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Local Initiatives Support Corporation
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HOMELESS ACTION NETWORK OF DETROIT



And heartfelt thanks to our donors for their continued support!



United Community
Housing Coalition

UCHC is a 501(c)(3) nonprofit organization. Contributions to UCHC are tax deductible with the exception of the value of any dinners or memberships purchased.



United Community
Housing Coalition

Annual Membership Dinner

Tuesday, November 10, 2015
5:00 p.m. to 7:30 p.m.

International Institute
111 E. Kirby Street
Detroit, MI 48202

Celebrating Our 41st Anniversary

United Community Housing Coalition
2727 Second Ave. | Suite 313 | Detroit, Michigan 48201

(313) 963-3310

www.uchcdetroit.org

About UCHC

The United Community Housing Coalition (UCHC) is a nonprofit comprehensive housing assistance organization, which has provided a variety of housing-related services to Detroit's low-income residents since 1973.

UCHC works with tenants, homesteaders, homeowners and people experiencing homelessness, fighting for everyone's right to have a safe and affordable residence for themselves and their families. Additionally, we advocate alongside housing, religious, civil rights, labor and advocacy organizations to preserve, improve and expand affordable housing opportunities for low-income Detroiters.

Because of its long history and significant expertise as a comprehensive housing services provider in Michigan, UCHC is frequently asked to provide advice to other organizations in communities across Southeast Michigan.

All services are provided to income-eligible families and individuals free of charge.

"Was I always going to be here? No I was not. I was going to be homeless at one time, a taxi driver, truck driver, or any kind of job that would get me a crust of bread. You never know what's going to happen." Morgan Freeman



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== 41 and Forward! ==

More than 30 years ago I heard, as part of their ordination, United Methodist ministers pledge to “work towards perfection.” Bishop Ammons explain that while none of them would ever achieve “perfection” it was a goal to work towards. My getting the calling was unlikely, but I thought that this was a good motto to live by. Be bold enough to seek perfection, but humble enough to realize it is unattainable.

As a young lawyer, doing eviction defense, my supervisor told me that we should not take cases without 2 or more defenses. For her, this was a “perfect case.” I asked her if she knew what happened to a client with one perfectly good defense that never got raised because he had no attorney. The answer, he lost and got evicted. I didn’t follow that directive.

A few months ago I ran into a leader with a local group committed to improving housing in Detroit. I asked how the plans were going for a program that was over a year in the making and with the potential to help thousands of low income Detroiters. His response was that they were still working on it and wanted to make sure it was “perfect” before they rolled it out. He didn’t like my response, which was, “then it will never roll out, no program is ever perfect.”

Fourteen years ago Council President Maryann Mahaffey asked Marilyn Mullane, executive director of Michigan Legal Services (MLS), and I, if we could do something about the looming tax foreclosure crisis. There were about 1,600 occupied homes in tax foreclosure. We had no idea what we would do or how we would find the funds to do it. Fourteen years and 20,000 clients later we are still perfecting the project. It took us 8 years to even get specific dedicated funding.

Six years ago we decided that we had at least as much knowledge as “investors” who were buying homes for \$500-\$1,000 dollars and flipping them for 10-20 times that. Since then we have purchased over 1,600 homes for the occupants. We have learned, modified our program, and, we are still learning. During that time we also helped over 400 other land contract buyers, mortgage foreclosure clients and others purchase their homes. Not every case is a success, but still we try.

In August we rolled out a program to provide legal counsel to tenants facing eviction in 36th District Court. Since then we have counseled over 300 more clients than we would have otherwise been able to. We are understaffed and have no dedicated funding to support the project. Two of the four agencies we recruited to jointly support the project have bowed out due to lack of funds. Both are substantially larger than UCHC. Still, the project is needed and we will find a way to move forward with our remaining partner MLS.

Thank you for coming tonight to celebrate our 41st annual meeting/dinner. Your moral , volunteer and financial support mean everything to us. We will continue to strive to improve. To be perfect. We will not accept failure but we will not let failure keep us from making an attempt to solve problems

Peace,



Ted Phillips

Executive Director

UCHC Accomplishments FY 2015

August 1, 2014 to July 31, 2015

	# Households Served*
Landlord-tenant counseling/eviction prevention (court representation).....	581
	<i>(663 hearings)</i>
Landlord-tenant counseling/eviction prevention (non-court).....	1,200
Organizing assistance provided.....	1,004
Mortgage foreclosure counseling/foreclosure prevention.....	250
Mortgage buy backs (includes redemptions).....	45
Housing placement counseling/relocation assistance for the homeless.....	900
Case management.....	1,200
Budget counseling/money management.....	1,200
Tax foreclosure prevention assistance.....	4,567
Tax foreclosure buy backs – auction and other	326
Tax foreclosure information distributed.....	36,339
Tax workshops.....	43
Tax workshop attendance.....	8,629
Tax foreclosure home visits.....	1,000**
Financial assistance to tenants and homeless (number households served)....	826
Financial assistance to tenants and homeless (funds provided).....	\$802.612
Amount of funds loaned.....	\$400.000
Total households served.....	8,500*
Total persons served	19,125

The above numbers do NOT include our current fiscal year's work with our tax foreclosure program in which 167 homes were purchased for the occupants to bring the total since October 2010 to over 1,600 homes purchased for homeowners or the occupants of tax foreclosed homes.

How You Can Help...

A **tax deductible donation** of any amount is always appreciated. Donations can be for operational support or specifically designed for a particular project. For more information on making a donation, or to discuss how your donation could be used, please contact us at supportus@uchcdetroit.org.

Also, please keep UCHC in mind during the upcoming holidays. Our annual **family gift bags and food baskets** will go out to many client families again this year. We need donations to fill those baskets with items like non-perishable foods or grocery store certificates. We will also need volunteers to help wrap presents.



United Community
Housing Coalition

Annual Meeting Agenda

November 10, 2015

5:00 p.m.Registration,
Silent Auction

Be sure to pick up some helpful literature and... purchase a raffle ticket or two, bid on silent auction items, or just meet and talk to some old friends.

5:30 p.m.Greeting & introductions
Board election process, membership feedback
Ted Phillips, Executive Director
Robert Shimkoski, Board Chair

5:45 p.m.Dinner

6:15 p.m.Annual report

6:30 p.m.Keynote speaker
Karinda Washington, Homeland Security

7:00 p.m.Legislative update
Stephanie Chang, State Representative

7:10 p.m.Recognition & awards

7:30 p.m.Closing, collection of ballots and surveys,
Silent Auction and raffle winners announced

Please pick up silent auction purchases and make sure you return your board ballots and survey questionnaires before you leave.

UCHC would like to thank everyone who worked to bring you tonight's annual meeting and all of you for attending and supporting the work of UCHC. Special thanks to: Muriel Ealy for organizing the check in; Sharon Lemieux for coordinating the silent auction; James Rehberg for providing the dinner; Raymond McCarver for his donation of the desserts; and the Jesuit Volunteer House for helping serve.