

Meeting Recap and Summary:

Detroit Neighborhood Housing Compact Advisory Committee

July 28th, 2021

11:00 AM – 12:30 PM

The Detroit Neighborhood Housing Compact Advisory Committee is a forum for Housing Compact advisory committee members to engage with and advise Compact leadership as they work to achieve the goal of increasing the availability of stable, healthy, and affordable single-family homes for both renters and homeowners in Detroit.

Meeting Objectives:

- **Discuss the value of the Detroit Neighborhood Housing Compact and early strategies for shifting the Compact from information sharing/learning towards more collective action**
- **Approve draft measures of impact/goal statements to guide the Compact and wider housing sector through 2025**

Outcomes:

- Successfully approved the following 4 measures of impact/goal statements (these are subject to edits based on feedback from the group):
 - **Reduce Renter Cost Burden:** By 2025, reduce by 20% the number of renters making less than \$50,000/year who pay more than 30% of income in rent/housing expenses.
 - **Increase Homeownership:** By 2025, add 500 new low/moderate income (making less than \$50,000/year) homeowners outside of greater downtown (7.2 miles).
 - **Improve Housing Quality:** By 2025, increase rental ordinance compliance rate to 50%.
 - **Reduce Homeowner Cost Burden:** By 2025, reduce by 20% the number of homeowners making less than \$50,000/year who pay more than 30% of their income in housing costs.
- Facilitated conversations led by Peter Nicholson (Foresight Design) led to key insights for:
 - DFC's ongoing role as convener of the Compact
 - Strategy development for the Compact moving forward
 - Deepening relationships to key housing practitioners beyond Compact meetings

Next Steps:

- Next Advisory Committee Meeting: October 13, 2021 from 10:00am – 11:30am

- DFC will take the feedback on each measure of impact/goal statement and make edits. The final versions will be dispersed to Compact members, with relevant baseline data in the coming weeks.

Proceedings:

1. Welcome and Introductions: Kimberly Faison
2. Compact Updates: Kimberly Faison and Kendall Nash
 - a. Updates we provided on DFC publications that are of interest to the Compact, as well as a recap of the first ever Joint Work Group meeting, where the Rental and Homeowner Work Groups combined to discuss results of the Advisory Committee's draft measures of impact from April.
3. Facilitated Discussion Led by Peter Nicholson
 - a. Guest Speaker/Facilitator Peter Nicholson, who is providing collaboration coaching to Detroit Future City's CED staff, led the group through a discussion of how the Compact is currently thought of and how we might take the Compact from valued to essential to obsolete.
 - b. Key points we heard from this conversation:
 - i. The Compact is valued as a clearinghouse of information of the housing system in Detroit.
 - ii. The Compact is considered essential by some members of the Advisory Committee
 - iii. Some members of the Compact pushed back on the idea that the Compact will ever become obsolete. The work of centering and pursuing justice and equity will never stop.
 - iv. There was a notion that members need to become more engaged, and the structure of the Compact tightened, to pursue collective action beyond the information sharing the Compact already does well.
 - v. Members raised the idea that the Compact is relatively small compared to the number of people who work on and within the housing system in Detroit. We need to expand our audience and membership to be able to address all of the challenges facing the system.
 - vi. Stronger ties with the city need to be built in order to promote collaboration, transparency, and discussions that will help promote progress.
4. Adoption of Measures of Impact and Goal Statements
 - a. The group was presented with the following four measures of impact/goal statements and asked to respond in chat to two prompts. First, can you live with these goal statements knowing they are subject to final edits/refinement. Second, if you can't live with one of these, which one is it and why? The group had 15 minutes for this exercise and all members agreed that these four goal statements could be adopted. Feedback was also provided that the DFC team will

use for final edits distribute to the group, along with baseline data, in the coming weeks.

- i. **Reduce Renter Cost Burden:** By 2025, reduce by 20% the number of renters making less than \$50,000/year who pay more than 30% of income in rent/housing expenses.
 - ii. **Increase Homeownership:** By 2025, add 500 new low/moderate income (making less than \$50,000/year) homeowners outside of greater downtown (7.2 miles).
 - iii. **Improve Housing Quality:** By 2025, increase rental ordinance compliance rate to 50%.
 - iv. **Reduce Homeowner Cost Burden:** By 2025, reduce by 20% the number of homeowners making less than \$50,000/year who pay more than 30% of their income in housing costs.
5. Facilitated Discussion Led by Peter Nicholson:
 - a. Peter asked the group to think about early strategies for moving the Compact towards more collective action, especially considering the newly adopted draft members.
 - b. Key points from this discussion:
 - i. Increase engagement with CDFIs and the Detroit CDFI Coalition who can direct funds more specifically to meet the needs of black and brown communities in Detroit.
 - ii. Increase engagement with city officials, but in a way that acknowledges the unique challenges that those practitioners face.
 - iii. Understand who has wisdom and who has power in the housing sector, and make sure that both are represented at the Compact; make sure all of the key parties are engaged in the Compact in some capacity.
 - iv. Explore the capacity to start smaller working groups that can strategize around sub topics relevant to each measure of impact/goal statement.

Meeting Adjourned