



ALLIANCE FOR HOUSING

**Alliance for Housing
Annual Retreat 2022
May 11, 2022**

Scribe: Julia Steinberg

Attendees: Ashley Burton, Leah McCall, Julia Steinberg, Audrey White, Holly Gauthier, Tiffany Jones (Alliance for Housing), Regina Cannon (C4 Innovations), Brenden Bell (Affirmations LGBTQ+ Community Center), Elyse Bender, Joseph Rusher, David Permaloff (Common Ground), Eric Burton, Kim Diggan, Jessica Keenan, Michelle Malmgren, Deirdre Mercer, Gina Misuraca, Taylor Eberhart, Tricia Delude, Dana Paglia-King, Natalie Wojcickij (Community Housing Network), Kim Tosolt, Sian Washington (Disability Network Eastern Michigan), Gina Adams, Deborah Najieb (Divine Order), Marlo Sheppard (Easterseals), Eisha Branner, Breonna Clawson (E-Community Outreach Services), Ernestine McRae, Christina Ramirez (HAVEN), Brian Wright, Karen Plants (HOPE Shelter), Tara Irwin (Jewish Family Services), Shantique Coleman, Shannon Smith, Rhi Sehl, Trish Swan, Brianna Agnello, Erinn Johnson, Bonnie Haney (Lighthouse), Jill Anderson, Rebecca Tallarigo (MDHHS), Michelle Edwards (MSHDA), Melanie Grund, Monique Guerrero (Oakland County), Sandi Elanges, Genessa Doolittle (Oakland County Health Division), Melissa Felice, Stephen O'Donnell (Oakland County Neighborhood & Housing Development), Holly Douglas (OC Schools), Rachel Densmore (OCHN), Liz Lucas, Donna Bunin, D'Asia McDonald (OLHSA), John Reardon (Open Door Outreach Center), Mitchel Blum-Alexander (Red Maple Resources, Inc.), Alexa Kalasz, Benjamin Ogden (South Oakland Citizens for the Homeless - SOCH), Beth Baker (Detroit VA), Cindy Bauer, Trina Miller, Kimber Bishop Yanke

Oakland County State of Homelessness

Presented by Audrey White, HMIS Director, Alliance for Housing, and Holly Ellis, HMIS Manager, Alliance for Housing

Point in Time (PIT) Count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January.

Point in Time (PIT) Count 2022: January 26, 2022

- 226 Total
- 62 Transitional Housing
- 32 Unsheltered

PIT SUMMARY	2015	2016	2017	2018	2019	2020	2021	2022
Sheltered-ES	246	233	256	260	262	221	246	226
Sheltered-TH	143	129	107	96	120	114	87	62
Unsheltered	96	76	47	71	43	124	0	32
Total	485	438	410	427	425	459	333	320



The Housing Inventory Chart (HIC) is a point-in-time inventory of provider programs within the Continuum of Care that provide beds and units dedicated to serving people experiencing homelessness.

Housing Inventory Chart (HIC) 2022:

- Permanent Supportive Housing (PSH): 643
- Rapid Re-Housing (RRH): 126
- Transitional Housing (TH): 97
- Emergency Shelter (ES): 181
- Other Permanent Housing /Low-Income Housing Tax Credit units (OPH /LIHTC): 236

Homeless Persons in Oakland County 2021:

- 1228 Total Persons
- 889 Households
- 77% Adults only
- 16% Adult/child
- 7% Child only

Race	Count	Percentage
American Indian, Alaska Native, or Indigenous	9	0.73%
Asian or Asian American	7	0.57%
Black, African American, or African	738	60.10%
Native Hawaiian or Pacific Islander	0	0.00%
White	353	28.75%
Multi-racial	121	9.85%

Ethnicity	Count	Percentage
Non-Hispanic/Non-Latin(a)(o)(x)	1,161	94.54%
Hispanic/Latin(a)(o)(x)	65	5.29%
Client doesn't know	0	0.00%
Client refused	1	0.08%

Year: 2021 – 1228 Literally Homeless Persons

- At least 1 disability reported: 25%
- Average age: 42
- Children (under 18): 30%
- Top prior living situation: Place not meant for Habitation=35% & Emergency Shelter=17%
- First time homeless: 38%
- More than 12 months homeless: 22%



Year: 2021 – 50 Homeless Veterans

- At least 1 disability reported: 54%
- Average age: 52
- Adult Only HH's: 88%
- Adult Child HH's: 12%
- Male: 88%, Female: 12%
- Top prior living situations: Place not meant for habitation=42% & Hospital or other non-psychiatric medical facility=12%
- First time homeless: 36%
- More than 12 months homeless: 26%
- Black, African American, or African=32, White=13, Multi-Racial=4

Year: 2021 – 211 Chronically Homeless Persons

- At least 1 disability reported: 50%
- Average age: 45
- Adult Only HH's: 96%
- Adult Child HH's: 4%
- Child Only HH's: 1%
- Male: 70%, Female: 29%, No single gender: 1%
- Top prior living situations: Place not meant for habitation=48%
Emergency Shelter=15%
- First time homeless: 16%, Four or more times homeless=67%
- More than 12 months homeless: 83%
- Black, African American, or African=105, White=82, Multi-Racial=21

Year: 2021 – 225 Homeless Seniors (age 55 and above)

- At least 1 disability reported: 32%
- Average age: 60
- Adult Only HH's: 99%
- Adult Child HH's: 1%
- Male: 73%, Female: 27%
- Top prior living situations: Place not meant for habitation=38% Hospital or other non-psychiatric medical facility=15%
- First time homeless: 42%
- More than 12 months homeless: 27%
- Black, African American, or African=113, White=100, Multi-Racial=12

Year: 2021 – 72 Unaccompanied Youth *defined as under the age of 18 (child only households)*

- Average age: 14
- Male: 38%, Female: 54%, Transgender=4%, Questioning=1%, No single gender=3%
- At least 1 disability reported 38% with the highest being mental health disorder at 28%
- Top prior living situation: Staying or living with a family member=62% & the second being psychiatric hospital or other psychiatric facility=14%
- First time homeless: 51%
- Black, African American, or African=30, White=21, Multi-Racial=18



Contact

- HMIS questions: hmishelp-alliance@oaklandhomeless.org
- Audrey White: awhite-alliance@oaklandhomeless.org
- Holly Ellis: hellis@oaklandhomeless.org

COVID Emergency Rental Assistance (CERA) Program

Presented by Tiffany Jones, CERA Administrator, Alliance for Housing

- The state of Michigan’s COVID Emergency Rental Assistance program is designed to keep Michigan residents who fell behind on their rent and utilities during the COVID-19 pandemic in their homes. The program utilizes a collaborative community process to expedite rental and utility assistance to COVID-19 affected tenants and their landlords.
- The Alliance for Housing is the fiduciary of these funds.
- The Alliance has partnered with Lighthouse MI, OLHSA, Lakeshore Legal Aid, and Community Housing Network to provide services to the community.
- The program covers:
 - Past due rental payments
 - Utilities – including water, gas, electric, and trash
 - Internet payments
- Portal numbers as of May 6, 2022:

CERA Applications Ending 05/06/2022	LH	CHN	OLHSA	Total
Submitted Initial Applications	18	133	55	206
Submitted Recertifications	63	1016	296	1375
Under Review	172	338	125	635
Processing	25	11	36	72
Seeking More Information	162	183	135	480
Rejected	1625	3513	579	5717
Initial Approved	1716	5661	1751	9128
Recertifications Approved	926	1708	421	3055
Duplicates	277	937	348	1562
Totals	4984	13500	3746	22230

- Totals as of April 2022:
 - Total Spent: \$79,810,874
 - Total Received: \$118,150,984
 - Applicants can apply online in English, Spanish, and Arabic: <https://ceraapp.michigan.gov/>
- More info: www.oaklandhomeless.org/cera
- 86% of applicants reported they applied online through the CERA portal
- 57% of applicants reported

Unlocking Doors Oakland County

Presented by: Tiffany Jones, Unlocking Doors Oakland County Program Manager, Alliance for Housing



- Unlocking Doors Oakland County funds are used as a tool to encourage landlords to rent to homeless persons who may not have credit and/or references, or who are perceived as high-risk.
- Unlocking Doors Oakland County Program will be subsidized and operated by the Alliance for Housing, Oakland County Continuum of Care, in partnership with the American Rescue Plan Act (ARPA) through Oakland County.
- **Program Parameters:**
 - All homeless persons who receive a Housing Choice Voucher with a homeless preference (HCV/HPV) or Permanent Supportive Housing (PSH) through our special programs between 03/01/2022 to 02/28/2023 will be covered under the fund
 - Landlords must first try and resolve tenant issues with the Case Manager prior to making a claim or processing an eviction
 - The fund will reimburse damages after move out that are in excess of the amount the security deposit will cover
 - The fund will reimburse the landlord for tenant caused damages identified in an HQS inspection, if the tenant cannot pay for them, and the damages will lead to eviction
 - Landlords can only submit one claim per tenant
 - Claims can only be made during the tenants first 18 months in housing
 - Claim amounts are capped at a maximum of \$3,000
- **Eligibility** for the Unlocking Doors Oakland County Program, to be eligible the landlord must:
 - Agree there will be an attempt to resolve tenant issues with the Case Manager prior to making a claim or initiating the eviction process (The program should only be used as a last resort when no alternative method can be identified to address the issue with the tenant);
 - All homeless persons who receive a Housing Choice Voucher with a homeless preference (HCV/HPV) or Permanent Supportive Housing (PSH) through our special programs starting 03/01/2022 will be covered under the fund
 - Enter a Housing Assistance Payment (HAP) Contract with the Alliance and be in good standing with that contract.
- **Qualified Damages** can be covered pursuant to the following conditions:
 - When tenant caused damages exceed the security deposit, or tenant caused damages are identified on an HQS inspection and will lead to eviction;
 - Property damage was caused because of a tenant's occupancy, while under a rental agreement at the time the damage was incurred;
 - Damage to property exceeds normal wear and tear; and
 - The tenant's occupancy in the unit has not exceeded eighteen months.
- **Reimbursement Process:**
 - When an eligible landlord identifies that there are qualified damages to their property, they are able to submit for reimbursement.



- A landlord may only submit one claim per tenant, and the reimbursement amount is capped at a maximum of \$3,000.
- All claims will be verified prior to approval and are based on actual expenses incurred.
- Approved claims will be paid within 30 days of submission.
- **Submitting a Claim:**
 - Contact the Program Manager to confirm participation in the program and obtain a Reimbursement Claim Form
 - The following documents must be attached with the claim form:
 - Documentation of efforts to resolve tenant issues with the Case Manager or Housing Agent;
 - Move out inspection documenting the damages, or copy of the failed HQS inspection notice;
 - Tenant ledger showing amounts charged for damages;
 - Invoices/receipts confirming the amounts requested
 - Claim forms must be submitted to the Program Manager:
 - Within the first 30 days after the landlord takes possession of the unit; or
 - Within 30 days of repairing tenant caused damages on a failed HQS inspection that would otherwise lead to eviction
- **Contact:** Tiffany Jones, Tjones-alliance@oaklandhomeless.org, or visit the Alliance website at: <https://www.oaklandhomeless.org/landlord-resources>.

Agency Announcements:

- Deirdre Mercer announced CHN is working with Red Maple Resources, Inc. and MCAH to reinvigorate a workgroup of stakeholders for integrating healthcare and housing for older adults in Oakland County.
 - Contact Deirdre (dmercerc@chninc.net) to engage and receive communications about the workgroup.
- Melanie Grund, Community Engagement Liaison with the Housing Department at Oakland County, announced the county is reviewing their statistics, dashboards, KPI measures, which will be put out to the community soon. For the interest of connecting wrap around services, Melanie announced they are also working on food security through the Food Policy Council at the health department. Melanie is also the Senior Advisor on Refugees to the executive, representing Oakland County for the South East Michigan Regional Collaborative on Refugees.
- One of HOPE's advocacy projects is trying to put an end to source of income discrimination, which is in committee now. Please call your representatives to push to end it on a statewide basis instead of city by city.
- CHN is hiring: <https://communityhousingnetwork.org/join-our-team/>.
- Lighthouse is hiring.



- Common Ground has opened Oxford Resiliency Center and Behavioral Health Urgent Care Center.

System Mapping and Equitable Results Framework with Regina Cannon from C4 Innovations

Building a Future for Everyone

- Be explicit about racial equity and equity goals and approaches.
- Understand who needs service and housing.
- Understand the context of why outcomes are inequitable.
- Center the experiences of people and communities most impacted.
- Solve for root causes.
- Address inequities in adjacent systems.
- Build a sustainable system.

What is Racial Equity?

- Equity – is just and fair inclusion into a society in which all can participate, prosper, and reach their full potential.
- Racial Equity – is the condition that would be achieved if one’s racial identity no longer predicts, in a statistical sense, how one fares.

Structural Inequities Across Systems – Due to historic and structural factors, BIPOC experience higher rates of disparities.

- Behavioral health
- Child welfare
- Criminal justice system – incarceration
- Employment, unemployment, underemployment
- Health – chronic medical conditions, decreased life expectancy
- Economic impact – inability to accumulate and pass down wealth
- Housing – Lack of access to safe and affordable housing

1. Name Racial Equity as a Goal

- Shift from diversity to equity
- Embed racial equity principles and practices
- Conduct racial equity gaps analysis
- Embrace a multi-system approach to ending homelessness
- Conduct racial equity impact analysis
- Focus on results/equitable outcomes
- Include racial equity data analysis and benchmarks in strategic planning to end homelessness
- Incorporate racial equity into grantmaking and contracting for homelessness and housing programs
- Set the expectation for anti-racist program delivery

2. Commit to Culturally Appropriate Support Services

- Address inequitable access and disparities in quality of care
- Provide culturally and linguistically appropriate support services



- Develop a workforce that fully reflects communities served
3. Align Funding to those Racial Equity Goals
 - Incorporate racial equity into grantmaking and contracting for homelessness and housing programs
 - Work with funders and decision-makers to align with and match federal funding
 - Fund support services at the proportionate level to housing
 - Create flexible and sustainable funding streams for support services
 - Ensure equity in funding across communities and providers
 - Investigate flexible subsidies to mitigate the effects of network impoverishment
 4. Expand the Role of Community Organizations and those Most Impacted
 - Leverage the existing community and grassroots organizations and create more opportunities for them to lead
 - Include and support BIPOC leaders
 - Engage people with lived experience
 5. Change the Narrative: Housing and...
 - Livable wage employment
 - Well-resourced communities
 - Access to high quality education
 - Access to affordable housing
 - Quality childcare
 - Reliable, widespread public transportation
 6. Expand the Access to Safe, Affordable Housing
 - Increase the affordable housing inventory
 - Address transportation barriers
 - Address connectivity barriers
 - Remove barriers for justice-involved people
 7. Build the Infrastructure to Support Sustainability
 - Support collaboration across systems and communities
 - Advocate for federal, state, and local policy change
 - Determine who will be responsible for regularly reviewing disaggregated data to identify and report racial disparities
 - Keep historically underrepresented community organizations and folks with lived expertise engaged in the process
 - Consistently measure and refine the work
 8. Go Upstream: Address the Inequities in Adjacent Systems
 - Eviction prevention
 - Education/internet access
 - Economic and workforce development
 - Infrastructure and transportation
 - Health care, law enforcement, and public safety
 - Criminal justice



System Mapping

- Understand what services are in the county
- Understand what housing are available
- Understand what housing are in the pipeline and where
- What segments of the populations experiencing homelessness are being served?
- What segments of the population experiencing homelessness are being left out or not being served as well?
- What is the quantitative experience of those experiencing housing instability or housing loss?
- What is the qualitative experience of those experiencing housing instability or housing loss?

Supportive Services:

- Services coordination
- Case management
- Medical care
- Mental health care
- Dental services
- Recovery services
- Nutrition
- Clothing
- Employment referrals
- Employment
- Childcare
- Transportation
- Community connections
- Civic responsibilities
- Legal services
- Benefits connector
- Education/skills referrals
- Education/skills services
- Emergency financial assistance

Permanent Housing, Rapid Rehousing (RRH), Supportive Housing

Prevention/diversion:

- Eviction prevention
- Emergency financial assistance pool
- Rental assistance
- Utility assistance
- Benefits connector
- Free childcare
- Employment referrals
- Employment
- Emergency transportation
- Hotel/motel payments
- Rental deposits
- Arrears payments
- Move-in kits

Populations:

- Returning Citizens
- Families / HH with four or more children
- Single Fathers with children
- Veterans
- Refugees
- Immigrants
- Survivors
- TAY
- Physical Disabilities/Challenges
- Sex Offenders (Lifetime)

System Mapping Discussion:

- Need communication strategy
 - Language used (eg. Out-reach vs. in-reach)
 - Assumptions, "sections" (eg. Section 8)
 - Transfer success strategies/best practices



- VISPDAT is not mandatory
- Expungement program
- Strategy to eliminate barriers, duplicative docs needed
- Updated network database for providers to reference including deadlines, etc.
- Advocacy, politics, legislative days
- Gaps in services:
 - Income too high to qualify, too low to sustain without assistance.
 - Eligibility policy, resources knowledge
 - Lack of free childcare
 - Background checks
 - Credit
 - Self-certification
 - Staff pay/benefits, livable wage (funding)
 - Transportation, non-exploitative employment
 - 30% of income rule needs flexibility
 - ARP funds tied to COVID; make sustainable

Equitable Results Framework

Key Concepts:

- Examining and attending to systemic factors
- Using racial equity to define the work
- Aligned contributions
- Distinguishing between equality and equity
- Using “targeted universalism”
- Including lived experience

Equitable Results Framework

- Data Landscaping
- Future Visioning
- Root Cause Analysis
- Strategies
- Action Steps
- Evaluate & Refine Strategies
- Equitable Outcomes

Racial Equity Impact Analysis – Thinking through equity, inclusion, and effect – 6 questions to consider when crafting strategies

1. Are all racial and ethnic groups who are affected by policy, practice, strategy, or decision at the table, and what are their roles?
2. How will the proposed affect each group positively and negatively? What are potential consequences for each group?
3. How will the proposed strategy be perceived by each group?
4. Does the strategy worsen or ignore existing disparities, and how do you know?
5. Based on the above responses, what revisions are needed to the strategy?
6. If the strategy is widely successful, what access and opportunity gaps will it address?



Equitable Results Framework – Gaps, Root Causes Discussion:

- Coordinated entry, out/in reach, intake, assessment, referral, move-in, and beyond
- AMI
- Affordability of house with number of bedrooms needed
- Landlords
- Affordability
- County restriction, non-portability, geographic restrictions
- Security deposit, utilities
- Credit/criminal checks
- Child care, visitation
- Application fees
- Vital docs
- Online apps, e-signatures
- Landlord, fair housing rules
- Gender in rooms, foster care involvement
- Schools
- Medical restrictions
- Transportation
- Understand voucher process
- Pets
- Arrears
- Availability and access of units

Strategy Discussion:

- ARPA funds
- Unlocking Doors Oakland program communication
- Advocating, funder incentives
 - 4% tax credit LIHTC
- Master leases
- Landlord incentives (ESG-CV model)
- Policies to hold landlords accountable
- Tenant rights, education
- Landlord ambassadors, celebration
- Variety of landlords, large units, located all over, etc.
- Landlord meet and greets, breakfast, lunch and learn
- Database of landlord with notes, updates
- Tenant advocacy
- All areas of opportunity, livable neighborhood
- Streamline apps and fees
- Share large housing leads
- Contact those that aren't yet at the table