Detroit Continuum of Care General Membership Meeting May 21, 2024 1:30pm- 3:00pm

<u>NOTE VIRTUAL LOCATION:</u> We will be utilizing the online platform Zoom: <u>register here</u>

1:30 pm	Welcome - Candace Morgan
1:35 pm	Announcements
10 mins	- Results for Board Officer Election – Elise Grongstad
	- Governance Charter Timeline – Elise Grongstad
	- CoC Training Roundtable – Torrey Henderson
1:45 pm	CAM Updates – Tasha Gray
10 mins	
1:55 pm	CoC Competition Update – Amanda Sternberg
10 mins	
2:10 pm	Strategic Planning – Safiya Merchant
15 min	
2:25 pm	Regional Housing Planning MSHDA Statewide Housing Plan-Region O
15 mins	
2:40 pm	Public Comments
10 mins	
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

Claudia Sanford Austin Williams Audrey Jones Sydney Ponder Jenny Poma Michelle Johnson Jessica Bembas Rachel Szymarek **Robert Cooper** Shautova 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 Chater 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

<u>Summary –</u>

• 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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Public Comments

<u>Summary –</u>

• 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

DETROIT REGIONAL HOUSING PARTNERHIP - Priorities/Goals/Strategies Checklist

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	modifications to policies and practices to remove barriers across the housing continuum for BIPOC, immigrants, migrants,	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, Ioan 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
	×	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	
	×	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-taraeted and race-conscious practices.					
	x	Justice	that is accessible, safe, and healthy regardless of age, disability, or family size	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			Goal 4.8: Prevent the negative side effects of gentrification (e.g., displacement, loss of	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 Buildina	3 public education activities	Event based, upon completion of activities

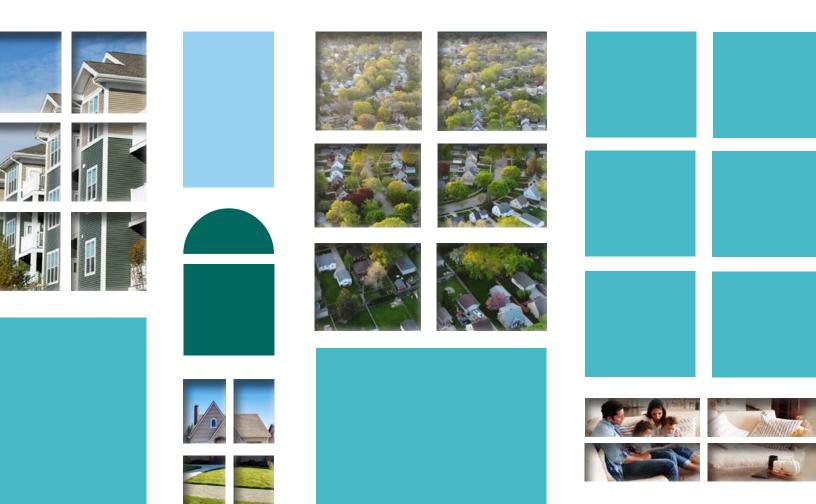
INCLUDES HOMELESSESS GOALS AND STRATEGIES

	Proventing and		Strategy 3.1.A: Create and implement a Racial Equity Strategic Plan					
	Preventing and Ending	Goal 3.1: Center equity for all and racial	to transform homeless service-delivery systems statewide by	These are embeded across racial				
	Homelessness	justice throughout the homelessness	engaging and assessing the homeless and housing-service providers	equity & justice, housing stock,				
	nomelessness	response system across Michigan. (See	networks, creating shared learning, and engaging with people with	homeownership and housing				
×		Racial Equity & Justice)	lived experience.	ecosystem				
×	Preventing and	Goal 3.2: Increase access to stable and	Strategy 3.2.A: Incentivize development of affordable and accessible	These are embeded across racial				
^	Ending		housing units for households at or below 30% AMI to increase supply.	equity & justice, housing stock,				
		affordable quality housing options for	nousing units for nousenoids of or below 30% AMI to increase supply.	homeownership and housing				
	Homelessness	households with extremely low incomes.		ecosystem				
	Preventing and	(See Housing Stock)	Strategy 3.2.D: Explore now emerging nousing models (e.g., shared					
			housing, host homes) can be created and funded to support specific					
	Ending		target populations such as transition age youth, pregnant and	These are embeded across racial				
	Homelessness		parenting youth, survivors of domestic violence, intimate partner	equity & justice, housing stock,				
			violence, and human trafficking; people exiting the justice system;	homeownership and housing				
×			and other marginalized populations.	ecosystem				
^	Preventing and	Goal 3.5: Use qualitative and quantitative						
	-	data to better understand and meet the	Strategy 3.5.A: Create opportunities at the state and local levels for	These are embeded across racial				
	Ending		cross-system homelessness data-sharing and identify data-sharing	equity & justice, housing stock,				
	Homelessness		protocols and infrastructure to ensure the state and local	homeownership and housing				
X				ecosystem				
X	Drawa atta a an d	Housing Ecosystem)	communities can collaboratively measure outcomes.	These are embeded across racial				
	Preventing and		Strategy 3.5.C: Track supportive housing unit creation and annually re-					
	Ending		evaluate unit projections by population to set and monitor unit	homeownership and housing				
	Homelessness		production goals.					
X				ecosystem				
~	Housing	Information and Collaboration	Strategy 2.2. P. Dovolog contralized access to public private pop	# unique State of MI Housing Data	0.700 unique unero with	PUP /lagd ggapay	5% Increase in number of unique	Quartarly
×	•		Strategy 2.2.B: Develop centralized access to public-private, non-		2,790 unique users with		•	Qualieny
	Ecosystem	Goal 2.2: Increase the availability of	profit, and opensource platform for housing data, including available	Portal Users	over 5,200 unique	designee): MSHDA	users of State of MI Housing Data	
		statewide, regional, county-level,	land for acquisition. See also 3.5.A		views over 6 months		Portal	
		local/municipal-level, and market-level						
		data on housing needs and opportunities to						
		inform and improve policy, resource, and						
		program decision-making. See also Goal						
x	Housing	2 5		# unique D3's Housing Information	~100 unique users in	RHP (lead agency	5% increase in number of unique	Quarterly
^	Ecosystem			Portal users	February 2024	designee): D3	users of D3s Housing Information	Quantity
	Leosystem					designee). De	Portal	
x	Housing			# unique Neighborhood Vitality Index	As of Q1 2023, the tool	RHP (lead agency	10% annual increase in number of	
^	Ecosystem				is not live.	designee): D3 and JFM	unique users of NVI Tool	Quarterly
x	Housing		Strategy Other: Evaluate and connect RHP to other plans such as the		As of Q1 2023, no	RHP Housing Ecosystem	1 RHP steering committee	Monthly
~	Ecosystem		Detroit Strategic Plan	taskforces		e ,	member per relevant taskforce	, vienniny
	LCOSystem			laskioices	,	workgroup, knr Co-Ledus	member per relevant laskioice	
					taskforces or member			
Y	Housing			Develop recommendations for the	As of Q4 2023, po such	RHP Housing Ecosystem	Submission of recommendations	Event based, upon
^	Ecosystem					e ,		recommendations submission
	LCOSYSICIII					workgroup, kill Co-Leads		
				evaluating all plans that will feed into				
v	Housing	Construction Industry and Licensed Skilled	Strategy 2.3.B: Create a statewide workgroup with key partners and	the Master plan process. Create workgroup with broad	As of Q4 2023, no such	RHP Colleads	Workgroup created	Event based, upon
^	Ecosystem	Tradespersons	people with lived experience (e.g., experience of housing instability,	representation from stakeholders			TORGIOOP CIECIEU	
	LCOSYSICIII	Goal 2.3: Support an expansion of housing			wokrgroup exists			completion group established
			poverty, or homelessness) to explore opportunities for ensuring fair	including those with lived experience,	,			
		that is affordable and fairly assessed by	treatment and equitable employment in the construction , planning	workforce development				
		increasing the availability and	and zoning, and real estate industries.	organizations, government reps,				
		demographic diversity of workers in the		CDFIs, trade organizations, etc.				
		construction, planning and zoning, and real						
		estate industries	Strategy 2.3.C: Provide resources to help underrepresented					
			INDERV Z S C. FLOVICE LESOULCES TO DEID UNGELLEDIESENTED					
X	Housing							
X	Ecosystem		entrepreneurs launch and grow construction, planning and zoning,					
×	•							

	x	Housing Stock	Development	Strategy 4.1.A: Advocate at the federal and state levels for increased	
			Goal 4.1: Increase the supply of the full	funding, including gap funding, to support affordable and attainable	
			spectrum of housing that is affordable and	housing ranging from small- to large-scale housing development.	
			attainable to Michigan residents. See also	(See also Homelessness Strategy 3.2.A)	
	x	Housing Stock	Goal 3.2	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	Strategy 4.3.A: Streamline access to existing tools and funding	
			development meets state climate and	sources to help with the added costs of developing energy-efficient	
			healthy housing goals and is	housing.	
			affordable for the lifetime use of the		
			building without increasing costs to		
	x	Housing Stock	residents	Strategy 4.3.B: To create more healthy housing, incentivize developers	;
				to use green building practices.	
х		Housing Stock	Rehabilitation and Preservation	Strategy 4.4.A: Increase the amount of funding devoted to	# homes r
			Goal 4.4: Increase the rehabilitation and/or preservation of housing stock.	rehabilitation and preservation in the state.	
x		Housing Stock			# new gro
					develope
					preservati
		Housing Stock		Strategy 4.4.D: Increase access AND UTILIZATION to no-interest, low-	New lendi
				interest, and "patient capital" (long-term) lending products and	introduced
				grants to address the cost of home and rental repairs To include	and/or inc
х				education and financing options beyond loans.	current res
	×	Homeownership	Goal 7.2: Increase homeownership among	Strategy 7.2.A: Create a public-private lender collaborative, with	
			households with low to moderate income.	involvement from CDFIs, to identify new ways to increase lending to	
				low- and moderate-income homebuyers, including down payment	
				assistance.	
х		Homeownership	Goal 7.3: Increase access to education,	Strategy 7.3.A: Develop alternative mortgage and other lending	
			products, and services that help more	products that support the acquisition and rehabilitation of homes	
			Michiganders achieve homeownership	(e.g., "lease-to-own," co-operative-housing financing, community	# of morte
				land trusts).	for low-inc
	x	Homeownership	Goal 7.4: Stabilize and sustain	Strategy 7.4.B: Develop a coaching program to assist first-time	
			homeownership	homeowners through their first few years.	

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
rants accessed by nonprofit ers for rehabilitation and tion	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
ding product or grant ed into the Detroit market ncreasing accessibilty of esources	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
tagages/home loans closed acome 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
	· · · /			

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.

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.

Dy Dul

Gary Heidel, Acting Executive Director Michigan State Housing Development Authority