

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- ❖ Many **did not receive any help with locating housing or that housing resource information they were provided were outdated.**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

## Improving Rapid Rehousing

November 8, 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





# 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

- ▶ **Rapid rehousing:** Short-term programs that quickly move households from homelessness to housing and provide case management and housing assistance on a short-term basis; cannot exceed 24 months of services.

# 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

# Program / System Information - RRH

- ▶ Rapid Rehousing

- ▶ The City of Detroit and the Continuum of Care provides funding for rapid rehousing programs, which are short-term programs that move households from homelessness to housing and provide case management and rental assistance on a short-term basis; cannot exceed 24 months of services

# CoC Funding

According to its most recent application (FY2022), the following rapid rehousing programs received CoC funding:

<b>Program/Agency Name</b>	<b>Funding Amount</b>
Alternatives for Girls (Domestic Violence – Joint Transitional Housing/Rapid Rehousing Program)	\$565,704
Neighborhood Legal Services (Joint Transitional Housing-Rapid Rehousing)	\$794,157
Alternatives for Girls (Detroit Youth RRH)	\$308,977
NSO	\$331,234
Neighborhood Legal Services (Project Permanency)	\$1,265,682
Neighborhood Legal Services (NLSM Cares)	\$1,278,504
Southwest Counseling Solutions	\$425,535
<b>TOTAL</b>	<b>\$4,969,793</b>



# City of Detroit Funding

The City of Detroit’s funding for Rapid Rehousing comes from Emergency Solutions Grant (ESG) and Community Development Block Grant (CDBG) funding. In 2023-2024, the City of Detroit will be allocating nearly \$810,000 to the following rapid rehousing programs:

Program/Agency Name	Funding Amount
Alternatives for Girls	\$258,585.81
Community and Home Supports (Sheltered Housing Program)	\$307,106.48
Wayne Metro	\$243,829.54
TOTAL	\$809,521.83*

## Key Data

According to data from Detroit's coordinated entry system, the CAM, the following number of households were **referred** to rapid rehousing programs in 2022:

- ▶ 20 Parenting Youth Households
- ▶ 105 Adult-Led Family Households
- ▶ 82 Unaccompanied Youth Households
- ▶ 378 Single Adult Households
- ▶ Total Referred: 585 households

# Performance - City of Detroit metrics

	CY2023 Performance Benchmark
Average length of time (days) to move clients into housing from program entry	<b>50 days</b>
Percent of clients who exit to a permanent housing destination	<b>96%</b>
Percent of clients who exit within 180 days of program entry	<b>This measurement of performance will be temporarily suspended as Covid resources were shifted to address the needs of individuals who required additional services to achieve stability during the pandemic</b>

# Performance - CoC Metrics

<b>Program Metric</b>	<b>Average Performance</b>
Percentage of Leavers With Any Cash Income (as measured at the time participants exit from the RRH project)	59%
Percentage of Leavers with Any Non-Cash Benefits (as measured at the time participants exit from the RRH project)	84%
Percentage of Leavers with Earned Income (Employment) (as measured at the time participants exit from the RRH project)	22%
Percentage with Increase In Total Cash Income for Leavers and Stayers	20%
Percentage of participants who remain in permanent housing or exit to other permanent housing	100%
Length of time from referral to housing move-in (days) for Rapid Rehousing)	81 Days



## Community Initiatives

- **Sheltered Housing Placement:** RRH program assisting households with HCV voucher lease-up; Leased Up 151 households from Nov. 2022 to Sept. 2023
- **Youth Homelessness Demonstration Project:** Created new housing opportunities and supportive services for youth
- **Veterans Initiatives:** Highlighted effectiveness of rehousing strategies like having a dedicated Veteran-By-Name list coordinator who manages the list of veterans and having access to flexible funds
- **Landlord Engagement Contract:** Conducted surveys to collect feedback in efforts to engage more landlords

# Key System Demographic Data

- 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.**
- 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

- ▶ **Rapid rehousing:** Short-term programs that quickly move households from homelessness to housing and provide case management and housing assistance on a short-term basis; cannot exceed 24 months of services.



# 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:** Rapid Rehousing
- ▶ **Description of Solution:** Bring more data and accountability into role and responsibility of RRH provider to participate in HCV process i.e., assist providers through data to ensure fewer households miss voucher opportunity due to not “recertifying homelessness”, or not returning or successful matriculating through voucher process
- ▶ **Impact of Solution:** More people will exit from RRH with stable housing and not become homeless when their RRH subsidy ends.

# Example: Innovation

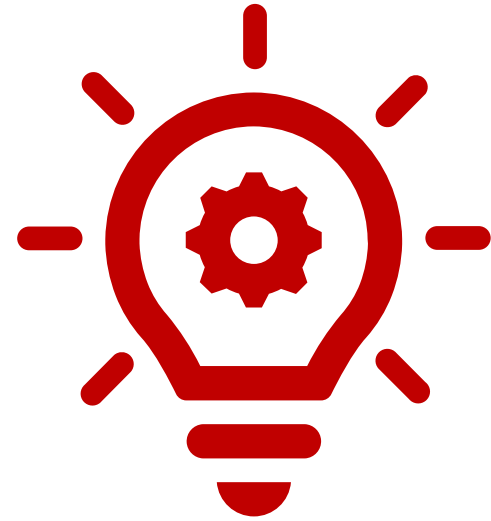
- ▶ **Focus area:** Rapid Rehousing
- ▶ **Description of Solution:** Provide housing search/assistance/financial assistance through RRH to all households who receive voucher notification. Provide RRH services until the household is stabilized in their new home
- ▶ **Impact of Solution:**
  - More households will successfully use their voucher and so be able to exit the homelessness response system successfully.
  - RRH performance metrics will be improved.
  - More households can be served since the cost per RRH intervention will be reduced since the HCV can cover the cost of the rent and utilities. The RRH program can cover move-in costs, security deposits, etc. that aren't covered by HCV.



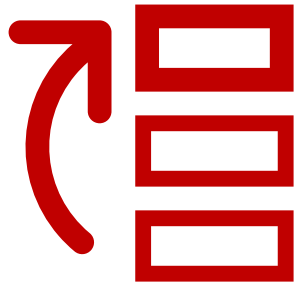
# Brainstorm Solutions

## Focus on Improving Rapid Rehousing

- 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.

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



**Thank you!**