

Improving Affordable Housing and Public Housing Meeting Summary

Improving Affordable Housing and Public Housing Solutions Jam Session

The following strategies and priorities to improve affordable housing in Detroit were developed by Detroit community members present during the session:

#	Description of solution	Improvement or Innovation?	Impact of solution
Example	Improve linkages to senior housing and other federally assisted housing units for those who are disabled; advocate for homeless preference.	Improvement	More people will exit from homelessness with stable housing and in units that are appropriate to their needs.
Example	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.	Innovation	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.
1	More funds for the Affordable Housing Trust Fund for low income people		
2	Solutions: BUILD MORE LOW-INCOME HOUSING.		
3	The AMI needs to be addressed.		

4	Citizens who are extremely vulnerable due to pregnancy, childbirth, or mental or handicapped need to have priority because of the consequences when left untreated or acknowledged.		
5	Addressing policy as it relates to the area of difficulty reported by some of our LIHTC developers/property owners around the required firewall between the 4%/9% orgs and the necessity of working with particular limited orgs in the area (worried about losing the tax credit if firewall is not cautiously maintained); difficulty risking the LIHTC credit if firewall between 4% and 9% is not maintained. Hard to get 4% to join.		
6	Also IRS requirements of LIHTC lead to unintended consequences of households having 30-60 days to vacate a unit upon submitting documentation of increased income and the unit is no longer eligible for the % AMI of the household. Looking for innovations to address this on the back end for continued supports for rehousing these households		
7	More 30% AMI versus 50 or 80. Allowing more than 10% in a new development. City to alter this policy to 25%. Lower amounts of low-income		

	households could lead to discrimination.		
8	SOLUTIONS: Demand better property managers from management companies partnering with MSHDA and the Detroit Housing Commission. People don't want more low-income housing because of stereotypes of poor people in low-income housing; however, many of those properties are bad because of management.		
9	Rent should be based upon the median income in that neighborhood.		
10	Loosen zoning restrictions so developers can build more multifamily units and apartments.		
11	Make sure many or all of the units are rent-controlled. State needs to allow this.		
12	Ensure accountability that services are being provided- create quality assurance standards for supportive service standards (City, state, CoC); not a lot of followup and monitoring to ensure proper supportive services based on best practices. Create a standardized set of quality assurance.		
13	Have consistent information available in regards to unit availability and the process which is mandated to get our citizens into the available units.		

14	Allow low-income families to buy homes from the Land Bank and give them time to fix them up. Also demand that the city allow residents to buy lots and actually put homes on them and not force them to put gardens on them.		
15	Housing should be near major arterial roads with buses that regularly run.		
16	Access to low interest home loans to homeownership for people experiencing homelessness, DV or HT (human trafficking).		
17	The Detroit 30% AMI is too high. We will request/demand the City Council must pass ordinance. Yes Detroit needs to approve development for low-income accessible quality housing. We have to elect the right officials to work for our agenda		
18	It seems like we operate in silos and I would like the HS team in HRD to be more active in the affordable housing part of HRD. Part of this is bringing providers to the table when developments are on the table and not just for PSH.		
19	Develop access to alternative lending so that people can purchase homes that they rent; fund flexible funding, credit repair and support micro loans. Community effort to work with credit unions to find funding.		

20	Program just for fixed income residents (on disability) to purchase a home (community effort). Targeting homeownership programs to specific populations.		
21	Collaboration between land bank initiatives with blight removal and rehabbed/ready homes and eligible, interested potential homeowners experiencing homelessness		
22	Detroiters who are long-time residents being shut out of land bank home sales because of income		
23	Education -graduation program for renting and is supports change in credit score to be eligible to sustain (advocacy strategy for regulators)		
24	More efforts with connecting households being removed from homes that have the potential to be rehabbed and inhabited/purchased by displaced family who may have resided there for many years		
25	Sealing eviction records and disputing it to help people when applying for housing		
26	Connecting households with financial and navigation supports to rehab and/or assist with delinquent taxes etc. to remain housed without moving		
27	Tenant education about evictions versus judgments;		

	people report they are evicted when they really aren't		
28	Literacy is an issue in Detroit; we need advocates who are advocating and helping people. People might struggle to do paperwork. Team Wellness needs to be in the room, advocates need to help residents navigate these processes.		
29	Some communities may allocate percentage of new development to affordable housing but what if we did this for low-income housing? Offer developer additional incentives than tax rebate. There should be a shift to do AMI by city.		
30	Allowing individual leases in shared housing so roommates are not liable for other tenants' actions/ etc.		
31	When we think about reasonable pricing for rent, we should also consider the means to keeping the housing maintained. Landscaping, small repairs and beautification (cleanliness), all of which the tenant is responsible for. We are making communities and neighborhoods, where families can thrive and not just line pockets and outcast persons based on their income.		
32	One of the things preventing us is equitable education for our community. The same		

	resources offered in other counties are not offered in Detroit (college ed). There should be more opportunities for our Detroiters to elevate and expand to next level. Residents should have better opportunities from the city and employers to grow in the work. Giving folks life skills training and not letting mental health diagnosis or disability stop people's potential.		
33	For youth I would recommend increased shared housing supply		
34	Having strong partnerships with other systems like youth aging out of foster care or exiting juvenile justice; having pathways to housing collaborative between two service systems		
35	Implementing direct cash transfer programs; flexible funding for youth		
36	Housing education for youth (how to be a tenant, read a lease, get bills in your name, etc)		
37	Expand developer base		
38	Explore possibility of host homes for youth; could also be a resource for adults		
39	After school home based schooling system; able to get a meal, shower, personal care; safe havens inside schools for kids to get necessary basic resources		

40	We see a need for housing for children and families who are being hospitalized for lead poisoning. Policy dictates folks should be immediately removed from homes with lead exposure, which leads to rehousing needs. There is a lack of lead safe housing in the city which has made it difficult for families to find alternative placements. Priorities for housing supply for these families.		
41	Expanding opportunities to rent to own in the CoC		
42	Strengthening the CoC's partnership with grassroots organizations to provide creative housing solutions to persons who present to the CoC was another recommendation that has come out of the YHDP world.		
43	Housing for parenting grandparents		
44	More funding for Ruth Ellis for LGBT youth		
45	Discrimination training to all Developers and landlords SOGIE training		
46	More DV beds! Many survivors have children or are pregnant. Have those moms prepared to hold onto a home as well.		
47	Multigenerational households who plan to continue cohabitating		
48	More DV/HT/SA dollars and supports. Enforcement of VAWA 2022 so that the		

	perpetrator can be taken off the lease, voucher etc- training on existing rights		
49	Youth have advocated that family mediation support can be another housing solution as it may allow youth to reconcile with their families who they can either live with directly or have deeper support in their journey to housing stability. This is particularly salient for LGBTQ+ youth.		
50	More housing resources for youth. (Homes, apartments)		
51	New department that comes from the strategies funded by both entities		
52	Develop access to alternative lending so that people can purchase homes that they rent; fund flexible funding, credit repair and support micro loans		
53	Comment on Land Bank inventory: Investors purchase parcels of properties sight unseen. Hiring management companies that are NOT managing their properties well and the owners have no idea what's going on. Why they aren't getting the money they thought. Houses aren't habitable and cost too much to repair and are only good for demolition.		
	Have we thought about utilizing school buildings for affordable housing and		

	education? Become innovative		
	We could support the effort to change the AMI as well with advocacy. The City could take a stand that the calculation should only include the City; which would be helpful in the national advocacy effort		
	Require the affordable housing developer to use a lower AMI threshold for affordable housing units. Like 20% vs. 80%		
	Repair supports		
	Connecting households with financial and navigation supports to rehab and/or assist with delinquent taxes etc. to remain housed without moving		
	Establish deeper income targeting in developments		
	Given the number of employers maintaining remote work for their employees, I have to believe that there are several unoccupied commercial rental units available in Detroit. Can these commercial office buildings be re-purposed/renovated with appropriate zoning for residential use on an emergency, short-term, and/or long-term basis?		