

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- ❖ Many did not receive any help with locating housing or that housing resource information they were provided were outdated.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

Vouchers, Utility Assistance, and Other Financial Assistance

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

► **Vouchers, utility assistance & other financial assistance**

Housing Choice Vouchers: A tenant-based resource that is paired to the household, not the building, that provides rental assistance so they can afford housing in the private housing market on a long-term basis. Households must be 30% AMI or below. This resource is not limited to those experiencing homelessness; however, the Michigan State Housing Development Authority does have a homelessness preference voucher program.

Utility and other financial assistance: One-time or ongoing help related to heat, power, and internet assistance provided by various government and philanthropic organizations.



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

The background features a white space on the left and a complex geometric pattern on the right. The pattern consists of overlapping, semi-transparent triangles and polygons in various shades of orange and brown, creating a layered, abstract effect.

Program / System Information - Vouchers

In Detroit, tenant-based vouchers are issued by two organizations:

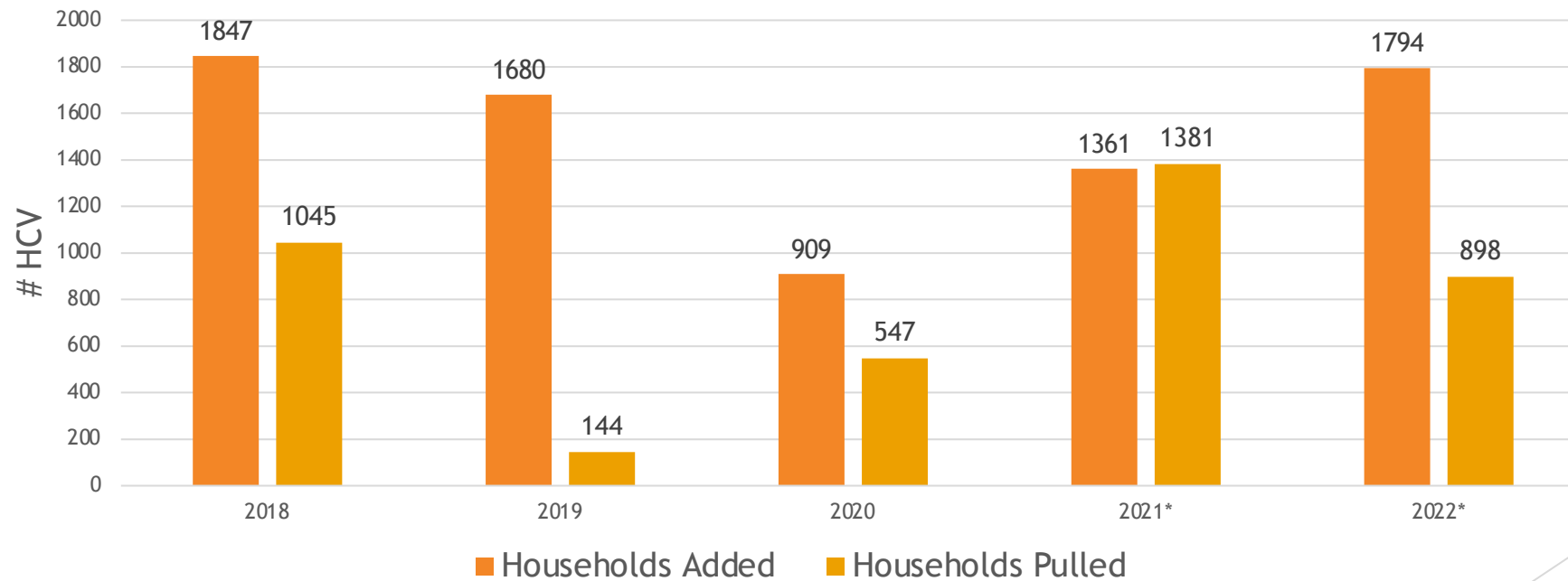
- ▶ Detroit Housing Commission, Detroit's public housing authority
- ▶ Michigan State Housing Development Authority

MSHDA Vouchers

- ▶ Separate waitlist - Homeless Preference HCV Waitlist
- ▶ Detroit homelessness system does not receive notifications from MSHDA about the specific number of vouchers that will be pulled for residents each year
- ▶ Early in 2023, households were waiting about 6 months to be pulled (from being added to the waitlist to the pull date).
- ▶ As of Oct 2023, as those pulls have slowed down, that period is around 9 months on average.

MSHDA Vouchers

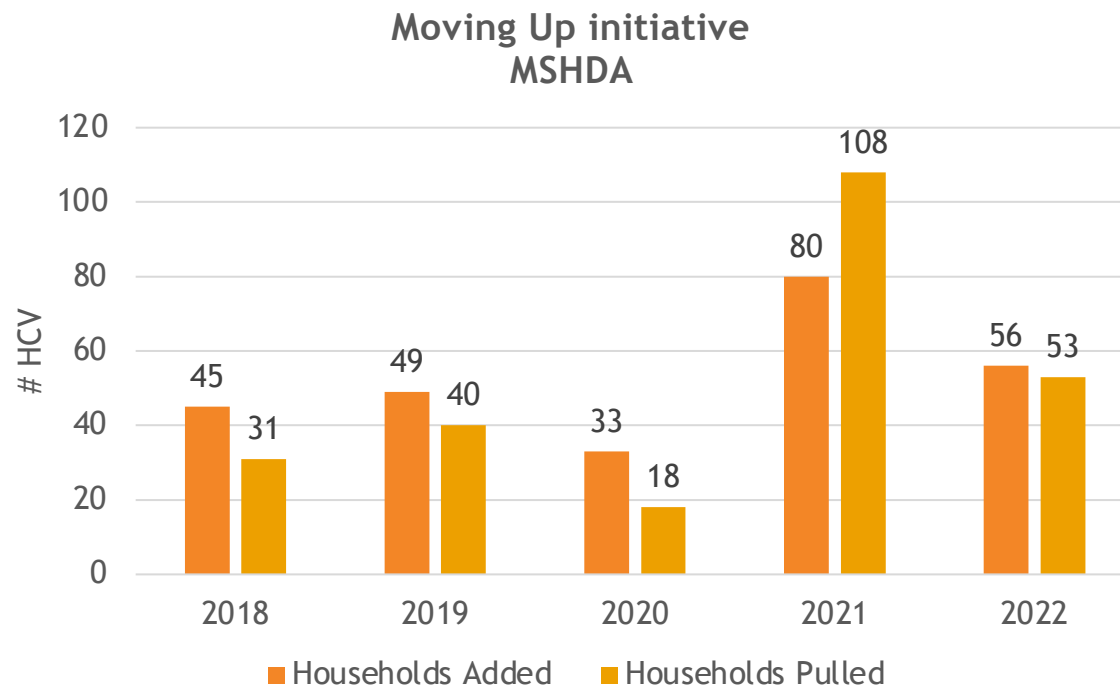
Housing Choice Voucher (HCV) MSHDA Homeless Preference



*Includes Emergency Housing Vouchers

MSHDA Vouchers

- ▶ Through the Moving Up initiative, MSHDA created a preference for a subset of Section 8 vouchers for individuals and families who are currently living in PSH units and continue to need a housing subsidy but no longer need the intensive supports.



Detroit Housing Commission Vouchers

- ▶ Authorized to issue about 6,248 tenant-based vouchers
- ▶ Authority cannot support issuing the full number of vouchers in their possession due to several financial reasons, including rent increases, lower voucher holder incomes that require more subsidies to be paid out, increased utility costs, etc.
- ▶ Can convert 20% of its Tenant-Based Vouchers (TBV) to Project-Based Vouchers (PBV) to create deep affordability (30% AMI) in new properties that are being developed or renovated.
- ▶ Operates waitlist for tenant-based vouchers
 - ▶ The last time this occurred was February 2020.
 - ▶ In 72 hours, more than 22,000 applied.
 - ▶ A computerized lottery was run, and DHC took the first 7,000 to be placed on the voucher waiting list.
- ▶ DHC agency leadership said historically, approximately 50% of the applicants pulled from the voucher waiting list are successful in leasing up

Key Data- 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

► **Vouchers, utility assistance & other financial assistance**

Housing Choice Vouchers: A tenant-based resource that is paired to the household, not the building, that provides rental assistance so they can afford housing in the private housing market on a long-term basis. Households must be 30% AMI or below. This resource is not limited to those experiencing homelessness; however, the Michigan State Housing Development Authority does have a homelessness preference voucher program.

Utility and other financial assistance: One-time or ongoing help related to heat, power, and internet assistance provided by various government and philanthropic organizations.



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: Vouchers, utility assistance & other financial assistance**
- ▶ **Description of Solution:** Ensure that all households who participate in RRH or PSH are linked to low-cost or affordable internet.
- ▶ **Impact of Solution:** RRH and PSH participants will be better able to access community services, employment, and education programs to improve their economic stability.

Example: Innovation

- ▶ **Focus area: Vouchers, utility assistance & other financial assistance**
- ▶ **Description of Solution:** Advocate to MSHDA that “data matching” occurs between MSHDA HCV/ Housing Agent data sets and state HMIS systems. Adding unique identifiers (HMIS#s) has the possibility to further disaggregate voucher data as well as drill down to more client level solutions when a homeless household receives voucher.
- ▶ **Impact of Solution:** Adding HMIS# for system level data matching allows critical information sharing regarding identifying a person’s current living situation and/or identifying advocates or frontline staff to assist and aid in the process. Being able to tie this information back to the CoC also allows for further research and data insights regarding the efficacy of the homeless preference housing choice voucher.



Brainstorm Solutions

Focus: Vouchers, utility assistance & other financial assistance

- 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!