we ensure that no one has to remain invisible.

TOTAL ME ZONE

Layla's Path Through Code and Community

For 22-year-old Layla, the future is being built one line of code — and one professional milestone — at a time.

After entering the Caritas emergency shelter, she transitioned to our Rights of Passage (ROP) program, where she spent six months leveraging every resource available at Covenant House Michigan.

"They give you the space to get your stuff together," Layla says of the stability the program provides.

For her, "getting it together" meant diving headfirst into the Cisco Networking Academy. She completed the Python programming course (Level 1), a self-paced, two-month marathon of four rigorous modules, quizzes, and tests. Her reward for meeting the Valentine's Day deadline wasn't just a certification, but a \$2,000 stipend and a new set of digital tools.

By learning to organize web pages, code interactive buttons, and build interfaces, she has added a technical edge to her growing resume. And with an Intuit bookkeeping certification already under her belt, Layla is laser-focused on a career in accounting. She recently interviewed for an associate teller position at a local bank, hoping to build on the experience she gained during a successful internship with Chase Bank last year.

"I like the interaction with people," she says, noting that a banking role is a strategic stepping stone toward her accounting goals. And she'll begin achieving those goals in June as a teller at a large local bank!

Beyond her professional pursuits, Layla has become a fixture in the CHMI community from performing at "A Night of Detroit Stars," to working in the Hope Garden and leading a breakout session for the Sleep Out. She is constantly giving back to the ecosystem that supported her and has transformed from a resident into a leader.



"It was definitely challenging," Layla says about the entry-level coding class. But the struggle was worth the payoff. "My favorite part was being able to see a website come to life."

WORKFORCE DEVELOPMENT

Reef's Journey Toward a Trade

"The van's here!" That was the 8:30 a.m. shout that jumpstarted 21-year-old Reef's mornings. The outgoing, fun-loving resident of Covenant House Michigan is quick with a smile, but he's also a young man with a serious mission.

Reef has been a key player in the BetterWay placement program. Four days a week, he and a crew of several others serve local nonprofits like Focus: Hope. Their mission? Getting food into the hands of those who need it most.

**"It's good work," Reef said.
"Makes you feel like you're part
of something bigger."**

For Reef, the \$15 hourly wage is more than just money — it's momentum. Every Friday's paycheck feels like a brick in the foundation of his new life.

From 1:00 to 2:30 p.m. on workdays, the group also gathered for lunch. Over shared meals, the conversation shifted from their work to the soul. They talked about faith, the weight of their own lives, and the journey ahead.

During his five months at Covenant House Michigan, Reef has done so much more than work. He secured documents and finally got a phone — small things that equate to a mountain of progress. By moving from BetterWay shifts to cleaning stadiums with TPG, he is building a real savings.



[Click here to watch Reef's story](#)



Today, Reef's path is clear. He plans to attend trade school for auto mechanics. He's reconnected with his father who is working to help him get back to school and onto a path to stable independence.

A NIGHT OF DETROIT STARS 2025



Our annual Night of Detroit Stars presented by Oxford Bank welcomed nearly 200 guests for an unforgettable evening celebrating artistry, community, and impact. Attendees enjoyed stars' dynamic performances including a powerful original poem recited by a Covenant House Michigan resident, complemented by thoughtfully curated hospitality experiences that included a cocktail and strolling dinner reception and a dessert afterglow. The event also featured interactive giving opportunities, including our "Keys to the City" raffle, and a silent auction featuring prizes from generous local businesses and sponsors, and our signature Make Your Covenant pledges. Together, these elements created a seamless and meaningful experience that raised \$345,072 advancing our mission and strengthening support for the young people we serve.

PRESENTING SPONSOR
**OXFORD
BANK**

ATTENDANCE

178

SPONSORS

24

MONEY RAISED

\$345,072

INAUGURAL SLEEP OUT

GRAND RAPIDS 2025

[Click here to watch](#)



On November 6, 2025, Covenant House Grand Rapids hosted our inaugural Sleep Out—an unforgettable evening rooted in community, compassion, and a shared commitment to young people experiencing homelessness. The night began with a moving Candlelight Vigil, where participants and community members gathered together to listen to powerful stories from youth, both past and present. These stories brought to life the realities so many young people face, while also shining a light on resilience, hope, and the impact of unwavering support.

Following the vigil, 34 dedicated participants took the courageous step of sleeping outside in solidarity with the youth we serve. Through their efforts and advocacy, together they raised over \$70,000 to support Covenant House programs that provide safe shelter, resources, and opportunity for young people in our community.

We are deeply grateful to our presenting sponsor, Delta Airlines, for their leadership and commitment to making this event possible. In addition, more than 20 local sponsors came alongside us to support the event, allowing us to keep our total investment at just under \$1,000. The success of our inaugural Sleep Out is a testament to what can happen when a community comes together with unconditional love, absolute respect, and relentless support.



SLEEPOUT

DETROIT 2025

[Click here to watch](#)

Sleep Out is an international peer-to-peer fundraising movement where participants come together on one night and give up their beds to stand in solidarity with young people experiencing homelessness. Sleep Out is an unforgettable overnight event where supporters are able to learn, connect, and make an impact. Through Sleep Out, supporters have an experience that changes the way they view the world. During our Sleep Out event, supporters hear inspiring stories from former residents who have overcome homelessness, address stigmas, and advocate for a future where everyone has a safe place to sleep.

PRESENTING SPONSOR

**DELTA
AIR
LINES**

SPECIAL
PARTNERS

**CISCO
ACCENTURE**

PARTICIPANTS

170

REGISTERED
TEAMS

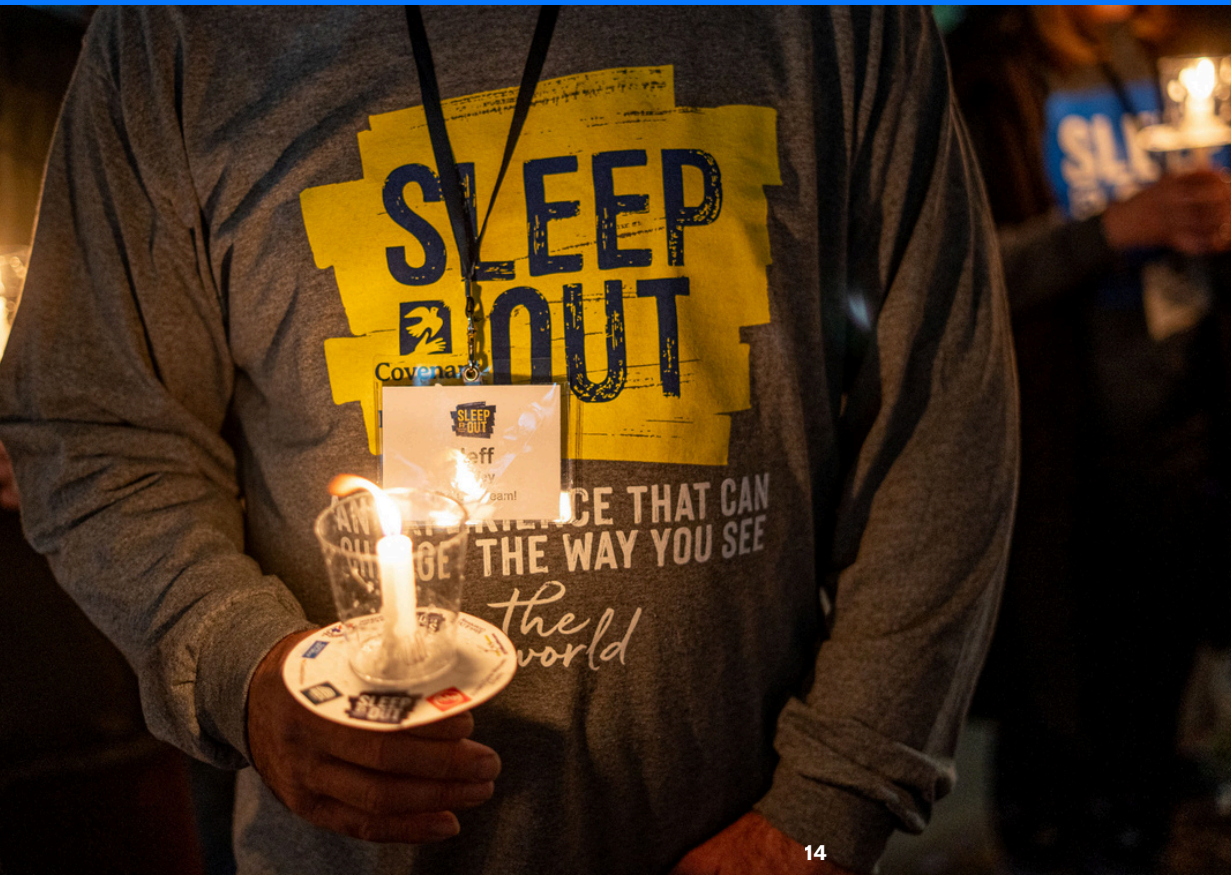
27

MONEY RAISED

\$512,775

REVENUE UP BY

+16%





Providing Housing and Supportive Services to Youth Facing Homelessness

We reached **1,567** young people across our core programs and services

SERVICES

- Aftercare/Followup
- Employment Program
- Life Skills
- Meals
- Mental Health Services
- Recreational Activities
- Transportation Assistance
- Workforce Development

PROGRAMS

- Street Outreach
- Caritas Center (short-term shelter)
- Grand Rapids Shelter (short-term shelter)
- Rights of Passage (transitional living)



29,551
Nights of
housing provided



81
Youth slept in a
Covenant House
bed each night,
on average



452
Youth served
in residential
programs



799
Youth served
through street
outreach
programs

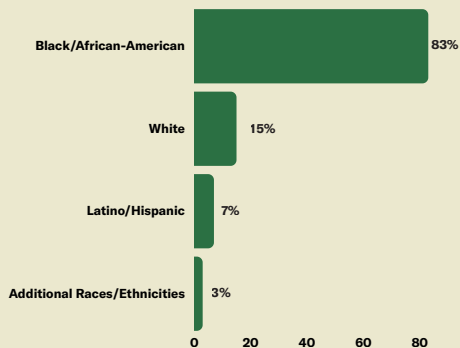


403
Youth reached in
public education
and prevention
programs

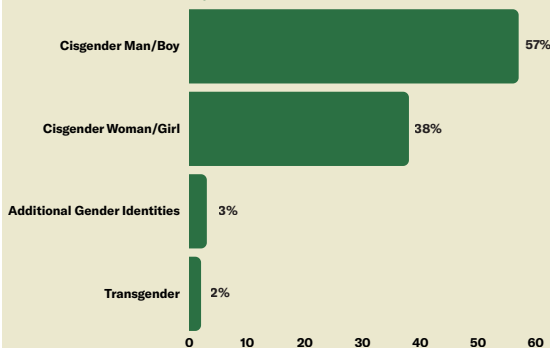


292
Youth moved to
stable housing

Race & Ethnicity



Gender



LGBTQ+ *



*Based on annual youth survey

Average Age
(Residential Programs)

20
years old

Short-term
Housing

19
years old

Transitional
Housing

Youth come into our care with diverse experiences and needs



63%

Mental Health Challenges



50%

Have a High School Diploma/GED



33%

Survivors of Domestic Violence



32%

Employed at Intake



29%

Foster Care History



17%

Enrolled in School at Intake

Providing vital services that lead to *positive outcomes...*



195

Youth engaged in on-site mental health services



142

On-site medical visits



82

Youth engaged in on-site job readiness programs



72

Youth enrolled or remained in school

Supporting Youth Employment



183

Youth obtained or maintained employment



\$14.15

Average starting hourly wage



Average Length of Stay

(Residential Programs)

71

Days
Short-term
Housing

133

Days
Transitional
Housing

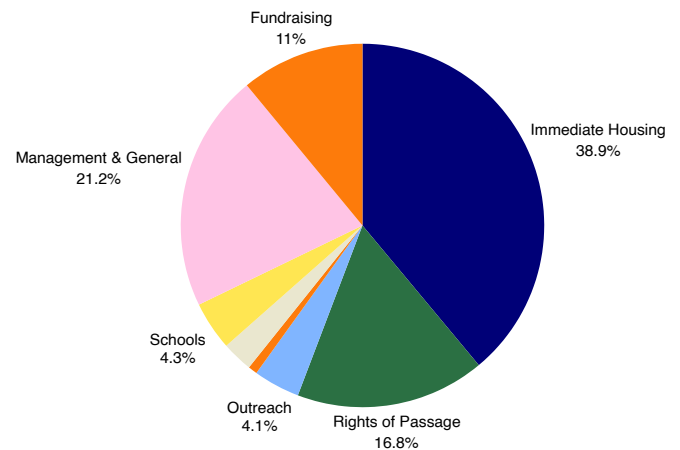
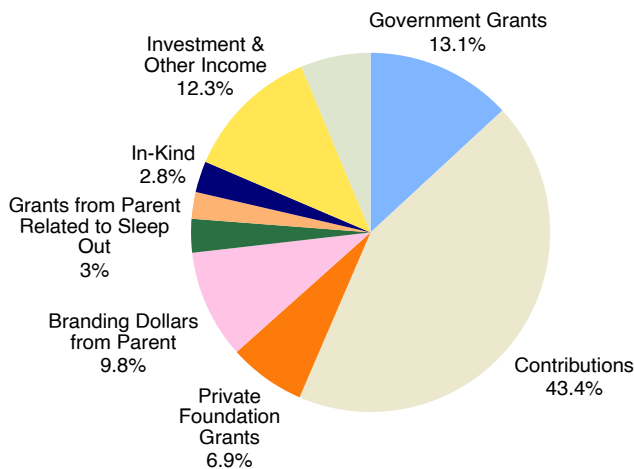
Site Profile:

Covenant House Michigan

Year Founded: 1997

FY25 Budget: \$6,851,728

FINANCIALS



REVENUE

Contributions	\$3,048,785
Government Grants	\$922,855
Private Foundation Grants	\$486,773
Branding Dollars from Parent Org	\$688,326
Grants from Parent Related to Sleep Out	\$213,098
Special Events	\$442,903
In-Kind Contributions	\$197,698
Investment and Other Income	\$863,084
Total Revenue	\$6,863,522

EXPENSES

Immediate Housing	\$2,849,754
Rights of Passage	\$1,232,266
Outreach	\$302,850
Health & Well-Being	\$59,551
Public Education & Advocacy	\$201,208
Schools	\$317,412
Management & General	\$1,550,858
Fundraising	\$803,368
Total Operating Expenses	\$7,317,267

OUR STORYTELLING

Our Covenant House Michigan stories are regularly shared in the media, in our In The House newsletter, on social media, and in other ways. In 2025, our videos were recognized with an Emmy award for branded content. Scan the QR codes below to see our story come to life in our videos and media reports.

Kelvin's Story



[Click here to watch](#)

Gabrielle's Story



[Click here to watch](#)

Shantel's Story



[Click here to watch](#)

Our Garden and Nutrition Program



[Click here to watch](#)

ArtPrize 2025



[Click here to watch](#)

Our Grand Rapids Campus



[Click here to watch](#)

CBS Detroit



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WXYZ



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The Detroit News



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WXYZ



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Fox 17 Grand Rapids



[Click here to watch](#)

Fox 2 Detroit



[Click here to watch](#)

HOPE MURAL



During our Detroit Sleep Out in November 2024, Detroit artist Phillip Simpson joined us to paint his joyful and inspirational HOPE mural. Known for his distinctive smile motif, Phil highlights the eternal struggle between light and darkness, echoing the philosophy of yin and yang. For him, art is more than just an expression; it's a catalyst for transformation. Phil believes that if he makes one person smile with his work, his job is done.

After adding such colorful vibrancy to our campus, Phil also participated in Sleep Out and shared the impact it had on him with his broader community. He joined us again to promote Sleep Out in 2025 and continues to support our youth. In honor of hope and to accompany the mural, we also named our adjacent greenspace The Hope Garden.



Unconditional  love.
 Absolute respect.
Relentless support. 



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