

Welcome to the **Community Planning Session for Improving Rehousing & Housing Supply**

- ▶ We will begin shortly. We are expecting many of your fellow Detroiters so it will take a minute for everyone to log on.
- ▶ We will be recording the session to ensure we capture your ideas correctly.
- ▶ We will post the background materials and the meeting deck to the website.
- ▶ We will provide list of all proposed solutions to all participants once we complete the series of 6 community planning sessions.
- ▶ Please mute yourself throughout the entire session unless you are invited to unmute.
- ▶ Please be prepared to generate ideas and solutions that will improve our homelessness response system in Detroit.
- ▶ We are very glad that you have joined us!

<https://detroitmi.gov/departments/housing-and-revitalization-department/homelessness-strategic-planning-project>



Lived Experience: Guidance and Themes from Interim Findings Report

- ❖ Market forces are making finding housing difficult for many low- or no-income participants.
- ❖ Many did not receive any help with locating housing or that housing resource information they were provided were outdated.
- ❖ Some received helpful assistance from providers in finding, locating, and securing housing, experiences that seemed to be connected to a special funding program.
- ❖ Others expressed that the only services that are provided is assistance getting on the voucher list, but there are not any mental health, employment and transportation resources.

https://detroitmi.gov/sites/detroitmi.localhost/files/2023-10/BPA_DETInterimFindingsReport_FINAL.pdf



Lived Experience: Guidance and Themes from Interim Findings Report

- ❖ Overall, people believe their success in finding and securing housing is driven by their personal efforts.
 - ✓ Some reported it took them 1 - 2 years to find housing, while others found housing within 3 months.
- ❖ Participants indicated that there is a need for better landlords and for strategies to encourage landlords to work with rapid rehousing participants and housing voucher holders.
- ❖ People also expressed that many people who move into housing do not receive assistance with the basic necessities to make it a livable home, such as furniture, mattresses, linens, basic kitchen item, supplies needed for infants and children, and other essentials.

https://detroitmi.gov/sites/detroitmi.localhost/files/2023-10/BPA_DETInterimFindingsReport_FINAL.pdf

Community Planning Session for Improving Rehousing & Housing Supply

- ▶ 11/8 Permanent Supportive Housing
- ▶ 11/8 Rapid Rehousing
- ▶ 11/9 Vouchers, utility assistance, & other financial assistance
- ▶ 11/9 Affordable housing supply, including assisted & public housing
- ▶ 11/13 Improving Housing Navigation and Landlord Engagement
- ▶ 11/14 Integrating access to all types of housing and rehousing supports



Improving Rehousing & Housing Supply Community Planning Session

Affordable Housing Supply

November 9, 2023

<https://detroitmi.gov/departments/housing-and-revitalization-department/homelessness-strategic-planning-project>

Agenda



Opening: Welcome, Framing, and Flow



Grounding: Background information and data



Vision and Values: To guide community's approaches to rehousing & housing supply



Solutions: Identify potential solutions and strategies, both improvements and innovations



Prioritization: Determine highest-priority solutions and strategies, input on roles and timeframes; survey planned for 11/28-30



Closing: Will make sure we end on time



Planning Project Overview

Overall Charge: Develop a Strategic System Improvement Plan for the community's homelessness response system

Our Session Charge: Recommend Critical Improvements and Transformations

Our Focus: Rehousing strategies and services, and the utilization of rental subsidies, must be dramatically improved and reorganized to support people to successfully exit from homelessness into permanent housing more quickly, efficiently, and stably.

Finding: The community lacks core elements of a coordinated, purposeful system for rehousing people, including...

- ▶ No comprehensive landlord engagement system
- ▶ Housing navigation services are poorly defined and implemented at nowhere near the scale of need
- ▶ Services aligned with rapid rehousing and permanent supportive housing programming are inadequate for the needs of many participants, including for people with behavioral health care needs and other people with disabilities
- ▶ While housing vouchers were reported to be widely available, the ability for these vouchers to be used was hampered by a lack of affordable, quality units and landlords willing to accept the vouchers which was compounded by a lack of housing navigation supports.
- ▶ While the transition of the Coordinated Access Model (CAM) system brings opportunities to address concerns with coordinated entry and rehousing strategies, it can be expected that there will be challenges created by that transition

Focus for the Planning Session

- ▶ **Affordable housing supply, including land bank homes, assisted & public housing + new housing models:**
 - **Public Housing:** Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high rise apartments for elderly families. The Detroit Housing Commission operates and manages the public housing in Detroit.
 - **Subsidized affordable housing:** Housing that is typically financed by the federal, state, and/or local government to keep rental rates affordable for residents. This resource is not limited to those experiencing homelessness. Public housing is one type of subsidized affordable housing.
 - **Naturally occurring affordable housing:** Private housing that is not subsidized by the government but is affordable compared to market-rate properties. This resource is not limited to those experiencing homelessness.
 - **Alternative housing options, including:**
 - Access to skilled nursing and assisted living facilities
 - Host homes
 - Master leasing & third-party leasing
 - Shared housing



Purpose and Intent for this Session

- Generate ideas for solutions for possible inclusion in the Strategic System Improvement Plan.
- Potential solutions identified today will form the basis for an electronic survey to prioritize among ideas, to be implemented around 11/28 - 11/30. We will publish the results of the poll by the end of December.

Session Guidelines

- ▶ Facilitators will strive to assure an open, inclusive, solutions-focused discussion
- ▶ Please participate and share your perspective and expertise
- ▶ Try not to dominate the conversation
- ▶ Be positive & keep an open mind
- ▶ Focus on possible solutions the community can pursue
- ▶ Respect each person & the expertise that everyone brings to the discussion
- ▶ Listen with intent to understand others' perspectives. Assume the best intentions of others. In “oops and ouch” moments, strive to acknowledge intention vs impact & clean up what you mess up.
- ▶ High-level summary notes may be shared, but will not attribute comments, concerns, or criticisms to specific people or organizations

Introductions

Please answer in the chat box

Who am I?

What do I hope to contribute to this planning session?



Poll

Select ALL that apply

Who is in the (virtual) room?

- People with lived experience
 - Service providers
 - Shelter providers
 - Housing providers
 - Community leaders
 - HAND and HRD staff



Grounding:

Background Information & Data

*(Please pose questions in the chat box
and we'll try to reply!)*

First-Person Perspective

City of Detroit Affordable Housing Strategy

- ▶ 2018 Multifamily Housing Strategy set the goal of preserving 10,000 units of multifamily housing and constructing 2,000 new units of affordable multifamily housing by 2023.
- ▶ To accomplish these goals, the City outlined several strategies, including:
 - ▶ Develop and maintain an inventory of affordable housing stock
 - ▶ Develop a framework for prioritizing preservation efforts
 - ▶ Train local developers to expand knowledge of preservation methods
 - ▶ Enhance oversight of properties financed by the City
 - ▶ Provide technical assistance to existing projects to improve operations
 - ▶ Assess stability of developments served by rental assistance and develop a response protocol for at-risk buildings
 - ▶ Coordinate with the DHC to utilize the RAD program for HUD-assisted properties
 - ▶ Identify sites for supportive housing (SH) development

City of Detroit Affordable Housing Strategy

- ▶ Since 2015, the following accomplishments have been made:
 - ▶ 2,500 affordable housing units have been constructed or are underway
 - ▶ Roughly 400 of these units are for households with incomes at 30% AMI or below
 - ▶ Since 2015, about 300 of these units were permanent supportive housing units under construction or completed
- ▶ About 9,540 affordable housing units have been preserved
 - ▶ Roughly 2,788 of these units are for households with incomes at 30% AMI or below

Program / System Information - Subsidized Affordable Housing

Who funds the construction and preservation of affordable housing in Detroit?

- Michigan State Housing Development Authority
- The City of Detroit
- The U.S. Department of Housing and Urban Development

***The City of Detroit does not own or operate any affordable housing. The City helps support construction and preservation projects with funding and staffing support.

Public Housing in Detroit

- ▶ Operated by the Detroit Housing Commission
- ▶ In DHC's public housing portfolio, units are not reserved for residents experiencing homelessness.
- ▶ Supportive services offered to residents include financial empowerment assistance, digital literacy courses, professional development and workforce preparation workshops, and food distribution.
- ▶ Of DHC managed units, about 20% of units were vacant, as of October 2023.

Key Data- Detroit Homelessness System Metrics

- While Black people make up 78% of the general population, **Black people make up 84% of single adults experiencing homelessness and 94% of households with children experiencing homelessness.**
- **A majority of people experiencing homelessness in Detroit are single adults, and of those adults, 30% are women, 69% are men, and 1% are either transgender, questioning or of no single gender.**
- Single adults reporting a domestic violence status represent 17% of the adult population, **but the rate of reported domestic violence more than doubles for families at 39%.**
- The median length of time households experience homelessness is **69 days.**
- Prior to moving into homeless programs, people residing in emergency shelters, safe havens, transitional housing, and other permanent housing **experienced a median time of homelessness of 203 days.**
- Over a two-year look back period, **SPMs reveal that 21% of all households who exited homelessness to permanent housing ultimately returned to homelessness.**



Vision and Values:

For community's approaches
to rehousing people

Vision and Values



Detroit's Housing Justice Roadmap

Pillar 1: Detroit's response to homelessness is led by people with lived experiences who reflect the community.

- The community should co-design and implement system transformation and have community power to hold the system accountable
- Leadership at the administrative and agency level need to reflect the community served by representing Black, Brown, trans and gender nonconforming (TGNC), lesbian, gay, bisexual, or queer (LGBQ) Detroiters and have lived experience of homelessness.
- Providers must be supported in hiring people who have experienced homelessness so they can advise on and lead service provision across the city.

Vision and Values



Detroit's Housing Justice Roadmap

Pillar 2: Members of the community experience homelessness rarely, and when they do, it's for a short time and only once.

- A system must address the high barriers to accessing crisis housing (shelters) for members of the TGNC community through safe and equitable access and ensure that support is available to quickly move to long-term housing.
- A system must address barriers to quick, safe, access to long-term housing including issues with coordinated entry, prevention programs to keep people in their homes, and the lack of affordable housing stock in the community
- A system must coordinate resources, including economic supports, across the community and improve the quality of supportive services within homeless programs.

Vision and Values



Detroit's Housing Justice Roadmap

Pillar 3: Housing security will be achieved by keeping people in their homes, developing affordable options, and helping to recover generational wealth.

- The city and county must invest in the revitalization and development of safe and affordable housing prioritized for people experiencing homelessness and housing instability.
- Detroit and Wayne County administrators must coordinate and prioritize homeownership supports for Black, Brown and LGBTQ communities to help build generational wealth.
- Detroit and Wayne County must address policy issues that have led to the historic loss of homes for the Black community in Detroit

Vision and Values



Detroit's Housing Justice Roadmap

Pillar 4: Housing and services are rooted in dignity.

- A system must provide services that are safe and accessible for all and that respect, empower, and value all individuals, especially Black, Brown, and LGBTQ community members.
- Services should be designed with and provided by people who have experienced homelessness or housing instability.
- Providers must address organizational culture issues that lead to discrimination and lack of accountability to people being served.

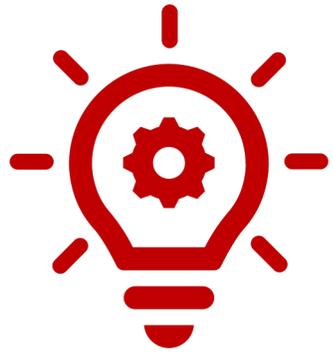
Dialogue: **Vision and Values**



What about this language from the Housing Justice Roadmap best captures the vision and values you think the Detroit community should bring to its approaches to rehousing people?

What's missing that you think should also be captured?

Please offer responses in the chat!



Identifying Solutions:

Solutions and strategies the community should implement

Focus for the Planning Session

- ▶ **Affordable housing supply, including land bank homes, assisted & public housing + new housing models:**
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Community Planning Session Objectives

Generate potential strategies, including

- **IMPROVEMENTS** to be made within existing efforts and programs (e.g., staffing and role clarification, streamlining, policies and practices, improved partnerships, modest facility improvements, improved public policy, etc.)
- **INNOVATIONS** to be tried and tested to support transformation of approaches (e.g., new models, new partnerships, new services and staffing designs, new capacity-building efforts, etc.)

Community Planning Session

Hot topics

- ▶ Housing navigation
- ▶ Quality of available units
- ▶ Affordability – rents too high
- ▶ Housing choice in various geographic areas
- ▶ Landlord engagement
- ▶ Services to support optimal health and stability
- ▶ Funding available for ongoing needs and capital
- ▶ Data and information on current programs, including navigation supports
- ▶ Best practices from other communities

Example: Improvement

- ▶ **Focus area:** Affordable housing supply, including land bank homes, assisted & public housing + new housing models
- ▶ **Description of Solution:** Improve linkages to senior housing and other federally assisted housing units for those who are disabled; advocate for homeless preference.
- ▶ **Impact of Solution:** More people will exit from homelessness with stable housing and in units that are appropriate to their needs.

Example: Innovation

- ▶ **Focus area: Affordable housing supply, including land bank homes, assisted & public housing + new housing models**
- ▶ **Description of Solution:** Explore feasibility of developing shared housing for adults who prefer shared housing; develop the master lease model through partnerships using land bank homes. Using HCV to support housing costs could be a way to help keep rents affordable to tenants and ensure property owners have their costs covered.
- ▶ **Impact of Solution:** More people will exit from homelessness with stable housing and in units that are appropriate to their needs. Neighborhoods will have fewer blighted buildings and local property owners will benefit.



Brainstorm Solutions

Focus: Improving Affordable housing supply, including land bank homes, assisted & public housing + new housing models

- What is the proposed solution?
- Is it an improvement or an innovation?
- How would this solution help achieve the vision and values just discussed?
- How could it address the concerns raised by people with lived experience?
- How could it help reduce disparities?



JAM Session!



Prioritization:

Determine highest-priority strategies, input on roles and timeframes



What is the most important work and why?

We're going to ask people with lived experience to reply first, and then will prompt the rest of participants to reply

We will popcorn some so that some people can provide answers verbally, and others can put answers in the chat

Prioritization



What is the most important work to start during 2024?

We're going to ask people with lived experience to reply first, and then will prompt the rest of participants to reply

We will popcorn some so that some people can provide answers verbally, and others can put answers in the chat



Post-Session Poll

You will be invited to participate in an online poll to prioritize among the solutions that have been generated today.

- What are the most important activities?
- What should be started during 2024?
- What would success look like or how should we measure success?
- What community partners and resources should be engaged?

The poll will be conducted 11/28-11/30

- ▶ *We will publish the results of the poll by the end of December.*



Next Steps and Closing

- **Improving Rehousing & Housing Supply online poll** to prioritize among the ideas generated today and to rank priorities generated across all Community Planning Sessions.
- **Results** will be shared with the **Planning Team** who will report to the **Strategic Plan Oversight Commission**. The final plan will include the top priorities with an emphasis on the activities to be undertaken in 2024.
- Reminders:
 - ▶ We will post the background materials and the meeting deck to the website.
 - ▶ We will provide list of all proposed solutions to all participants once we complete the series of 6 community planning sessions.
 - ▶ We will provide results of the online poll by the end of December.

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Thank you!