

# Detroit Continuum of Care | Board of Directors

Working to Equitably End Homelessness in Detroit, Highland Park, & Hamtramck

Board Meeting Agenda | March 4, 2024 | 2:00-4:30pm | Webinar: [Registration Link](#)

## CoC Board Norms:

- Start and end on time.
- Come prepared.
- Focus on strategy and high-level goals.
- Be aware of different roles you're playing.
- Be solutions oriented.
- Avoid rabbit holes & use the parking lot.

## CoC Board Draft Values:

- Homelessness should be rare, brief and non-recurring.
- Flexibility to respond to emerging ideas and challenges or try new and innovative ideas and projects.
- Racial equity as demonstrated through equitable outcomes
- Transparent decision that makes the greatest possible use of data.
- Collaboration and a cross-systems approach

Time	Agenda Item	Presenter	Committee <i>(see acronym list below)</i>	Attachment	Priority Assignments
<b>Housekeeping &amp; Agenda Setting</b>					
2:00 PM	Welcome and Introductions	Candace Morgan	EC	--	<b>Priority Code:</b> T1- must discuss; T2- can discuss in email; T3- can move to future meeting
2:05 PM 5 min	Announcements - Governance Review ad hoc Committee	Elise Grongstad	GCRC	--	
2:10 PM 5 min	Consent Agenda February Board Meeting Minutes ( <b>Action Item- VOTE</b> )	Candace Morgan	EC	# 1	
<a href="#">Additional Information (No Immediate Action)</a> <sup>1</sup>				<b># 2 – 3</b>	
<b>Tier 1 Priorities</b>					
2:15 PM 5 min	CAM Updates	Tasha Gray	HAND	--	Tier 1
2:20 PM 15 mins	Issue Brief Update	Candace Morgan	EC	--	Tier 1
2:35 PM 30 mins	CoC Competition	Amanda Sternberg	HAND	--	Tier 1
3:05 PM 5 mins	Break (Stay on Zoom please)				
3:30 PM 25 mins	Overview of the CoC Committees - Executive Committee - PSH Review (will be pushed back to April) - Grievance	Chelsea Johnson	CoC	--	Tier 1

<sup>1</sup> Additional Information from Housekeeping & Agenda – **Attachment 2:** CoC Board Attendance Tracking, **Attachment 3:** July Exec. Com. Minutes

	- Performance of Evaluation				
<b>3:55 PM</b> <b>15 mins</b>	CoC Board chairs Elections	Chelsea Johnson	CoC	--	Tier 1
<b>4:10 PM</b> <b>15 mins</b>	Public Comments	Dr. Gerald Curley	EC	--	
<b>4:30 PM</b>	<b>END</b>				

Next Meeting: **April 1, 2024** | 2:00-4:30pm | Webinar (Until In-Person Meeting)

### Key Committee Acronyms:

**EC** – Executive Committee – **Chair:** vacant | **Vice-Chair:** Candace Morgan | **Secretary:** Erica George | **Staff:** Chelsea Johnson

**DAG** - Detroit Advisor's Group – **Chair:** Donna Price | **Staff:** Kaitie Giza

**GRC** - Grievance Review Committee – **Chair:** vacant | **Staff:** Jeremy Cugliari & Elise Grongstad

**PSHRC** – PSH Review Committee – **Chair:** Vacant | **Staff:** Elise Grongstad

**VFPC** – Values and Funding Priorities Committee – **Chair:** Vacant | **Staff:** Julia Janco, Elise Grongstad

**GCRC** – Governance Charter Review Committee – Ad hoc | **Staff:** Chelsea Johnson & Elise Grongstad

**YHC**- Youth Homeless Committee – **Chair:** vacant | **Staff:** Meredith Baughman

**YAB**- Youth Action Board- **Chair (president):** Azaria Terrell **Staff:**

### System Partner Acronyms:

**CAM** – Coordinated Access Model – Detroit's Coordinated Entry System (Managed by Southwest Solutions)

**CoD** – City of Detroit

**HAND** – Homeless Action Network of Detroit – Detroit's Collaborative Applicant, CoC Lead Agency, and HMIS Lead Agency

**HMIS** – Homeless Management Information System

**VA** – Veteran's Association

### Additional Acronyms for Reference:

**BNL** = By-name List

**CoC** = Continuum of Care

**CE** = Coordinated Entry

**CARES** = Coronavirus Aid, Relief, and Economic Security Act

**CDBG** = Community Development Block Grant

**CH** = Chronically Homeless

**CSH** = Corporation for Supportive Housing

**CY** = Calendar Year

**DV** = Domestic Violence

**ESG** = Emergency Solutions Grant

**ESP** = Emergency Shelter Partnership

**FY** = Fiscal Year

**HCV** = Housing Choice Voucher

**HMIS** = Homelessness Management Information System

**HUD** = US Department of Housing & Urban Development

**MI** = Michigan

**MSHDA** = Michigan State Housing Development Authority

**PIT** = Point in Time Count

**P&P** = Policies and Procedures

**PSH** = Permanent Supportive Housing

**RFP** = Request for Proposals

**RRH** = Rapid Re-Housing

**SH** = Supportive Housing

**SPDAT** = Service Prioritization Decision Assistance Tool

**SPM** = System Performance Measure

**TA** = Technical Assistance

**TH** = Transitional Housing

**QR** = Quarterly Report

**YHDP** = Youth Homelessness Demonstration Project

## **ATTACHMENT ONE**

# Detroit Continuum of Care | Board of Directors

Working to Equitably End Homelessness in Detroit, Highland Park, & Hamtramck

<u>Present Board Members</u>	<u>Absent Board Members</u>	<u>Excused Board Members</u>	<u>General Public</u>
Tania James Courtney Smith Julisa Abad Angel Reed Alan Rosetto Scott Jackson Erica George Dr. Gerald Curley Terra Linzner ReGina Hentz Tasha Gray Benne Baker Lydia Goddard Michelle Parker Chris Harthen Ari Ruttenberg Donna L. Price Armani Arnold Kiana Harrison Taura Brown Sarah Rennie			Chelsea Johnson Saidie Soit Kyla Cummings Kimberly Benton Audrey Jones Meredith Baughman Amanda Sternberg Jessica Blackman Lauren Licata TIFFANY PILSON Shautoya Redding Jeremy Cugliari Zoey Fudge Zienab Fahs Jahdante Smith Brandee Ritsema Nona Ingram Denise Goshton Alan Haras Ed Cieslak Paige Beasley Torrey Henderson

**Detroit Continuum of Care | Board of Directors**  
Working to Equitably End Homelessness in Detroit, Highland Park, & Hamtramck  
*March 2023 Continuum of Care Board Meeting*

**Welcome and Introductions:**

Erica G. opened the meeting at 2:00 pm with introductions – utilizing the chat box.

**Executive Committee Report & Announcements**

Summary –

- There was an electronic vote that was sent out to the CoC Board asking to postpone the CoC Chair Elections to March. The vote passed.

**Consent Agenda**

January Board Meeting Minutes

**Board Vote**

- The floor was open for questions. None were asked.
- Approval of the January CoC Board Meeting minutes was motioned by Dr. Gerald C. and seconded by Tasha G. The vote passed.

**CAM Updates**

Summary –

- The CTT started implementing the CAM shelter prioritization process for access to manage the shelter bed availability.
- There is a shelter access planning group that’s meeting on a weekly basis to review and prepare the final policy for the pilot which will go to the Board.
- They are also working on a proposed structure for CAM governance Committee as well as a workplan and guiding document for the committee.

**Governance Charter**

Summary-

- The Governance Charter Revision process is upon us. In the past, the timeline for this process typically unfolded with the introduction of proposed changes in January, followed by sharing the GC for public comments in March, and concluding with the vote in May. However, given the influence of the Strategic Plan, we must consider any potential adjustments to the structure of our GC.
- The proposed timeline as follows:
  - Feb-Mar: Review Committee Recruitment
  - Mar- May: GC Review Committee commence
  - June: Review Committee review public comments
  - July: GM will vote on approved revisions
- More details about recruitment will come soon. If you have additional questions or would like to request more information about upcoming committee recruitment, please reach out to either Chelsea Johnson at [chelsea@handetroit.org](mailto:chelsea@handetroit.org), or Elise Grongstad at [elise@handetroit.org](mailto:elise@handetroit.org).

**Strategic Plan Updates**

Summary –

- Due to the unique situation regarding the CoC Board elections, they reviewed the issue brief, CoC Values and principles, and did an overview of the Board agreement.
- Formal Issue Brief was released Monday, January 29th, 2024, to both CoC Board and General Membership

# Detroit Continuum of Care | Board of Directors

## Working to Equitably End Homelessness in Detroit, Highland Park, & Hamtramck

- Intention of Issue Brief was to provide both context and additional information to both bodies
- Key items covered in Issue Brief include:
  - Summary and steps taken to date
  - Overview of existing Governance Charter language
  - Principles of our work, Housing First and Detroit CoC Vision
  - Advice received & next steps.
- It was emphasized that we must continue to work towards our mission and values of the CoC. The CoC values and principals includes housing first which is a recovery-oriented, evidence-based philosophy that recognizes housing is a basic human right, and that people are better equipped to make progress in their lives if they have a safe, stable place to live.
  - As system leaders, the CoC Board is held to the same standards and must be certain that policy and programming are not designed in exclusionary or discriminatory ways.
- The CoC vision is a collective response to prevent and end homelessness, grounded in racial equity, where the system is led by people who have experienced homelessness (PWLEH) and who reflect the community.
- They also went over the Board member agreement and emphasized key points from it:
  - “Commit to listen, value and utilize the experience and contribution of people who are or have experienced homelessness as equal partners in ending homelessness.
  - Cooperate with and respect the opinions of fellow Board members, and leave personal prejudices out of all board discussions, as well as supporting actions of the Board even when the Board member personally did not support the action taken.
  - Putting the interest of the CoC (system) above your organization and personal interests
  - Show respect and courteous conduct in all CoC meetings.”

### **Public Comments**

#### Summary –

- The floor for public comments was open; however, their comments were said before the public comments officially open.

**Candace M. closed the meeting at 4:30pm.** *The next CoC Board meeting will be on Monday, March 4th, 2024 from 2 – 4:30pm. Location will continue to be virtual.*

## **ATTACHMENT TWO**





## **ATTACHMENT THREE**

# Executive Committee

02.14.24 | 4-5 PM |

## MINUTES

### Attendance

**Attendees:** Terra L., Tasha G., Elise G, Chelsea J, Erica G, Dr. Gerald C., ReGina H., Kiana H., Scott J.,

**Excused:** Candace M.

Time	Item& Notes	Presenter/ Facilitator	Supporting Materials
4:00pm	Welcome	Erica George	
4:05pm- 4:20	<p>MSHDA ESG 22-23</p> <ul style="list-style-type: none"><li>• Tasha asked for approval to make changes to the MSHDA ESG 2023 grant.</li><li>• This term is OCT 2022- Dec 2023 usually ends in Sep, but MSHDA extended the grant.<ul style="list-style-type: none"><li>◦ 245k budget; HAND is the grantee and fiduciary.</li></ul></li><li>• During covid, MSHDA release several grants to Detroit (ARPA, ESG)<ul style="list-style-type: none"><li>◦ They have allowed for extensions and reallocation of money from different buckets/ shifting expenses.</li></ul></li><li>• At a time MSHDA did not allow to spend ESG- CV and ESG at the same time; they since laxed on that rule.<ul style="list-style-type: none"><li>◦ However, HAND must spend the 2023 grant before we can spend the 2024 grants.</li></ul></li><li>• They are months into the grant but cannot touch it because the 2023 grant still has dollars leftover.<ul style="list-style-type: none"><li>◦ They asked MSHDA if they could reallocate the leftover dollars to another agency/project. In response to that, MSHDA wants HAND to go back to the CoC to let them know the chnages that they are proposing.</li></ul></li><li>• CHS is the sub grantee, and they want to add Freedom House (FH) to spend the money more quickly to get on track to spend the 2025 grant when that is awarded.</li><li>• If this proposal is approved, then they can expend the funds at the end of the month.</li><li>• MSHDA recently awarded FH \$200k to help with the influx of asylum seekers, but FH are going through dollars quickly and need funds.</li></ul>	Tasha	

	<ul style="list-style-type: none"> <li>• HAND wants to shift approx. \$167k to FH.</li> <li>• This funding will cover salaries, employment assistance, transportation, and shelter operations (food, supplies).</li> <li>• The approval to let FH be added as a grantee to the MSHDA grant was motioned by Tasha and seconded by Dr.G. The vote passed.</li> </ul>		
4:20pm-4:35	<p>Board Etiquette</p> <ul style="list-style-type: none"> <li>• Recent discussions in EC meetings have touched upon Board Etiquette, Code of Conduct development, and the consideration of a no-tolerance policy. During the Jan 17th meeting, steps were identified to address concerning behaviors.</li> <li>• The suggested approach is to have a conversation and a letter documenting the content and outcomes of the conversation. This was recommended because in the past, a similar situation involved sending a letter addressing the concerns.</li> <li>• Proposed method for communication: <ul style="list-style-type: none"> <li>◦ Put concerns in an email to request the meeting if unresponsive, send a letter with the concerns. It was also suggested to gather any related information from board meetings and email communications.</li> </ul> </li> </ul>	All	
4:35pm-4:45	<p>CoC Board Chair Elections</p> <ul style="list-style-type: none"> <li>• The vote that was conducted at the Board meeting to push the chair elections to March was passed.</li> <li>• Chelsea sent out another email to see if any BM were interested. No one responded yet. There was only one who expressed interest.</li> <li>• The group decided to still hold the CoC Chair elections even if no one else comes forward.</li> </ul>	Chelsea	
4:45pm-5:00	<p>Governance Charter</p> <ul style="list-style-type: none"> <li>• The GC review is upon us now. The timeline that was presented to the Board and the GM indicates that the review committee recruitment will begin in March, which is in a couple of weeks.</li> <li>• HAND has discussed internally and recommended to have a more structure committee with specific seats that will allow people from different stakeholders and specifically people who were involved in the SPOC committee for example, to help merge the outcomes of the SP to and the CoC mission.</li> <li>• It was recommended to create the purpose of the committee, outline of time commitment/ expectations and start recruiting earlier than March.</li> </ul>	Chelsea	

# Executive Committee

FEB 28, 20224 | 4-5 PM |

## MINUTES

### Attendance

**Attendees:** Candace M., Terra L., Elise G., Amanda S., ReGina H., John A., Kiana H., Chelsea J., Dr. Gerald C. Scott J., Erica G.

**Excused:** Tasha G.

Time	Item & Notes	Presenter/ Facilitator	Supporting Materials
4:00pm	Welcome	Candace	
4:05- 5:00pm	<b>CoC Governance Charter Review Process</b> <ul style="list-style-type: none"><li>An attorney was identified and contracted by HAND and attended this meeting to give an introduction.</li><li>The attorney will be working with the CoC to review our governing documents given the unique situation that happened around the 2024 CoC Board Elections.</li><li>The attorney reviewed our Governance Charter and indicated that since there is not any language or policy to prevent anyone with a criminal background history from joining, then the decision to remove or not remove is up to the CoC Board.</li><li>Although the CoC is not an official nonprofit organization, nonprofit guidelines are the most approximate fit for guidance. Consequently, there are no legal ramifications to consider and the CoC is permitted to determine how it chooses to address the issue.</li><li>The attorney also disclaimed that even if the CoC input language surrounding this circumstance, then the newly elected Board members would not be affected because they were elected under our current Governance Charter.</li><li>The group recommended that we have a further discussion with the CoC Board.</li><li>To address claims that elected candidates may have provided false information to the CoC, it was recommended that the actual Board Application be added to the issue brief and re-released. Note: the current application does not ask candidates for criminal history.</li></ul>	Candace	

## **ATTACHMENT FOUR**

# Detroit Continuum of Care | Board of Directors

## Working to Equitably End Homelessness in Detroit, Highland Park, & Hamtramck

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### Report of the Detroit Continuum of Care Executive Committee

The following brief is being issued by the Detroit Continuum of Care (CoC) Executive Committee of the Detroit CoC Board to inform the full Detroit CoC Board and the CoC General Membership of facts and activities that have occurred in recent months following the November 2023 CoC Board elections.

#### Issue Summary:

Following is a summary of this issue:

- In accordance with the Detroit CoC's Governance Charter, elections were held at the end of 2023 to identify new Board Members to serve on the CoC's Board.
- On November 21st, the General Membership voted to elect multiple new Board Members to various open seats, including a candidate who was running for a Member-at-Large seat, and who is also a Person With Lived Experience of Homelessness (PWLEH) who is currently experiencing homelessness.
- After the vote took place, but before the votes were tallied, it was brought to the attention of the CoC Board that this candidate has a past criminal sexual conviction on their record.
- This candidate was ultimately elected by the General Membership based on votes cast. They accepted their Board Seat and began serving their term in January 2024.
- Concerns have been raised about the individual's election to the Board, and whether there will be a decision made by the CoC regarding their Board Seat. Given the unique nature of this situation, and given that it is not the CoC's policy to conduct background checks on individuals applying for Board service, there have been ongoing discussions as to how we as a CoC will move forward regarding this issue and what, if any, actions may be taken.

#### Steps Taken to Date:

Since this information became known, the CoC board has taken the following steps:

- The CoC Governance Charter was thoroughly reviewed to determine what action, if any, may be taken. See next section for more relevant Governance Charter language.
- The latter part of the December 4, 2023 CoC board meeting was held as a closed session, in accordance with the CoC Governance Charter, to inform the CoC board of the matter and discuss potential next steps. The board session was closed due to the sensitive nature of the conversation.
- The Executive Committee of the CoC board has met on several occasions to discuss the matter and examine options.
- The CoC Lead Agency made the local HUD Field Office aware of the situation. See below for how HUD has advised on this issue.
- Informal legal consultation has been sought from two different attorneys. See below for the consultative advice.

#### Governance Charter Language:

Following is relevant language taken directly from the CoC Governance Charter

- **Updating Governance Charter:** Per the Governance Charter, the Detroit Continuum of Care has specific responsibilities as outlined in the Continuum of Care Interim Rule. The Interim Rule states that the CoC Governance and Management are responsible for developing a Governance Charter and reviewing and approving it annually. (pg. 18)
- **Removal of Board members:** Members of the Detroit CoC Board, whether elected or appointed, can be removed through a  $\frac{3}{4}$  vote by the seated Detroit CoC Board for various reasons, including but not limited

to: failure to fulfill Board duties, failure to adhere to this Charter and/or relevant policies, involvement in conduct that poses a conflict of interest, and engaging in behavior that harms the reputation of the Continuum. Subsequently, the vacant seats will be filled according to the process outlined earlier for handling vacancies. (pg. 10-11)

- **Holding Closed Board Meetings:** In order to promote transparency and accountability, CoC Board Meetings will remain open to the public whenever possible. However, under specific circumstances, the Board may close segments of the meeting to the public. This may be done if the nature of the conversation is sensitive and could cause harm to the parties in discussion if known to the public or if there is a valid reason that it cannot be made public knowledge. In this case, notice will be posted about the closed session and guests will be asked to leave for the designated portion of the meeting. (pg. 11)

### Advice Received to Date:

Following is the advice HAND and the CoC Board have received to date:

- The informal legal advice received thus far is that the CoC does not appear to have any legal basis for excluding or removing the individual from the CoC board.
- Upon becoming aware of the situation, the local HUD Field Office informed the CoC Lead Agency that how to move forward would be a local decision.

### Principles of Our Work

#### **Housing First:**

Many federally funded homeless programming (including Continuum of Care and Emergency Solutions Grants programs) are required to follow the principles of housing first. Housing First is a recovery-oriented, evidence-based philosophy that recognizes housing is a basic human right, and that people are better equipped to make progress in their lives if they have a safe, stable place to live. Through Housing First, people should have access to permanent housing resources without having to meet any prerequisites, like sobriety or the completion of programs. Housing First recognizes that homelessness is, first and foremost, a housing crisis, which can be addressed and resolved by providing safe, affordable housing.

Following a Housing First approach means Emergency Solutions Grants (ESG) and Continuum of Care (CoC) providers are not to “screen out” an otherwise eligible household based on criminal history. Only in limited circumstances, such as a site-based project where children are present, may a person be screened out due to criminal history. Information on criminal history should be used only in determining the most appropriate housing placement or service provision. Additionally, CoC and ESG funded programs are expected to identify and negotiate with landlords who may otherwise be hesitant to renting to people with a criminal history. As system leaders, the CoC Board is held to the same standards and must be certain that policy and programming are not designed in exclusionary or discriminatory ways.

#### **Detroit CoC Vision:**

The Detroit Continuum of Care’s vision is a collective response to prevent and end homelessness, grounded in racial equity, where:

- The system is led by people who have experienced homelessness (PWLEH) and who reflect the community
- Members of the community rarely experience homelessness, and when they do, it’s for a short time and only once
- Homelessness and housing priorities are intentionally aligned for housing security
- Housing and services are rooted in dignity

As evidenced by the vision above, our CoC has committed to centering PWLEH in system leadership and decision-making. Our system is committed to minimizing barriers for persons experiencing homelessness and striving for

programming that is rooted in dignity for all persons served. This includes people of all backgrounds including those with criminal records.

### **Criminal History and Homelessness:**

A MSHDA survey revealed that:

- 4 million Michiganders have a criminal conviction of some kind.
- People with conviction histories in MI faced the highest levels of housing discrimination.
- 63 percent of Michigan landlords indicate that criminal records have been a factor in denying tenancy.

In data released by the Vera Institute of Justice in 2023, we see the following:

- Formerly incarcerated people are 10 times more likely to be unhoused than the general public.
- The relationship between homelessness and incarceration is cyclical – as housing instability increases, the likelihood of future system involvement increases as well.
- Providing stable housing to all people has a direct correlation to increasing public safety – a person's odds of recidivism reduce by 83% when they are housed vs when they are not. And their odds of committing any crime in the future are reduced by 80%.

Recognizing the high levels of housing discrimination for persons with a criminal record, in 2019 Detroit enacted a Fair Chance Housing Ordinance which gives persons the right to have their criminal records be considered last when determining eligibility for housing. Under the ordinance, a person has the right to have all their credit history, income, and leasing history for affordable housing decided and offered a conditional lease before the housing provider knows anything about their prior arrest conviction record.

The Detroit CoC should be mindful about the level of weight that it places on a person's former criminal record – both in service implementation as well as design. To truly create an equitable homeless response, the system must work to reduce barriers for all persons experiencing homelessness. Representation from those facing the biggest barriers within the system is essential to truly understand the impacts of current programming and to design effective solutions.

### **Board Member Agreement Considerations:**

Every year CoC Board members must sign an agreement in which they commit to their responsibilities and expectations for engagement. Highlighted below are some relevant commitments that Board members have made:

- Commit to listen, value and utilize the experience and contribution of people who are or have experienced homelessness as equal partners in ending homelessness.
- Cooperate with and respect the opinions of fellow Board members and leave personal prejudices out of all board discussions. Support actions of the Board even when the Board member personally did not vote in favor of the action taken.
- Put the interest of the CoC (system) above your organization and personal interests.
- Show respect and courteous conduct in all CoC meetings.

### **Next Steps:**

The following next steps are or will be taken:

- A contract is being negotiated by HAND, as the CoC Lead Agency, to secure formal legal advice. The advice will be shared and additional steps may be taken depending upon the recommendations.
- The CoC Governance Charter will undergo its typical annual review and update in the upcoming months. Changes to the Governance Charter may include changes to how CoC Board members are selected. Proposed changes to the Governance Charter may be made by members of the CoC Board and CoC General Membership. All proposed changes to the CoC Governance charter will go through the standard public comment and approval process.
- The CoC Board and CoC General Membership will receive more information on this issue at their upcoming meetings.



- An updated Code of Conduct for CoC Board members and Board Member Agreement will be developed for all current and future CoC Board members to sign.
- The CoC Board will have a discussion on its values and reaffirm or update them as needed.

## Resources:

It is recognized that the nature of the topic may be triggering and difficult for people to consider. Therefore, the following resources may be accessed for general mental health support or crisis intervention related to domestic violence or sexual assault:

### Detroit Wayne Integrated Health Network

- 1-800-241-4949
- Website: [www.dwihn.org](http://www.dwihn.org)
- Crisis intervention, therapy, referrals for behavioral health, substance use disorder, and more

### First Step

- 734-722-6800 or
- 1-800-658-2683
- Website: [www.firststep-mi.org](http://www.firststep-mi.org)
- Domestic Violence and Sexual Assault survivor support

### Avalon Healing Center

- Main Office: 313-964-9701
- 24/7 Crisis Line: 313-474-SAFE
- Website: <https://avalonghealing.org>
- Counseling, support groups, alternatives therapy (yoga, art), advocacy for survivors of sexual assault or human trafficking or their families.

## Applicant Contact Information & Affiliation

Name \*

Your answer

Phone Number \*

Your answer

Address (include city/state/zip) \*

Your answer

Please select the race and ethnicity you identify with. You may select as many as you choose. *(Note: This question is for informational purposes only, it will not affect your selection as a Board Member.)*

- American Indian, Alaska Native, or Indigenous (A person who identifies with any of the original peoples of North, Central, and South America. Examples include, but are not limited to Navajo Nation, Blackfeet Tribe, Mayan, Aztec, Tlingit, etc.)
- Asian or Asian American (A person who identifies with one or more nationalities or ethnic groups originating in East Asia, Southeast Asia, or the Indian subcontinent. Examples include, but are not limited to Chinese, Indian, Japanese, Korean, Pakistani, Vietnamese, or another representative nation/region.)
- Black, African American, or African (A person who identifies with one or more nationalities or ethnic groups originating in any of the Black racial groups of Africa, including Afro-Caribbean. Examples include, but are not limited to, African American, Jamaican, Haitian, Nigerian, Ethiopian, and Somali.)
- Hispanic/Latina/e/o (A person who identifies with one or more nationalities or ethnic groups originating in Mexico, Puerto Rico, Cuba, Central and South American, and other Spanish cultures. Examples include, but are not limited to, Mexican or Mexican American, Puerto Rican, Cuban, Salvadoran, Dominican, and Colombian.)
- Middle Eastern or North African (A person who identifies with one or more nationalities or ethnic groups with origins in the Middle East and North Africa. Examples include, but are not limited to, Lebanese, Iranian, Egyptian, Syrian, Moroccan, and Israeli.)

Native Hawaiian or Pacific Islander (A person who identifies with one or more nationalities or ethnic groups originating in Hawaii, Guam, Samoa, or another Pacific Island.)

White (A person who identifies with one or more nationalities or ethnic groups originating in Europe. Examples include, but are not limited to German, Irish, Polish, English, French, and Norwegian.)

Prefer not to answer

None of the above

Other: \_\_\_\_\_

Are you affiliated with an organization of the Detroit CoC? \*

Yes

No

No - but our organization would like to become a member

Unknown

If yes, please indicate your relationship to the organization. \*

Board Member

Contractor

Employee

Volunteer

N/A -- I'm not connected to an applicable organization

Other: \_\_\_\_\_

Name of Agency (Put N/A if this does not apply for you) \*

Your answer \_\_\_\_\_

## Explanation of Qualifications

Which elected seat are you applying for? \*

- Homeless Service Provider
- Member-At-Large
- Community Advocate (person with lived experience of homelessness or housing insecurity)

Have you held a seat on the CoC Board before? \*

- Yes
- No

Persons on the CoC Board should possess the following characteristics. Please check all that apply to you: \*

- Passionate about the work and ending homelessness.
- Committed to continuous learning and increasing your knowledge of relevant CoC information
- Willing to actively participate in meetings.
- Solutions-oriented.
- Able to represent the CoC Board and CoC System in a positive and supportive manner at all places and times
- Able to serve as a CoC advocate and champion within the community and your own organization.
- Able to leverage connections, networks, and resources to develop collective action.
- Able to cooperate with and respect the opinions of fellow Board Members
- Able to leave personal prejudices out of board discussions
- Able to put the interest of the CoC (system) above your organization and personal interests
- Respectful and courteous

Please describe the experience and/or expertise that qualifies you to represent the specific seat you are applying for. You can also speak to the characteristics you possess that you feel make you a strong candidate. \*

Your answer

---

If you are a returning Board Member, please detail what you have contributed to the Board during your membership. Include information on the committees you served on and any specific contributions you provided. (If this is your first time applying, put N/A). \*

Your answer

---

Is there anything else that you would like the Detroit CoC Membership to know about you?

Your answer

---

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Clear form

## Commitment to Responsibilities

If elected, are you willing to participate in the mandatory training for CoC Board Members that will be held in the early months of 2024? \*

- Yes
- No

If elected, are you willing to participate in the monthly Board Meetings (the first Monday of each month from 2 - 4:30 pm)? \*

- Yes
- No

If elected, are you willing to participate on and/or chair CoC Committees? \*

- Yes - participate only
- Yes - participate and/or chair committees
- No

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## Supporting Documentation

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## New FY2022 CoC Project Ramp Up Monitoring Report to Detroit CoC Board of Directors

March 4, 2024

Three new projects funded in the FY2022 CoC competition are being monitored on a quarterly basis against unit utilization and expenditure targets to help ensure they ramp up as quickly as possible and to identify any challenges during the ramp up phase. These projects began operations in late 2023 and will have an initial project term ending at some point in 2024.

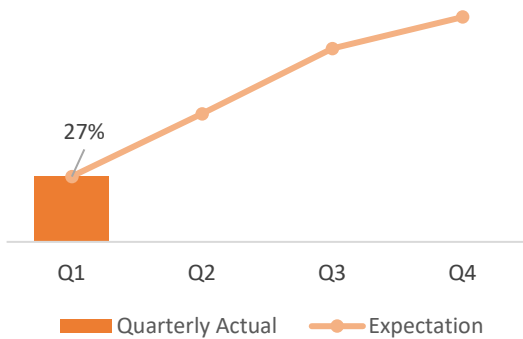
The graphs below show project quarterly progress against targets. Projects have different quarterly schedules due to differences in project terms. If targets are not met follow up occurs to understand challenges in meeting targets or to assist in strategizing to improve target achievement.

### Summary of new FY2022 Projects

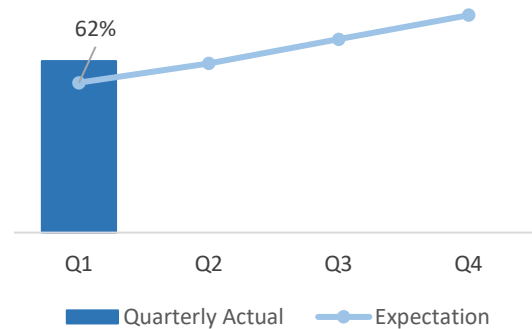
Agency	Project Name	Project Type
Wayne Metro Community Action Agency (WMCAA)	WMCAA Detroit PSH	PSH
Neighborhood Legal Services Michigan (NLSM)	Project Upward Bound DV RRH	RRH (DV)
Neighborhood Legal Services Michigan (NLSM)	Project First Steps DV TH-RRH	TH- RRH (DV)

### Utilization Targets

**NLSM Project Upward Bound:**  
Quarterly Expectation Met



**Wayne Metro:**  
Quarterly Expectation Met



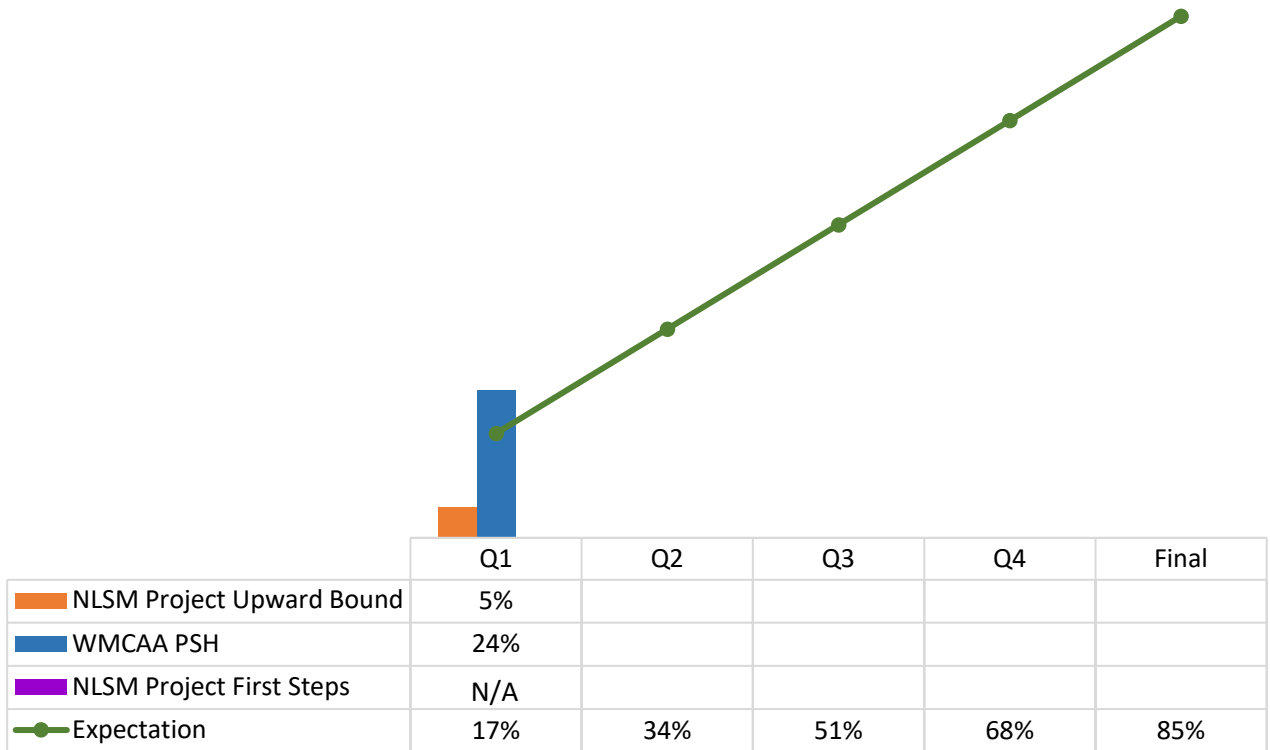
### Comments on Utilization Targets and Performance:

- **NLSM Project Upward Bound:** Agency is meeting utilization target for the first quarter.
- **Wayne Metro:** This project was an expansion of an existing PSH project, so many units were already utilized when the new project funding began. Agency is meeting utilization target for the first quarter.



In general, expenditures should increase each quarter as occupancy rates increase and as the project begins serving more people.

### All Projects Quarterly Expenditures



#### Comments on Expenditure Targets and Performance:

- **NLSM Project Upward Bound:** Project did not meet expenditure expectations for the first quarter. The agency has done some budget projections and developed a plan that should allow them to increase their spending in the second quarter.
- **Wayne Metro:** Project is currently meeting expenditure expectations.
- **NLSM Project First Steps:** Project has not yet had to report as it has not yet completed its first quarter.

## FY2023 Continuum of Care Awards

March 4, 2024

On January 29, 2024, the Detroit CoC was awarded \$35 million in CoC funding in the FY2023 Continuum of Care competition. An overview and analysis of these awards is provided here. A full list of projects awarded funding is available on [HAND's website](#).

### Total FY2023 Projects Funded: Renewal and New

Project Type	Renewal		New		Total	
	Funding	Units/Beds	Funding	Units	Funding	Units/Beds
<b>PSH</b>	\$24,333,214	1,681	\$683,580	35	\$25,016,794	1,716
<b>RRH</b>	\$4,169,780	219	--	--	\$4,169,780	219
<b>TH</b>	\$362,392	16	---	---	\$362,392	16
<b>TH-RRH</b>	\$1,409,265	13 TH beds/ 35 RRH units	---	---	\$1,409,265	13 TH beds/ 35 RRH units
<b>CE-SSO</b>	\$1,806,879	---	\$350,000	---	\$2,156,879	---
<b>HMIS</b>	\$390,233	---	---	---	\$390,233	---
<b>CoC Planning</b>	---	---	\$1,500,000	---	\$1,500,000	---
<b>TOTAL</b>	<b>\$32,471,763</b>		<b>\$2,533,580</b>		<b>\$35,005,343</b>	

*PSH: Permanent Supportive Housing; RRH: Rapid Rehousing; TH: Transitional Housing; TH-RRH: Transitional Housing-Rapid Rehousing; CE-SSO: Coordinated Entry -Supportive Services Only; HMIS: Homeless Management Information System*

### Renewal Projects

- All renewal projects were fully funded.
- Most renewal projects were awarded an increased amount due to adjustments made for Fair Market Rent (FMR) increases.

### New FY2023 Project Funding

- Excluding the CoC Planning grant, the CoC was awarded three new projects:
  - **Reallocated + CoC Bonus**
    - Homeless Action Network of Detroit (\$350,000): Additional CE-SSO funding to support the CoC's Coordinated Entry System (CAM). Funded with reallocated dollars.
    - Southwest Housing Solutions/MiSide (\$230,565): Project will fund 20 new units of PSH, including supportive services within those units; to come on-line late 2024. Funded with reallocated dollars.
    - Neighborhood Legal Services Michigan (\$435,015): Project will fund 15 new units of PSH and expand services in existing PSH; new units to come on-line mid-2024. Funded with a combination of reallocated and CoC bonus dollars.
- ★ The CoC board's decision to prioritize new PSH projects that would provide additional units has led to **35 new units of PSH** being funded. The new units will support the CoC's goal to end chronic homelessness.

- The CoC Planning grant was funded at **\$1,500,000**, the maximum amount available, and a 51% increase over the current CoC Planning grant. This increased amount will provide additional infrastructure for the CoC Lead agency to implement the CoC’s goals and strategies.

**New Project Funding Available and Awarded**

The CoC had 3 sources of new project funding in the FY2023 competition: Reallocated funding, CoC Bonus, and Domestic Violence Bonus. Reallocated funding occurs when the budgets of renewal projects are reduced and those funds are used to fund new projects. In the FY2023 competition, the CoC reduced the budgets of several renewal projects resulting in \$741,606 in reallocated funding for new projects.

	Amount Available to CoC	Amount Requested of HUD	Amount Awarded
<b>Reallocated Funding</b>	No set amount	\$741,606	\$741,606
<b>CoC Bonus</b>	\$2,419,580	\$2,419,580	\$291,974
<b>Domestic Violence Bonus</b>	\$3,456,543	\$1,263,371	\$0

**Projects Not Selected for Funding**

In the FY2023 CoC competition, the CoC board prioritized placing renewal projects in Tier 1, resulting in most new projects being placed in Tier 2. Projects placed in Tier 2 are at greater risk of not being funded, as was experienced this year. The following new projects placed into Tier 2 were not selected by HUD, listed in the order they were ranked when submitted to HUD.

Agency/Project	Project Type	Amount Requested	Funding Source	Number of Beds/Units Requested
AFG/Dr. Maya Angelou Village	PSH	\$347,116	CoC Bonus	Services & Operating Only
NSO/Bell PSH Expansion	PSH	\$744,259	CoC Bonus	Services & Operating Only
Mariners Inn/The Anchor Expansion	PSH	\$110,929	CoC Bonus	Services & Operating Only
WMCAA/Detroit PSH Expansion	PSH	\$548,601	CoC Bonus	33
Black Family Development	RRH	\$401,661	CoC Bonus	14
Freedom House/Freedom Lives	DV TH-RRH	\$735,371	DV Bonus	15 units RRH/3 beds TH
MCEDSV/DV Coord. Entry	CE-SSO	\$528,000	DV Bonus	N/A
<b>TOTAL TIER 2 PROJECTS NOT AWARDED</b>		<b>\$3,415,937</b>		

**Historical Tier 2 Losses**

The extent to which Tier 2 projects are funded depends on the score received on the CoC application. Additional analysis on the CoC application score will be completed once the score is received from HUD. The table below shows the amount and type of Tier 2 projects the CoC has historically not been awarded, as compared to the CoC application score that year.

The trends in Tier 2 losses will need to be considered as the CoC Board decides project priority ranking policies for the FY2024 CoC competition.

	Tier 2 Projects Not Funded			Percentage of Points Earned on CoC Application
	Renewals	New	Total	
FY2019	\$1,492,325	\$899,827	\$2,392,152	72%
FY2021	\$1,168,609	\$964,203	\$2,132,812	93%
FY2022	---	\$1,581,260	\$1,581,260	79%
FY2023	---	\$3,415,937	\$3,415,937	82%

# Performance and Evaluation Committee Detroit CoC Board Presentation

March 4, 2024

Presented here is a summary of the Performance and Evaluation (PEC) committee. Please note, there is an opportunity for a Detroit CoC Board member to be appointed to this committee. Details are given below.

## **Committee History**

The Performance and Evaluation Committee (PEC) has been a CoC committee since 2016, although the committee structure and purpose has changed over the years.

In 2021, resulting from conversations regarding CoC committee restructuring that occurred in 2019-2020, the PEC developed a formal committee structure and committee member agreement document. This document lays out the committee purpose, and committee member role and responsibilities. A copy this agreement may be accessed [here](#).

## **Committee Purpose**

A key purpose of the PEC is to evaluate the performance of the CoC system, including the performance of individual projects/organizations. The committee should recommend changes or process improvements based on performance data to the CoC membership and/or CoC board.

The PEC currently meets on a quarterly basis, on the 4<sup>th</sup> Tuesday of the month from 9 – 10:30 am.

## **Data Regularly Reviewed by the Committee**

The committee reviews, on a quarterly basis, the following key metrics for all CoC and ESG funded projects:

- Exit to/retention of permanent housing (or exits to sheltered locations for street outreach projects)
- Project utilization
- Length of time to housing

Additional measures the committee will review occasionally include:

- Income and employment outcomes
- Returns to homelessness within 6 months of exit to permanent housing

These measures were selected because they align with the System Performance Measures (SPMs), and the CoC's performance on the SPMs directly impacts our CoC's funding levels.

An example of a data report reviewed by the committee may be found [here](#). (Note, this example masks the names of the agencies. In the committee meetings, committee members receive a report with organizational names given.)

## **Current Committee Composition & Vacancies**

A key component to the committee restructuring that occurred in 2021 was creating clearer committee seats to increase accountability and representation. Prior to this restructuring, it was difficult to define who was on the committee, and individual attendance at committee meetings varied greatly.

The table below provides information on the current committee composition.

<b>Sector Representation</b>	<b>How Appointed</b>	<b>Current Member</b>
CoC Board Member	Selected/Appointed by CoC Board	Sarah Prout Rennie (see below for more information)
CoC Lead Agency	Appointed by CoC Lead Agency	Amanda Sternberg (HAND)
HMIS Lead Agency	Appointed by HMIS Lead Agency	Kiana Harrison (HAND)
CAM Implementing Agency	Appointed by CAM Implementing Agency	Vacant
Local Funding Agency	Recruited via outreach by CoC Board or Committee Chair or Co-Chair	Vacant
City of Detroit (Housing & Revitalization Department)	Appointed by City of Detroit	Donna Lyons (City of Detroit HRD)
Street Outreach Sector	Selected by the workgroup	Vacant
Emergency Shelter Sector	Selected by the workgroup	Vacant
Rapid Rehousing Sector	Selected by the workgroup	Vacant
Permanent Supportive Housing Sector	Selected by the workgroup	Erica George (Cass)
Transitional Housing Sector	Selected by the workgroup*	Elizabeth Orzco-Vasquez (Freedom House)
Prevention	Selected by the workgroup	Vacant
Veterans	Selected by the workgroup	Vacant
Youth	Selected by the workgroup	Vacant
<i>The following committee are not currently in operation, therefore there is no representation on the PEC</i>		
Families	Selected by the workgroup	N/A
Chronic Homeless Leadership Committee	Selected by the workgroup	N/A

*\*Technically, there is no TH provider workgroup. If the current sector representative needs to be replaced, consultation will occur with other TH providers to find a new representative.*

Vacancies from provider workgroups are in the process of being filled.

### **CoC Board Member Opportunity**

CoC Board Member Sarah Prout Rennie was appointed to the PEC for a 2-year term in 2022, with her term expiring in April 2024. Sarah has expressed interest in continuing to serve on the PEC, however, we also want to allow other CoC board members an opportunity to serve as well.

CoC Board members who are interested in serving on the PEC are asked to inform Amanda Sternberg of this interest via email ([amanda@handetroit.org](mailto:amanda@handetroit.org)) by March 20.

At the April 1 CoC Board meeting, the board will be asked to vote for which individual they would like to serve on the PEC. If there are no other interested parties, the vote would be to re-affirm Sarah to another term. However, if there are other interested parties, then the vote will be between those individuals.