



United Community Housing Coalition

Annual Dinner

November 9, 2023

Marygrove Conservancy



Ted's Letter

Progressive change is not achieved without unwavering dedication, an unyielding commitment to our mission, relentless advocacy, and often the influence of events or circumstances beyond anyone's control, which may necessitate significant sacrifices by many.

For numerous years, the people of Detroit have grappled with the daunting issue of evictions. Prior to the COVID-19 pandemic, Detroit was witnessing an astonishing annual tally of over 30,000 eviction cases, with a quarter of them ending in bailiff-enforced evictions. This grim statistic made Detroit the epicenter of evictions, even surpassing larger cities like Boston, which reported 5,000 evictions annually, and Philadelphia, with over 20,000 annual cases.

At one point, Detroit's yearly evictions even outstripped those of New York City, which is primarily renter-occupied. A little over a decade ago, the yearly filings exceeded 40,000, and I vividly recall a former chief judge boasting about the efficiency of bailiffs in evicting "over 10,000" households annually. In those days, the city government's concern regarding "evictions" revolved not around the devastation faced by families, including children and seniors being displaced and losing everything, but rather the unsightliness of possessions left on the curb.

The eviction problem was erroneously treated as merely a "litter" issue.

Thankfully, under the current leadership in the Court and the City, there has been a collaborative effort to provide legal counsel for tenants facing eviction, resulting in significant positive outcomes. The court now informs defendants about the availability of attorneys for counsel and representation in eviction proceedings, while the city has allocated some funding for these essential legal services.

Although much remains to be accomplished, these changes have brought about a massive and meaningful transformation over the past year.

Today, we stand at a historic juncture in Detroit. While we cannot cater to everyone with our existing funding levels, collectively, the agencies providing representation are handling more cases annually than at any point in the past four decades. How these agencies manage their day-to-day work, and how our city prioritizes this crucial endeavor, will determine whether we experience a short-term departure from our historical patterns, or if we've genuinely learned from our past and are committed to never returning to the pre-COVID status quo.

I take immense pride in the tireless efforts of UCHC's legal staff and housing support personnel, as well as the commendable contributions of our partners, including Michigan Legal Services, Lakeshore Legal Aid, and the Legal Aid and Defender Association, who have stepped up, despite insufficient funding for this monumental task. I'm hopeful that, with the increased financial commitment from the city through June 2025, we can collectively serve more clients facing eviction and homelessness, effectively demonstrating the necessity and impact of full legal representation in eviction proceedings.

I'm cognizant of the fact that we've reached this point due to the relentless dedication of countless individuals at UCHC and our partners. We've reached this milestone by unwaveringly focusing on our mission to prevent as many evictions as possible, securing continued occupancies to stabilize lives and neighborhoods, or facilitating smooth transitions to permanent housing without the need for emergency shelter stays.

I'm also aware that we wouldn't be where we are today without the unwavering advocacy of community groups and others who have strived to establish a Right to Counsel in Detroit, an initiative we hope will be fully funded. Additionally, I acknowledge that without the tragic consequences of COVID-19, we might not be celebrating this historic achievement today.

The pandemic has shed light on several previously overlooked truths, including the severe health implications of housing loss or instability, the feasibility of remote court operations to safeguard against disease transmission, and the transformative potential of allocating funds for eviction defense and rent payments for impoverished households, resulting in a 50% reduction in eviction rates and bolstering code enforcement to enhance housing conditions for low-income families, ultimately putting an end to the cycle of blight and unstable neighborhoods.

All of these developments must carry significant weight as we move forward.

Ted Phillips, Executive Director



Agenda

5:15 pm: Games & Social Hour

6:10 pm: Greeting & Prayer

6:20 pm: Start of Dinner

6:45 pm: Annual Report

7:00 pm: Alex Alsup, VP of Research & Development at Regrid

7:15 pm: Judge Shawn K. Jacque, 36th District Court

7:30 pm: UCHC's 2023 Honorees

8:00 pm: Ted's Closing Remarks



What We Do

Our services help families retain their homes permanently, preserving family assets and protecting neighborhoods from blight caused by vacant housing.

Eviction Defense & Legal Services

Free counseling services and legal representation in court to help tenants solve rental issues that could lead to eviction before they reach that point.

Right to Counsel

Working to expand Michigan's right-to-counsel laws to include eviction cases so that more low-income Detroiters have proper representation and the opportunity to avoid eviction and homelessness.

Homeowner Solutions

Working with income-eligible owners to address individual circumstances that could lead to foreclosure, and with residents of properties in foreclosure to find a path to ownership.



What We Do

Foreclosure Prevention

Free counseling services for income-eligible residents who own or occupy a home in, or at risk of, property tax or mortgage foreclosure.

Home Repair Services

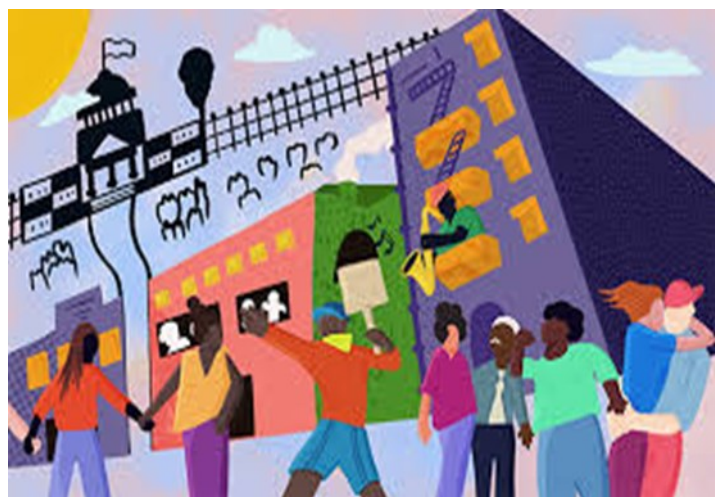
Our repair services address the needs of the new homeowners created by our Make It Home and other creative purchase programs for low-income households.

Housing Placement & Relocation Services

Working with individuals and families who are facing eviction to identify decent and affordable housing opportunities and assist with relocation.

Tenant Organizing

Helping tenants organize to resolve problems with building owners and government agencies, including action to obtain repairs or improve housing conditions.





Our Path

Helping low-income residents stay in their homes and strengthen their communities, through representation, support, and ownership.



Right to Counsel

Cases Represented: **3,510**

People Advised or Represented: **14,588**

AUGUST 1, 2022

Housing Placement

Cases Advised and Assisted: **906**

Cases Place: **112**



HOPE

Clients Assisted:

680



Make It Home

New Homeowners- **104**

Life of the Program: **1,500**



Tenants/Homeless Received Financial Assistance	4,670
Financial Assistance to Tenants/Homeless	\$23.2M
Financial Assistance to Homeowners	\$2.75M
Amount of Funds Loaned	\$2.57M

Home Repairs

Homes Served: **566**

People Impacted: **1,518**



Land Contracts

Land Contracts: **252**

New Homeowners: **82**

Keep It Home

Total Families Served: **283**

Families with Subsidized Housing: **83**

JULY 31, 2023

"When we align our culture and our business practices, UCHC becomes a beacon of diversity, equity, inclusion, and belonging for all people. Detroit gets better when its residents can stay in their homes and strengthen their neighborhoods."-**Ted Phillips**

United Community Housing Coalition– Board

- Robert Shimkoski, Chair
- Cassandra Walker, Vice Chair
- Beverly Lemle', Treasurer
- Latanya Harris, Secretary
- Rebecca Cook
- Michelle Fallena
- Christina Guzman
- Jacqueline Hand
- Arthur Howard
- Cynthia McCreary
- David Palmer
- Kathy Ralston
- Cheryl Sanford
- Brenda Thompson

United Community Housing Coalition 2023 Honorees

James Sheehan/Beverley McDonald
Lifetime Achievement Award

Michelle Fallena & Patrick Dorn

Volunteer of the Year

Cassandra Walker

Client Advocate of the Year

Vanessa Fluker

Outstanding Staff Award

Sharon Lemieux

Honorary Detroiter Award

April Faith-Slaker

Empowerment Partner

McGregor Fund

Housing Stability Guardian

United Way for Southeastern Michigan

Detroit Housing for All Visionary

*Gilbert Family Foundation &
Rocket Community Fund*



United Community Housing Coalition— Partners



Elizabeth Allan &
Warren Shelden Fund



Fred A. and Barbara M.
Erb Family Foundation



Midwest
Solidarity Fund



And hundreds of individual
supporters like you!



UCHC STAFF BY COMPONENT

ADMINISTRATION

- Ted Phillips , Executive Director
- Bridget Brown, Chief Operating Officer
- Muriel "Bev" Ealy, Deputy Director
- Gregory Stokes, Director of Human Resources,
Racial Equity, Diversity, and Inclusion
- Dave Mesrey, Director of Communications
- Byron Downing, Information Technology Specialist
- Patrick Carey, Executive Assistant
- Lani Ward, Special Projects Coordinator
- Yvonne Hayes, Office Manager
- Constance King, Receptionist
- Frank Doria, Director of Development

FINANCE TEAM

- Kathleen Blumberg, Director of Finance
- Erica Scott, Finance Special Projects Coordinator
- Marjanna James, Grant Accountant
- Sharina Enoex, Accounting Assistant
- Angela Harris Accounting Clerk
- Joseph Aliotta, Staff Accountant

DATA TEAM

- Jennifer Goossen, Director of Data Analytics
- Liz Lawlis, Compliance Specialist
- Margaret Clark, Data Analyst - Legal Services
- Ashante' Coty, Data Entry Clerk - Legal Services
- Skylar Rizzolo, Data Clerk

RENTAL ASSISTANCE TEAM

- Pam Schaeffer, Project Manager, Eviction & RTC
- Apryl Voner, Rental Assistance Counselor

HOMEOWNERSHIP SERVICES TEAM

- Zina Thomas, Director of Homeownership Programs
- Kim Stroud, Director of Homeownership Services
- Ted Jones, Property Manager

REPAIRS TEAM

- Timothy Bishop, Director of Home Repair Services
- Mauricia Dawson, DTE/SEEL Liaison
- Toy'a Milton, Field Repair Coordinator
- Mary Napier, Client Specialist
- Thomas Pemberton, Home Repair Staff
- Ernest Thompson III, Home Repair Staff

TAX FORECLOSURE TEAM

- Keturah Epps, Director Tax Foreclosure Prevention
- Kieyana Alexander, Operations Manager, Tax Foreclosure
- Yvette Denson, Tax Foreclosure Prevention Counselor
- Sharon Lemieux, Tax Foreclosure Prevention Counselor
- Deb Maltz, Tax Foreclosure Prevention Counselor
- Lauren Mason, Tax Foreclosure Prevention Counselor
- Camaria Wafer, Make it Home Coordinator
- Arfa Choudhury, Tax Intern

HOUSING PLACEMENT AND TENANT ORGANIZING

- Claudia Sanford, Director of Housing Placement
and Tenant Organizing
- Shukri French, Keep It Home Counselor
- Wanda Knight-Wilson, Housing Placement
Counselor
- Brenda Miner, Housing Placement Counselor
- Sonia McCants, Housing Placement Counselor
- Andrea Meza, Program Assistant
- John Kistler, Tenant Organizer
- Pablo Marcos, Tenant Organizer
- Meg Marotte, Tenant Organizer

LEGAL SERVICES TEAM

- Bill Halbower, Director of Legal Services
- Hilary Braley, Supervising Attorney
- Gerald Fetherson, Supervising Attorney
- Leslie Lott, Supervising Attorney
- Mary Barnes, Attorney
- Tom Berishaj, Attorney
- Kiana Bonds, Attorney
- Ben Christensen, Attorney
- Benjamin Dietlin, Attorney
- Joseph Ezeoke , Attorney
- Keith Goodwin , Attorney
- Eleanor Keurejian , Attorney
- Alex Meyers, Attorney
- Maxfield Mudar , Attorney
- Kimberly Novak , Attorney
- Kirsten Paschke , Attorney

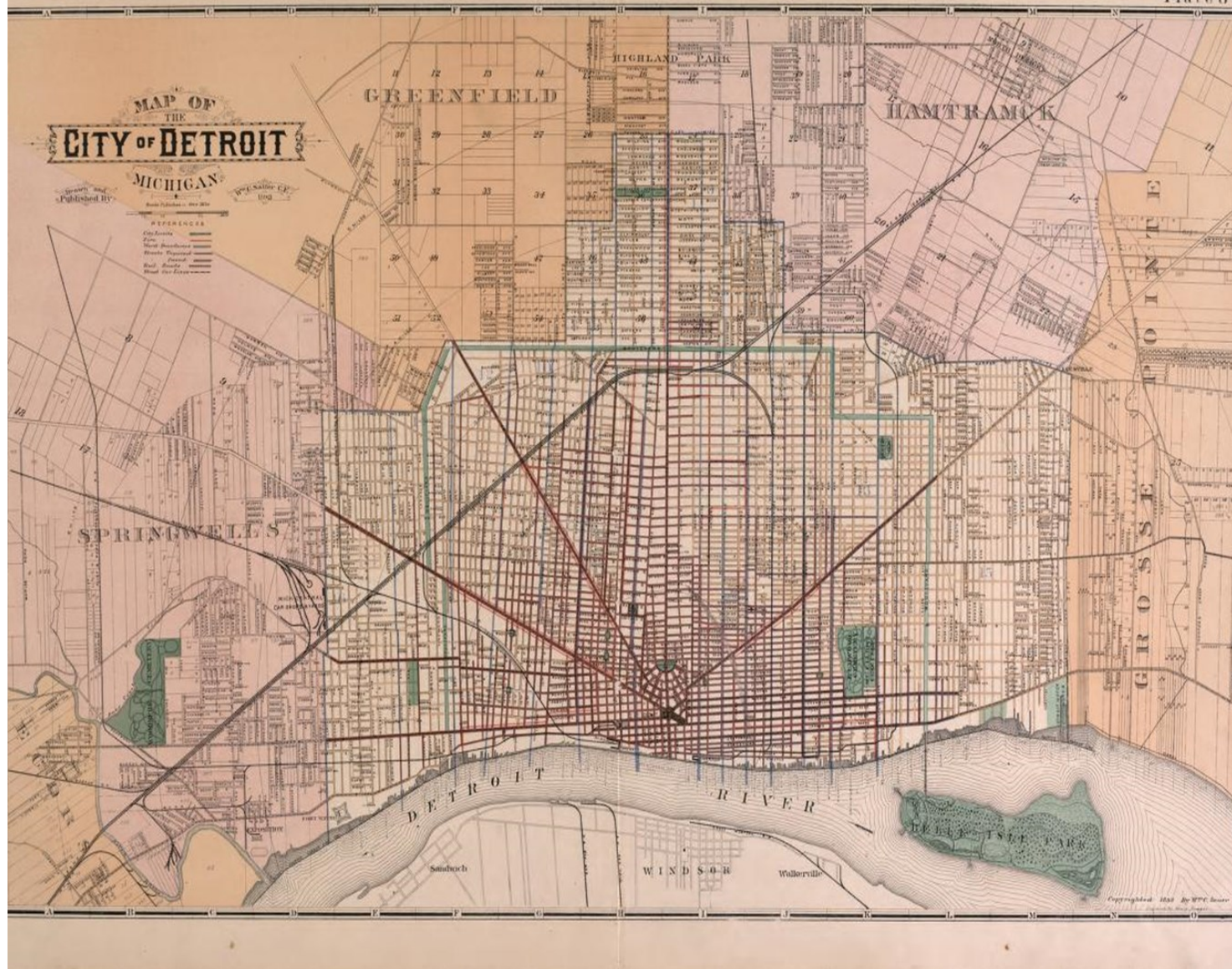


LEGAL SUPPORT TEAM

- Eleanor Carey, Director of Legal Support Staff
- Marinda Hollar, Legal Assistant Supervisor
- Kammi Johannsen, Legal Intake Specialist
- Travis Figg, Legal Assistant
- Sharonda Mitchell, Legal Assistant
- Abigail Mulligan, Legal Assistant
- Christina Passeggiata, Legal Assistant
- Joseph Reilly, Legal Assistant
- Jakenya Robinson, Legal Assistant
- Sana Abedi, Legal Assistant
- Amy Mitchell, Legal Assistant
- Theresa Duford, Legal Assistant
- Olivia Cyars, Legal Assistant
- Collin Sharpe, Legal Assistant
- Ethan Garza, Legal Assistant (Jesuit Volunteer)

ONCE UCHC-ALWAYS UCHC!

- Jolayne Thompson, Director of Operations (r:2023)
- Charlene Snow, Previous Legal Director (r:2023)



Thank You



2727 Second Ave, Suite 313, Detroit, MI 48201