

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- ❖ Many **did not receive any help with locating housing or that housing resource information they were provided were outdated.**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

Permanent Supportive Housing

11/8/23

<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



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.

Focus for the Planning Session

- ▶ **Permanent supportive housing:** Long-term housing placements for typically chronically homeless households that pair housing with voluntary supportive services for residents.

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
- Permanent 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

- ▶ Resident experience: presentation of lived experience themes/statements by person with lived experience (BPA consultant or Planning Team member) [**~5 minutes**]

Program / System Information - PSH

- ▶ Permanent Supportive Housing
 - **The Detroit Continuum of Care:** Applies for funding annually to support operations, services, and rental subsidies of existing PSH; also applies annually for funding to support new PSH projects.
 - **City of Detroit:** Funds construction and preservation of PSH
 - **MSHDA:** Funds construction and on-going operational (subsidy) support of PSH through Low-Income Housing Tax Credits.
 - Applicants for MSHDA or City funds must receive a letter of support from the CoC demonstrating CoC support for the project.

CoC Funding

The CoC currently funds **1,696** units of Permanent Supportive Housing, across the following agencies:

- ▶ Cass Community Social Services
- ▶ Central City Health
- ▶ Coalition on Temporary Shelter
- ▶ Community and Home Supports
- ▶ Detroit Rescue Mission Ministries
- ▶ Detroit Wayne Integrated Health Network
- ▶ Mariners Inn
- ▶ Michigan Department of Health & Human Services
- ▶ Neighborhood Legal Services
- ▶ Neighborhood Service Organization
- ▶ Ruth Ellis Center
- ▶ Southwest Counseling Solutions
- ▶ Travelers Aid Society
- ▶ Wayne Metro Community Action Agency

In FY2022:

HUD awarded the Detroit CoC \$23.2M to existing and new PSH programming

While not CoC funded, the VA Medical Center also provides PSH via the HUD-VASH program to veterans experiencing homelessness.

2022 Performance Metrics for CoC PSH

Program Metric	Average Performance
Percentage with Increase In Total Cash Income for Leavers and Stayers	42%
Percentage of participants who remain in permanent housing or exit to other permanent housing	99%
Length of time from referral to housing move-in (days) for Scattered Site PSH Projects	81 days
Length of time from referral to housing move-in (days) for Project Based PSH	90 days
Length of time from referral to housing move-in (days) for SRO PSH	11 days
Overall average utilization rates as on 1/26/22, 4/27/22, 7/27/22, 10/26/22, 12/28/22	94%

City of Detroit Funding

- ▶ Uses federal funds to support construction and preservation of PSH (had \$6 million for this purpose in most recent notice of funding availability)
- ▶ During the pandemic, the City received a one-time allocation of HOME-ARP dollars totaling \$26.6 million. The City will use this funding for the following PSH activities:
 - ▶ Supportive Services: \$3,000,000
 - ▶ Development of Affordable Rental Housing: \$16,063,642
 - ▶ HOME-ARP will support non PSH related activities including development of a non-congregate shelter, non-profit operating and capacity support, and administration.

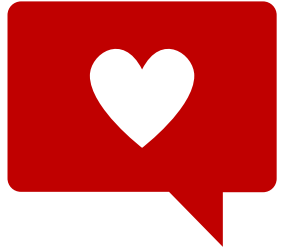
Key Data- System Metrics

- Detroit is 78% Black/African American, however **Black/African American individuals make up 84% of single adults experiencing homelessness and 94% of households with children experiencing homelessness.**
 - *Over the past 18 months, of single adults served in PSH, 88% were Black/African American, while 95% of families served in Black/African American*
- **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.**
 - *Over the past 18 months, of adults served in PSH, approximately 60% were male, 40% were female, and less than 1% identified as 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%.**
 - *Over the past 18 months, of people served in PSH, 13% of single adults and 35% of families reporting having experienced domestic violence.*
- **The CoC's System Performance Measures (SPMs) reveal that 21% of all households who exited homelessness to permanent housing ultimately returned to homelessness within two year. This rate is consistent with national averages.**
 - *For people who exited either Permanent Supportive Housing (PSH) or Rapid Re-housing (RRH) to other permanent housing, only 16% of those households returned to homelessness within two years.*

Community Initiatives



- **Sheltered Housing Placement:** Leased Up 151 households in Emergency Shelter with vouchers in a year, creating more "flow" through the shelter system and preventing people from "aging-in" to chronicity.
- **Youth Homelessness Demonstration Project:** Created new housing opportunities and supportive services for youth, including a new 12-unit PSH project specifically targeted to youth ages 18-24.
- **Veterans Initiatives:** Built for Zero and the VA's 38,000 Permanent Housing Placement National Challenge work to increase access to permanent housing, including reduced barriers to HUD-VASH.
- **Landlord Engagement Contract:** Survey showed the most cited issues with renting to clients were cleanliness issues, late or delayed payments, and move-out issues; these impact PSH provider's ability to identify units to move PSH participants into.



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 Detroit 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

- ▶ **Permanent supportive housing:** Long-term housing placements for typically chronically homeless households that pair housing with voluntary supportive services for residents.



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:** Permanent Supportive Housing
- ▶ **Description of Solution:** Analyze why terminations and evictions are occurring from PSH and develop a set of strategies to reduce terminations/evictions to keep people in PSH
- ▶ **Impact of Solution:** Keep people from returning to homelessness due to eviction and/or other adverse unplanned terminations

Example: Innovation

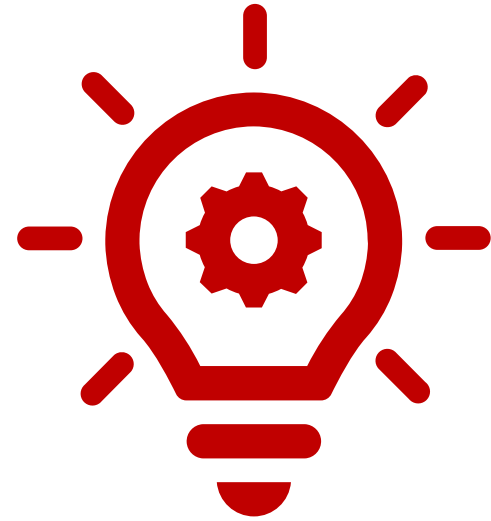
- ▶ **Focus area:** Permanent Supportive Housing
- ▶ **Description of Solution:** Design a new process to leverage HCV for people who are disabled and likely to “age into chronic while awaiting PSH” and pair with supportive housing post lease-up (i.e., households wait 9+ months to obtain HCV and regularly “age into chronicity” roughly the same time they are “pulled” for HCV).
- ▶ **Impact of Solution:** Intentionally housing chronically households with HCV will create enable us to serve more people



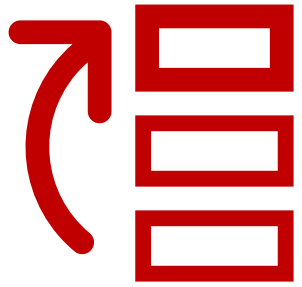
Brainstorm Solutions

Focus on Permanent Supportive Housing

- 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!