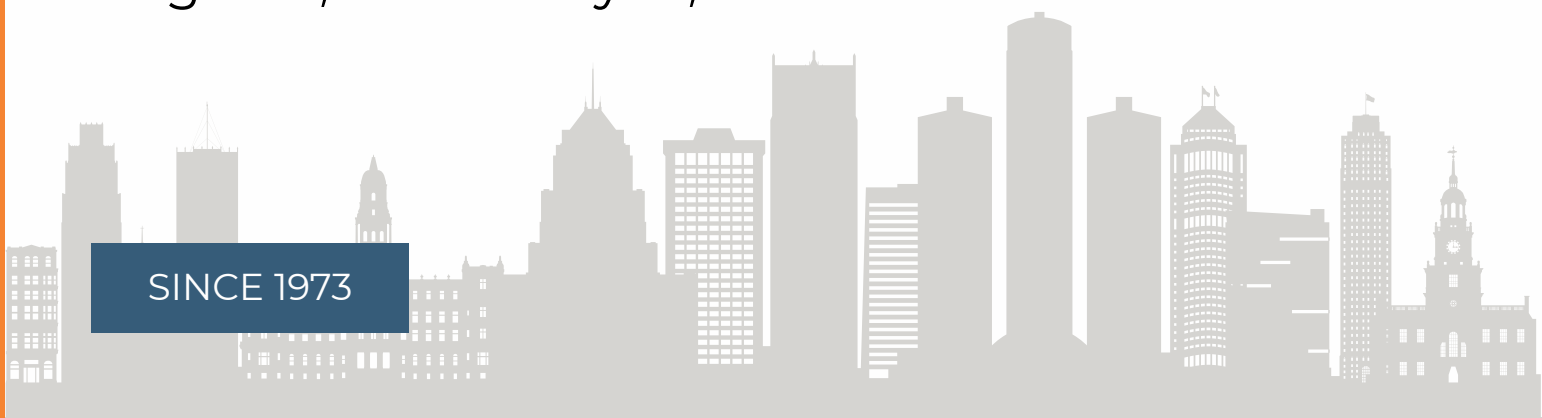
United Community Housing Coalition

2025 - 2026 ANNUAL REPORT

Keeping Detroit Housed

Fiscal Year 2026
August 1, 2025 - July 31, 2026



SINCE 1973

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OUR MISSION

Our mission is to help low-income residents stay in their homes and strengthen their communities, through representation, support, and ownership.

United Community Housing Coalition is a 501(c)(3) nonprofit organization providing housing assistance to Detroit's low-income residents. Since 1973, we have worked to keep people in their homes and secure affordable housing for those in need.

FY2026 AT A GLANCE

14,160
Individuals Served

5,194
Households Served

TOTAL HOUSEHOLDS SERVED OR REACHED: 24,590



OUR GEOGRAPHIC REACH

Serving residents throughout Detroit (and sometimes Wayne County) through housing preservation, eviction defense, homeownership support, and community outreach.

LETTER FROM OUR DIRECTOR



Reflecting on our work.
Looking ahead from our new home.

A NEW CHAPTER

July of this year marked the 4th relocation of UCHC in our history. 2727 Second, the Block at Cass Park (BACP), was no longer functional with its conditions, and so **we have moved to 300 River Place Drive**. It is the 3rd move during my tenure.

BRINGING LEGAL HELP TO COURT

Relocating, particularly in the middle of all the day-to-day client crises we work hard to address, is always a difficult task and one with very mixed emotions. One of the most uplifting parts was to reflect on some of the accomplishments while at the BACP.

We established the Landlord-Tenant Clinic at the 36th District Court shortly after Chief Judge Nancy Blount took office. The prior chief had been hostile to "legal aid" and had even been upset when one of our rental assistance programs offered to provide services at the court to help get judgments paid and avoid evictions, a benefit to both landlords and tenants. Judge Blount was supportive of a clinic at the court, and we also expanded it to offer a small eviction diversion program that the State Department of Social Services and one very large management company participated in until COVID. There had been no clinic at the court since 1985, when the court moved to the Madison Building. We operated the Clinic with our partner, Michigan Legal Services (MLS), and later, when Lakeshore Legal Aid (LLA) opened in Detroit, with them as well. All of us had only 3-4 attorneys we could commit, but finally, we were there in the court again and at least able to address problem cases sooner.

ADAPTING TO CHANGING NEEDS

We lost all of our funding for our "homeless" programs when the U.S. Department of Housing and Urban Development (HUD) moved away from funding "Supportive Services Only" (SSO) grants under its Supportive Housing Program. We provided housing placement help to homeless households, but we did not provide shelter. We were one of, if not the, last organizations to lose SSO funding in Detroit. A coalition of foundations, led by Don Jones, came together to provide **funding for our homeownership programs**, giving them a tremendous boost.

PATHWAYS TO HOMEOWNERSHIP

The era marked the end of homes purchased at tax auction for $500-$1,000, but the BACP was also where we started the Make It Home program, which helps residents purchase the homes they occupy. The program has now purchased **over 1,800 tax-foreclosed homes** for occupants who would have overwhelmingly been evicted or forced to move. **Most are now homeowners.** It is also where we found support to make our Land Contract Buyout project a more formal one, helping purchasers pay off their land contracts and secure ownership. Through that project, we have helped **129 save their homes**.

RESPONDING DURING COVID-19

COVID-19 hit while we were at the BACP, and while we were not an agency officially designated to administer COVID emergency rental assistance (CERA), we stepped up and moved **$70 million out the door to help tenants pay their rent** and landlords stay in business.

COVID-19 was also the reason for the incredible growth of legal support for tenants. In August 2020, a UCHC contract was amended to add $5 million, and with subcontracts with MLS and LLA, we divided up the courtrooms (in virtual court) to, for the first time since 1985, ensure that all courtrooms had attorneys available to represent tenants.

PROTECTING RIGHT TO COUNSEL

That same model held when the Right to Counsel (RTC) Ordinance, which provides legal representation for eligible tenants facing eviction, passed in 2022 and funding came through in 2023. Right to Counsel has had dramatic impacts, including contributing to **a reduction of 10,000 case filings per year**.

Now, as we move forward in our new space, Detroit is at some risk of a retreat from the success of RTC. With federal American Rescue Plan Act (ARPA) funding having ended, **funding for RTC has been dramatically cut**, and we are in jeopardy of regressing.

With our new location come new challenges, and we will continue to face them and continue the fight.



Ted Phillips
Executive Director

UNDERSTANDING HOUSING INSTABILITY IN DETROIT

Behind every statistic is a person, a family, a story.

UNSAFE HOUSING

64%

of legal services clients reported significant repair or safety issues

Yolanda* and her two small children lived with mold, broken windows, and pests. UCHC helped her understand her rights and take action to get her landlord to address the conditions.

FINANCIAL CRISIS

65%

of Housing Stability cases needed help with past-due rent or a court judgment

When Marcus* lost his job, he fell behind on rent for the first time and faced eviction. UCHC helped him address the arrears and eviction case so he could stay in his home as he got back on his feet.

FACING EVICTION

37%

of surveyed tenants learned about their eviction case through UCHC outreach

Evelyn* faced eviction after a family illness and the resulting medical debt. UCHC's outreach helped her learn about her case and connect with legal support. She appeared in court, and her case was dismissed.

AGING AT HOME

35%

of households served included at least one senior

After years of instability and multiple moves, Mr. Johnson* wanted a safe, stable home where he could age with dignity. UCHC connected him with home repair support, helping make his home safer so he could stay there.

*Names changed to protect privacy

Housing instability is complex.
With the right support, stability is possible.

FY2026 BY THE NUMBERS

A year of impact across every corner of our work.

These numbers reflect UCHC's commitment to helping Detroit residents stay in their homes, build stability, and strengthen our community.

COMMUNITY OUTREACH & FOLLOW-UP SUPPORT

5,875	First-Hearing Letters Mailed
5,046	Doors Knocked
783	Calls Made
619	Reminder/Resource Emails
3,923	Tenants Engaged and Appeared in Court (67%)
3,333	Post-Case Follow-up Letters Sent (99.8% of files)

LEGAL SERVICES

2,994	Households Served
8,316	Individuals Served
3,119	Cases Handled
1,212	Cases Closed with Client Staying Home (Full-Rep)
459	Cases with Repair Orders or Improved Conditions
31,508	Total Additional Days to Pay or Move (Full-Rep)

HOUSING STABILITY & EVICTION DIVERSION

1,218	Households Served
1,941	Individuals Served
623	HSCM households Retained or Rehoused at resolution
53	Households Assisted with DEDPP
330	RealToken Accounts Enrolled
24	City Escrow Accounts Enrolled

HOMEOWNERSHIP PRESERVATION

982	Households Served
2,324	Individuals Served
347	Saved from Foreclosure
166	Make it Home Purchases
11	Land Contract Buyouts
425	HOPE Applications Submitted
330	Repair Services Completed

Housing stability isn't achieved through one service alone.

Legal advocacy, housing stability, homeownership, and community engagement work together to help Detroit residents remain safely housed and build stronger futures.



STRENGTHENING COMMUNITIES

Community Outreach
Tenant Organizing
Neighborhood Partnerships

RIGHT TO COUNSEL MEETS OUTREACH

At an eviction hearing, a UCHC attorney discovered a serious problem: a plaintiff claiming ownership was trying to evict the person who actually owned the property.

The attorney found two more eviction cases filed by the same plaintiff using similar documents. Neither homeowner had appeared in court, and default judgments had been entered against them. Concerned the same scheme could affect these homeowners, UCHC's outreach team sent emergency letters to both households. Both homeowners responded, confirmed they owned their properties, and said they had not known about the cases.

All three eviction cases were dismissed. The two default judgments were set aside and dismissed with prejudice, preventing the plaintiff from bringing the same claims again. UCHC connected the homeowners with the deed fraud unit for investigation.

By combining legal representation with timely outreach, UCHC helped these three households keep their homes and protect their equity. Our legal follow-up, tax foreclosure prevention, and organizing teams use outreach and community involvement to connect residents with the information and support they need to protect their homes.

FY2026 OUTREACH ACTIVITY

Figures include efforts from Legal Support Follow-Up, Tenant Organizing, and Tax Foreclosure Prevention.

19,396	5,046	11,802	33
HOUSEHOLDS REACHED	DOORS KNOCKED	OUTREACH LETTERS MAILED	COMMUNITY EVENTS HELD

Opportunity begins with connection.

PREVENTING EVICTIONS

Legal Aid
Eviction Defense
Right to Counsel
Follow-up Support



HOLDING A LANDLORD ACCOUNTABLE

A Detroit mother and her three young children endured months without reliable heat as winter came. Despite many requests, the landlord failed to repair the furnace, and the home's electric system could not safely support enough space heaters to keep them warm.

The family eventually received a court-approved move-out date. But weeks before that deadline, the landlord changed the locks and removed their belongings. Household items, the mother's work computer, and her children's Christmas and birthday gifts were stolen. A neighbor's Ring camera captured the landlord removing property from the home.

UCHC helped document what happened, obtain police reports and video evidence, and inventory the family's losses. Over almost a year, her UCHC legal team pursued the case through extensive motions, discovery, and procedural challenges, successfully defeating attempts to have it dismissed.

The court ultimately entered judgment in the client's favor and awarded her $25,000 in damages. The decision provided meaningful compensation for the family's losses and held the landlord accountable for violating their rights.

FY2026 LEGAL SERVICES OUTCOMES

2,994 households served across Full Representation, Advocacy, and Counsel & Advice.

1,212
FAMILIES STAYED IN HOME
43% of 2,816 Full Rep cases

459
CASES WITH AN ORDER FOR REPAIR OR IMPROVED CONDITIONS

85
WRITS QUASHED, WITHDRAWN, OR DENIED

31,508
ADDITIONAL DAYS FOR CLIENTS TO PAY/MOVE
31 extra days avg. beyond the 10-day minimum

Legal representation can help families stay in their homes or, when a move is necessary, gain time to plan and protect their rights.



STABILIZING HOUSEHOLDS

Housing Stability Case Management
Eviction Diversion
Rental & Relocation Assistance
Rent Escrow Accounts

FY2026 HOUSING STABILITY IMPACT

In March 2026, a client enrolled in the Eviction Diversion Program while navigating financial challenges. She was balancing housing expenses and everyday necessities while working toward her educational and career goals.

UCHC provided rental assistance and transportation support to ease her immediate financial pressures. With help covering her housing expenses, she was able to focus on completing her EMT training at Firefighter School and pursuing her Incident Command System (ICS) certification.

Her dedication and hard work paid off. **She completed her training and secured new employment,** giving her the financial stability to begin building her savings and address the challenges that had put her housing at risk.

Her story illustrates how timely assistance can create opportunities well beyond preventing eviction. By providing support during a critical period, UCHC helped her maintain her housing, pursue her career goals, and build a stronger foundation for her future.

Through rental assistance, housing stability case management, and escrow savings projects, UCHC helps participants stay housed and build toward a more secure future.

FY2026 HOUSING STABILITY IMPACT

1,218
HOUSEHOLDS SERVED

623
HOUSING RETAINED OR REHOUSED

354
ESCROW ACCOUNTS CREATED

$213,368
ASSISTANCE PROVIDED
to 109 households

Stability is possible with the right support.

PRESERVING HOMEOWNERSHIP



Homeownership Services
Tax Foreclosure Prevention
Make it Home
Land Contract Buyouts
Home Repair Services

FROM RENTER TO HOMEOWNER

Ms. Williams moved into her Detroit home in 2017 under a lease that credited her rent toward purchasing it after three years. When the landlord stopped paying property taxes and disappeared, she could not complete the purchase and her home faced foreclosure.

UCHC connected her with our **Make It Home** program. Living alone on approximately $650 per month in SSI, she could not afford to relocate. She had saved $3,000 but faced about $5,600 in delinquent taxes. Counselors helped her create an affordable plan and she consistently paid $150-$300 per month. Recently, she paid the balance and became the homeowner.

After the purchase, a UCHC case manager helped reduce her annual property tax bill to approximately $140 through the City of Detroit's Homeowners Property Exemption (HOPE) program and connected her with electrical, plumbing, roof, and handrail repairs.

After years of uncertainty, Ms. Williams owns a safe home she can afford to maintain. Preserving homeownership takes different paths, including purchase assistance, tax relief, affordable payment plans, and essential repairs.

FY2026 HOMEOWNERSHIP IMPACT

982	347	193	$604,696
HOUSEHOLDS SERVED	FORECLOSURES PREVENTED	HOMES PURCHASED FOR RESIDENTS	HOME REPAIR FUNDING RECORDED

Helping residents purchase, keep, and repair their homes protects stability and creates opportunities to build equity.

FINANCIAL OVERVIEW FY2025-2026

Strong financial stewardship allows UCHC to meet urgent housing needs today while investing in lasting community impact.

REVENUE TOTAL	$12,061,794

EXPENSE TOTAL	$12,075,186

REVENUE BY SOURCE

CATEGORY	AMOUNT	SHARE
Government Grants	$ 8,264,237	68.5%
Foundations	$ 3,074,457	25.5%
Individual Giving	$ 110,621	0.9%
Corporate Support	$ 25,018	0.2%
Other Revenue	$ 587,460	4.9%

EXPENSES BY FUNCTION

CATEGORY	AMOUNT	SHARE
Program Services	$ 11,372,058	94.2%
Administration	$ 703,127	5.8%

The information in this section is unaudited.

INVESTING FOR GREATER IMPACT

NEW OFFICE AT 300 RIVER PLACE

Invested in UCHC's new office to create a modern, collaborative workspace that supports staff, enhances the client experience, and positions the organization for long-term growth.

EXPANDED HOUSING STABILITY SERVICES

Expanded Housing Stability services to help more Detroit households remain safely housed through case management, relocation assistance, rental support, and early intervention.

NEIGHBORHOOD STABILIZATION

Added a Neighborhood Stabilization & Partnership Coordinator to strengthen community outreach, neighborhood partnerships, and proactive engagement with Detroit residents.

CLIENT PORTAL & TECHNOLOGY

Implemented a secure client portal to support UCHC Home Purchase savings accounts and Detroit City Rental Escrow while improving access to services and client communication.

For every dollar invested in UCHC, 94 cents is invested directly into programs and services that prevent eviction, stabilize households, preserve homeownership, and strengthen communities.

PARTNERS IN HOUSING JUSTICE

No one organization can solve Detroit's housing challenges alone.

UCHC works alongside funders, public agencies, community organizations, and volunteers to help Detroit residents stay housed and build lasting stability.

GOVERNMENT AGENCIES

- City of Detroit
- City of Detroit Department of Human, Homeless, and Family Services
- City of Detroit Law Department
- Detroit Buildings, Safety, Engineering, & Environment (BSEED)
- Detroit Land Bank Authority (DLBA)
- Michigan State Housing Development Authority (MSHDA)
- Wayne County Treasurer

COMMUNITY ORGANIZATIONS

- Brilliant Detroit
- Detroit at Work
- Detroit Home Repair Fund (DHRF)
- Detroit Housing Network
- Enterprise Community Partners
- Equity Alliance of Michigan
- Homeless Action Network of Detroit (HAND)
- Humble Design Detroit
- Lakeshore Legal Aid (LLA)
- Legal Aid and Defender Association
- Michigan Legal Services (MLS)
- Wayne Metropolitan Community Action Agency

FOUNDATIONS & BUSINESSES

- Ally Bank
- Bank of America
- Bedrock
- Cinnaire Advancing Communities
- Develop Detroit
- DTE Energy Foundation
- Ethos Development Partners
- Fifth Third Bank
- Gilbert Family Foundation
- Grandmont Rosedale Development Corporation (GRDC)
- Greatwater Homes
- Lowe's Foundation
- McGregor Fund
- Rizzolo Brown Design
- Rocket Community Fund
- Stevenson & Bullock, P.L.C.
- United Way for Southeastern Michigan (UWSEM)

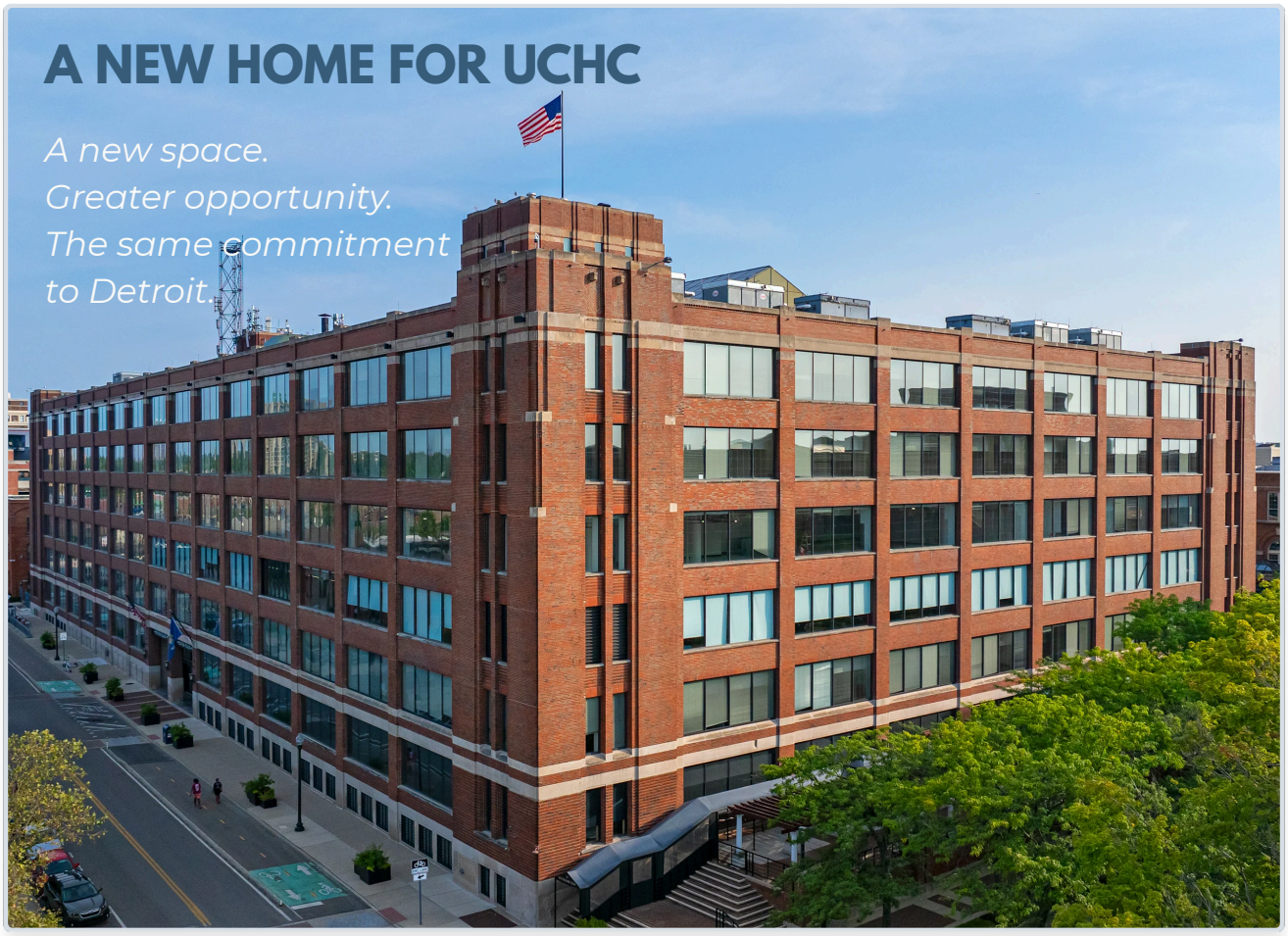
UNIVERSITIES & VOLUNTEERS

- Jesuit Volunteer Corps.
- Michigan State University
- Stanford University
- Wayne State University
- University of Detroit Mercy
- University of Michigan

Thank you to every partner, volunteer, advocate, and donor who supported us.

Your support helps Keep Detroit Housed.

LOOKING AHEAD TO FY2027



FY2026 marked the beginning of an exciting new chapter for United Community Housing Coalition. As the fiscal year came to a close, UCHC prepared to move into its **new office at 300 River Place**; a modern, collaborative workspace that will strengthen teamwork, foster innovation, and support the organization's continued growth.

The new open-concept office will bring staff together in one shared environment, making collaboration across departments easier while creating space for training, teamwork, and cross-program coordination.

As we enter FY2027, **our focus remains unchanged:** helping Detroit residents stay housed, build stability, preserve homeownership, and strengthen communities.

300 RIVER PLACE
SUITE 1200
DETROIT, MI 48207

Our mission hasn't changed, only our address.

FY 2027 STRATEGIC PRIORITIES

Focused investments that will strengthen UCHC and expand our impact across Detroit.

OUR FOCUS

Building a resilient UCHC
that serves more Detroit residents and
strengthens communities for generations to come.

SUPPORT OUR TEAM

Invest in our people, culture, and systems to support collaboration, innovation, and long-term growth.

MAKE SERVICES EASIER TO ACCESS

Simplify how Detroit residents connect with UCHC through improved communication and digital tools.

IMPROVE DATA & TECHNOLOGY

Use modern technology and reliable data to improve services and guide decisions in real time.

STRENGTHEN PARTNERSHIPS

Build lasting partnerships and sustainable resources that expand UCHC's impact.

OUR COMMITMENT

Everything we build – our people, our technology, our partnerships, and our operations – is designed to ***help more Detroit residents stay sustainably housed.***

OUR LEADERSHIP

The leaders helping guide UCHC's mission, governance, and future.

THANK YOU *for Keeping Detroit Housed*

To our Board of Directors, dedicated staff members, tireless volunteers, community partners, gracious supporters... thank you for helping make housing justice possible for Detroit residents every day.

BOARD OF DIRECTORS

Board Officers

Robert Shimkoski Jr.	*Chair*
Cassandra Walker	*Vice Chair*
Beverly Lemlé	*Treasurer*
Latanya Harris	*Secretary*

Board Members

Alex Alsup	Garrett Brown
Rebecca Cook	Christina Guzman
Jaqueline Hand	Arthur Howard
Justin Onwenu	Deborah Paruch
Cheryl Sanford	

With deep appreciation, we recognize the following staff members for their service and dedication to UCHC. Their positions were affected by the loss of Right to Counsel funding in October 2026.

Madison Bluhm, Kiana Bond, Eleanor Carey, Ethan Garza, Issa Nshiawat, Sonia McCants, Joseph Mchahwar, Amy MItchell, Lauren Webb, and Maria Zaki.

EXECUTIVE TEAM

Ted Phillips
Executive Director

Bridget Brown
Chief Operating Officer

Kathleen Blumberg
Director of Finance & Accounting

Keturah Epps
Director of Tax Foreclosure Prevention

Bill Halbower
Director of Legal Services

Sarah Mitchell
Assistant Director of Operations

Gregory Stokes
Director of Human Resources, Equity, Diversity, and Inclusion

Kim Stroud
Director of Homeownership Services

Lani Ward
Director of Housing Stability

OUR STAFF

ONE TEAM. ONE MISSION. COUNTLESS LIVES CHANGED.

Every department. Every role. One shared commitment to keeping Detroit housed.

ADMINISTRATION & OPERATIONS

Yvonne Hayes
Office Manager

Constance King
Receptionist

Abigail Mulligan
Development Manager

Apryl Voner
Home Purchase Accounts Advisor

Margaret Clark
Data Analyst

Byron Downing
Systems Admin & IT Specialist

Skylar Rizzolo
Database Administrator

Elizabeth Tobin
Compliance Specialist, HMIS Admin

HOMEOWNERSHIP & HOME REPAIR SERVICES

Ted Jones
Property Manager

Arfa Chodry
Program Assistant

Ray Leduc
Director, Home Repair Services

Tim Bishop
Lead Home Inspector

Toy'a Milton
Field Repair Coordinator

TAX FORECLOSURE PREVENTION

Anya Dengerink-Van Til
Make it Home Program Manager

Angela Buchanan, Ashante Coty, Samuel Dykhouse, Debra Maltz
Tax Foreclosure Prevention Counselors

CeCe Knight
Homeownership Case Manager

Beatrice Payne
Neighborhood Stability & Partnerships Coordinator

FINANCE & ACCOUNTING

Erica Scott
Accounting Manager

Sharina Enoex, Angela Harris
Accounting Assistants

Marjanna James
Grants Accountant

LEGAL SERVICES

Mary Barnes, Gerald Fetherson, Leslie Lott
Supervising Attorneys

David Burke, Joseph Ezeoke, Alex Meyers, Kimberly Novak, Alex Partridge, Kelly Strozeski, Matthew Wellington
Staff Attorneys

Kirsten Paschke
Lead Property Transfer Attorney

Eleanor Keurejian
Property Transfer Attorney

Theresa Duford, Collin Sharpe
Legal Assistants

Patrick Carey
Lead Documentation Coordinator

Kammi Johannsen
Legal Intake Specialist

Setareh Salkhi
Jesuit Volunteer Legal Assistant

LEGAL SERVICES COORDINATION

Marinda Hollar
Director, Legal Services Coordination

Kenya Robinson
Lead Post Case Coordinator

Meg Marotte
Outreach Supervisor

Finn Rosbury
Outreach Canvasser

HOUSING STABILITY

Kelli Camp, Alisha Wright
Eviction Diversion Case Managers

Wanda Knight-Wilson, Brenda Miner
Housing Placement Counselors

Juan Pablo Marcos
Tenant Organizer

GET INVOLVED

TOGETHER, WE CAN KEEP DETROIT HOUSED.

Every story in this report reflects the resilience of Detroit residents and the dedication of the people working beside them. Our work continues, and your support helps more Detroit residents remain safely housed.

DONATE TODAY

Support free housing services for Detroit families.

MONTHLY GIVING

Provide dependable support that helps families year-round.

VOLUNTEER

Share your time, skills, or professional expertise.

PARTNER WITH US

Collaborate with UCHC to strengthen Detroit communities.

STAY CONNECTED

Follow our work.
Share our mission.
Advocate with us.

LEARN MORE

Donate · Volunteer · Partner · Learn More

uchcdetroit.org/get-involved

SCAN TO GET INVOLVED

United Community Housing Coalition

300 River Place Dr, Suite 1200
Detroit, MI 48207

www.uchcdetroit.org

Keeping Detroit Housed since 1973