

Detroit Continuum of Care General Membership Meeting

May 21, 2024

1:30pm- 3:00pm

NOTE VIRTUAL LOCATION:

We will be utilizing the online platform Zoom: [register here](#)

1:30 pm	Welcome - Candace Morgan
1:35 pm 10 mins	Announcements <ul style="list-style-type: none">- Results for Board Officer Election – Elise Grongstad- Governance Charter Timeline – Elise Grongstad- CoC Training Roundtable – Torrey Henderson
1:45 pm 10 mins	CAM Updates – Tasha Gray
1:55 pm 10 mins	CoC Competition Update – Amanda Sternberg
2:10 pm 15 min	Strategic Planning – Safiya Merchant
2:25 pm 15 mins	Regional Housing Planning MSHDA Statewide Housing Plan-Region O
2:40 pm 10 mins	Public Comments
2:50 pm	Adjourn

Next Meeting:

July 16, 2024

Detroit Continuum of Care | General Membership

Working to Equitably End Homelessness in Detroit, Highland Park, & Hamtramck

March 19, 2024 General Membership Meeting Minutes

Board Members Present

Terra Linzner
Taura Brown
Tania James
Erica George
Kiana Harrison
Tasha Gray
Lydia Goddard
Benne Baker
Amy Brown
Michelle Parker

General Membership

Kimberly Benton
Steve Van Every
Lori Lewis
Anthony Boyd
Cynthia Adams
Meredith Baughman
Renee Bryant
Claudia Sanford
Austin Williams
Audrey Jones
Sydney Ponder
Jenny Poma
Michelle Johnson
Jessica Bembas
Rachel Szymarek
Robert Cooper
Shautoya Redding
Violet Ponders
Virginia Adams
Jean Griggs
Viki DeMars
Japheth Agboka
China Aquino
Donna L. Price
John Stoyka
Dr. Topeka K. Sam
Zoey Fudge
Cecelia Caponecchia
Carolyn Render
Brittany Watson
Arieona Branch
Amanda Sternberg
Kaitie Giza

Detroit Continuum of Care | General Membership

Working to Equitably End Homelessness in Detroit, Highland Park, & Hamtramck

March 19, 2024 General Membership Meeting Minutes

Erica G. opened the meeting at 1:30 pm with introductions – utilizing the chat box.

Board Meeting Updates:

Summary –

- New Board Chair
 - Erica G. announced that Candace Morgan will assume the board chair, while the vice chair position remains open.
- Governance Charter Update
 - The GCRC has finalized its recruitment for the annual Governance Charter Review process, which commenced its meetings several weeks ago. The revision process is now underway, with scheduled weekly meetings over the next two months. In mid-May, the Review Committee plans to release the Governance Charter revisions to the public for comment. Following this, the committee will review the public feedback and provide input. The final revisions will then be presented to the General Membership for a vote in July. This update aims to inform stakeholders that the process is progressing, with a dedicated team working on the revisions, and further updates can be expected in the coming months.

CAM Update – Tasha Gray

Summary –

- Tasha Gray steps in to provide a CAM update, filling in temporarily as the CAM manager due to Scott Jackson's departure from HAND. Scott has moved on to pursue other opportunities. HAND is currently in the process of selecting a new Coordinated Entry Manager, having received applications and begun scheduling interviews. Updates regarding the new team member are anticipated to be shared at the next meeting.
- In the interim, Tasha encourages anyone with questions or concerns related to coordinated entry to reach out to her directly or utilize the organization's general email address, which is monitored by several staff members. She emphasizes the importance of utilizing these channels for expressing concerns, asking questions, and receiving prompt feedback.
- Additionally, Tasha informs the group that as the CAM transition moves into the operational phase, the CAM Governance Committee will be revived. This committee oversees CAM's resources and policies, and Tasha invites those interested, particularly from the shelter work group, outreach, transition, or rapid rehousing providers, to express their interest in joining the committee. The aim is to relaunch the CAM Governance Committee by May 1st.

CoC Competition

Summary –

- Amanda discussed the upcoming release of the notice of funding opportunity (NOFO) from the Department of Housing and Urban Development, which will determine the funding for new projects. She outlined a timeline of events, including the release of draft renewal project criteria by the end of the month and the release of renewal project application materials in May. New project funding applications are anticipated to be released in June, with final funding recommendations expected in September. Amanda encouraged agencies to stay informed by signing up for the email listserv and promised more detailed information once application materials are released. In response to John's question, she confirmed that data related to gaps and needs will be analyzed to inform funding priorities.

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Working to Equitably End Homelessness in Detroit, Highland Park, & Hamtramck

Public Comments

Summary –

- Kiana announced that Miss Merchant was unable to attend, and the meeting proceeded with public comment. Dr. Tippiga, the founder, and CEO of Ladies of Hope Ministries introduced her organization's mission to end poverty and incarceration of women and girls globally. She also shared that they are expanding to Detroit, Michigan, and invited collaboration. Lydia expressed concerns about the current tense situations and emphasized the importance of respecting each other's humanity. Lastly, Jenny from Lighthouse Michigan introduced her organization's work in affordable housing, particularly in partnering with Co. Detroit to provide PSH services. The conversation ended with Erica thanking everyone and looking forward to their next general membership meeting.

Erica G. closed the meeting at 2:15 PM. *The next CoC General Membership meeting will be on Tuesday May 21st, from 1:30 – 3:00pm. Location will continue to be virtual*

MSHDA Statewide Housing Plan: Priorities/Goals/Strategies Checklist for Regional Housing Partnerships

DETROIT REGIONAL HOUSING PARTNERHIP - Priorities/Goals/Strategies Checklist

INCLUDES HOMELESSESS GOALS AND STRATEGIES

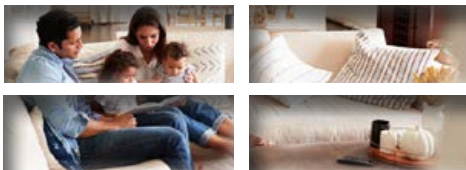
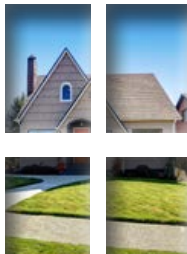
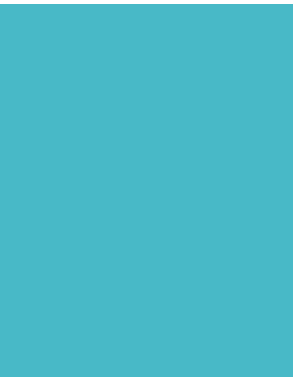
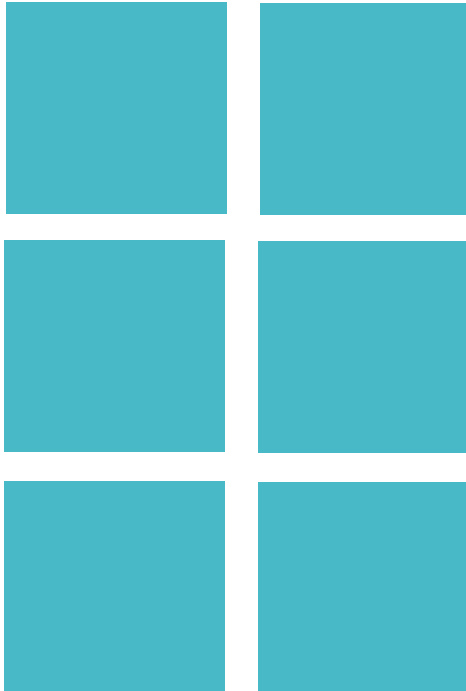
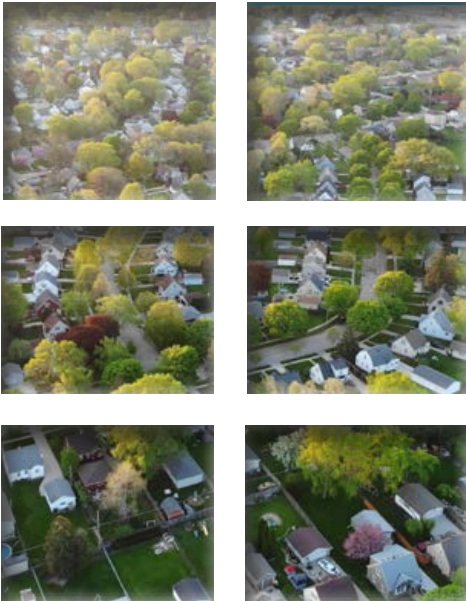
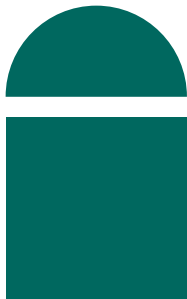
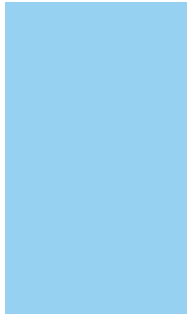
Yes (2024)	No (2025)	Priorities	Goals	Strategies	KPI Chosen	KPI Baseline and Date	Ownership/Source for KPI	KPI Goal	Collection Cadence (Monthly, Quarterly, Annually, Event Based?)
	x	Racial Equity and Justice	Goal 1.2: Identify and advocate for modifications to policies and practices to remove barriers across the housing continuum for BIPOC, immigrants, migrants, refugees, people with disabilities, LGBTQ+, those with low incomes, and other marginalized populations. (See Homelessness Goal 3.1)	Strategy 1.2.A: Identify and address redlining, exclusionary zoning, and other discriminatory policies and practices that result in inequities and residential segregation, including but not limited to appraisals, assessment of State Equalized Value, loan application denials, and insurance premiums. (See Homelessness 3.1.A)	Completion of study on appraisal's effects on housing access	As of Q4 2023, no such study exists	RHP (lead organization designee):	Study complete by Q4 2024	Event Based, upon completion of study
	x	Racial Equity and Justice			# of loan applications/# of loan denials disaggregated by race	As of Q4 2023, no such study exists	RHP (lead organization designee):	Increase loan applications/decrease denials for BIPOC residents	
	x	Racial Equity and Justice		Strategy 1.2.C: Fund a centralized case-management/navigator program that gives existing housing advocates/providers more resources for case management to help clients overcome barriers to housing access.					
	x	Racial Equity and Justice		Strategy Other: Sharpen implementation of CDBG policies to ensure follow-thru/accountability and specific measures to support race-targeted and race-conscious practices.					
	x	Racial Equity and Justice	Goal 1.3: Increase the amount of housing that is accessible, safe, and healthy regardless of age, disability, or family size across all neighborhoods and communities	Strategy 1.3.A: Promote universal and barrier-free design accessibility, while considering additional space for special needs and equipment and contextual factors (e.g., access to transit and amenities) that influence accessibility and visitability.					
	x	Racial Equity and Justice		Strategy 1.3.B: Incentivize more affordable 3- and 4-bedroom unit options for larger and multigenerational households.					
x		Racial Equity and Justice	Gentrification Goal 4.8: Prevent the negative side effects of gentrification (e.g., displacement, loss of mixed-income housing) by promoting community-oriented revitalization. See also Homelessness Goal 3.2	Strategy 4.8.A: Provide local communities with information and education so that they can understand what gentrification looks like and how it can impact communities before gentrification actually occurs.	# public meetings	Baseline - 0	RHP Racial Equity and Justice Workgroup; CDAD System Building Committee; CDAD Policy Division	1 public education meeting	Event based, upon completion of presentation
x		Racial Equity and Justice		Strategy 4.8.C: Educate about and promote the use of community land trusts/shared-equity housing. See also Homelessness Strategy 3.2.D	# public meetings	Baseline - 0	RHP Racial Equity and Justice Workgroup; CLT workgroup; CDAD Policy and Ecosystem Building	3 public education activities	Event based, upon completion of activities

MSHDA Statewide Housing Plan: Priorities/Goals/Strategies Checklist for Regional Housing Partnerships

	x	Housing Stock	Development Goal 4.1: Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents. See also Goal 3.2	Strategy 4.1.A: Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development. (See also Homelessness Strategy 3.2.A)					
	x	Housing Stock		Strategy 4.1.B: Develop data-driven approaches to address housing needs specific to geographic areas (e.g., rural, suburban, urban) and demographic areas, and to support business development.					
	x	Housing Stock	Goal 4.3: Ensure that new housing development meets state climate and healthy housing goals and is affordable for the lifetime use of the building without increasing costs to residents	Strategy 4.3.A: Streamline access to existing tools and funding sources to help with the added costs of developing energy-efficient housing.					
	x	Housing Stock		Strategy 4.3.B: To create more healthy housing, incentivize developers to use green building practices.					
x		Housing Stock	Rehabilitation and Preservation Goal 4.4: Increase the rehabilitation and/or preservation of housing stock.	Strategy 4.4.A: Increase the amount of funding devoted to rehabilitation and preservation in the state.	# homes rehabbed and/or preserved	As of Q4 2023, no consolidated data across multiple platforms exist	RHP Housing Stock Workgroup + partners (D3, MSHDA, City)	10% increase in # homes rehabbed and/or preserved	Annually
x		Housing Stock			# new grants accessed by nonprofit developers for rehabilitation and preservation	As of Q4 2023, no consolidated data across multiple platforms exist	RHP Housing Stock Workgroup + partners (D3, MSHDA, City)	10% increase in grant accessed by nonprofit developers for rehabilitation and preservation	Annually
x		Housing Stock		Strategy 4.4.D: Increase access AND UTILIZATION to no-interest, low-interest, and "patient capital" (long-term) lending products and grants to address the cost of home and rental repairs To include education and financing options beyond loans.	New lending product or grant introduced into the Detroit market and/or increasing accessibility of current resources	Baseline - 0	RHP Housing Stock Workgroup	1 new lending product or grant introduced into the Detroit market and/or 1 existing product changed to increase accessibility	Event based
	x	Homeownership	Goal 7.2: Increase homeownership among households with low to moderate income.	Strategy 7.2.A: Create a public-private lender collaborative, with involvement from CDFIs, to identify new ways to increase lending to low- and moderate-income homebuyers, including down payment assistance.					
x		Homeownership	Goal 7.3: Increase access to education, products, and services that help more Michiganders achieve homeownership	Strategy 7.3.A: Develop alternative mortgage and other lending products that support the acquisition and rehabilitation of homes (e.g., "lease-to-own," co-operative-housing financing, community land trusts).	# of mortgages/home loans closed for low-income households	~1300 mortgages issued in total (to be disaggregated by race and income) (2019)	HMDA	10% increase in mortgages for low-income and/or residents of color	Annually
	x	Homeownership	Goal 7.4: Stabilize and sustain homeownership	Strategy 7.4.B: Develop a coaching program to assist first-time homeowners through their first few years.					



Michigan's Statewide Housing *Plan*



Michigan's Statewide Housing Plan

Housing is foundational to thriving communities and healthy families. This comprehensive statewide housing plan—a first for Michigan—acknowledges our state's challenges, but also our assets. It frames how we create housing stability for all residents through a combination of data, education, programming, investment, collaboration, inclusion, and equitable processes.

“Every family deserves a safe, affordable place to call home so they have a strong foundation to pursue their potential, but too many Michiganders don't have access to that in their communities right now. This comprehensive statewide plan tackles persistent past and present housing challenges head-on. If we get it done, we can help those in need of homes get the dignity they deserve and ensure Michigan maintains a competitive edge in attracting and retaining talent as we grow our economy. That's why I have set an ambitious goal to create or preserve 75,000 housing units across Michigan. I encourage communities, state agencies, local governments, developers, nonprofits, and philanthropic organizations to implement this plan, and I will keep working with anyone to make Michigan home.”

- Governor Gretchen Whitmer

This plan is the result of many months of work involving a wide range of partner organizations and individuals from across the state. Respect and appreciation go to:

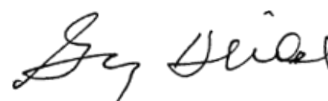
- The 53 members of the Partner Advisory Council and the 35 members of the State Agency Group who helped to generate ideas, inform data collection, review drafts, and shape the plan's content.
- The Community and Economic Development Association of Michigan, the Corporation for Supportive Housing, and Michigan's Campaign to End Homelessness Policy Council for their assistance with input gathering and ideation.
- The State Historic Preservation Office staff who wrote the *Acknowledging History* section of the plan, particularly Katie Kolokithas.
- The members of the public who responded to the survey and participated in interviews and focus groups. The lived experiences, housing concerns, and suggestions for improvements they shared made important contributions to the plan. Gratitude also goes out to The Detroit People's Platform who helped with paper surveys, and all the other organizations who conducted outreach for the survey.
- The staff of the Michigan State Housing Development Authority (MSHDA) who contributed their knowledge and talents to the plan. In particular, thanks are due to MSHDA's Strategic Planning Team and project leads Tiffany King, Karen Gagnon, and Dr. David Allen.
- The skilled team of Public Policy Associates who provided research and consultant support throughout the process.
- The experts who conducted reviews of document drafts and provided suggestions, including Dr. Roshanak Mehdipanah and Dr. Margaret Dewar of the University of Michigan, Dr. David Ivan of Michigan State University Extension, MSHDA Board Member Jennifer Grau, community economic development expert Julie Hales-Smith, and Regina Cannon of C4 Innovations.
- The representatives from other state housing finance authorities who shared their perspectives and creative solutions during the research phase.

The creation of this plan is not an end point; it is a beginning.

“We are fully committed to using every tool at our disposal to see the statewide housing plan implemented. Affordable and attainable housing is at the core of continued business growth, prosperity, and opportunity for Michigan.”

- Susan Corbin, Director, Michigan Department of Labor and Economic Opportunity

Continuing to work together to implement this plan benefits Michigan's diverse residents and our rural, suburban, and urban communities. I encourage you to be part of moving this work forward as we transform Michigan's housing story into a resounding success.



Gary Heidel, Acting Executive Director
Michigan State Housing Development Authority