



UNITED COMMUNITY HOUSING COALITION

# 2018 ANNUAL MEETING & DINNER

CELEBRATING OUR 44<sup>TH</sup> YEAR!



**I.B.E.W. Local 58 Detroit**  
| 1358 Abbott Street  
Detroit, MI 48226

**Thursday, November 15, 2018**  
| 5:00 PM - 8:00 PM

## 2018 BOARD OF DIRECTORS

|                      |                  |
|----------------------|------------------|
| Robert Shimkoski Jr. | Board Chair      |
| Cassandra Walker     | Board Vice Chair |
| Beverly Lemle'       | Board Treasurer  |
| Latanya Harris       | Board Secretary  |
| Michelle Fallena     | Board Member     |
| Christina Guzman     | Board Member     |
| Henry Lewis          | Board Member     |
| Margo Dalal          | Board Member     |
| Alexa Eisenburg      | Board Member     |
| Katie Hearn          | Board Member     |
| Kamer Zindani        | Board Member     |

## UCHC STAFF MEMBERS

Tim Bishop -Field Coordinator | Fred Boeher - Paralegal, Jesuit Volunteer  
| Brenda Brown - VISTA | Patrick Carey - Data Entry Clerk – TFPP |  
Beverly Ealy - Deputy Director | Pat Foster - VISTA | Aj Fouts - Data  
Administrator – TFPP | Maxine Gardner - Intake Specialist | Bill Halbower  
– Attorney | Will Hatcher - Property Collections Manager | Sarah Hoerl -  
Data Management Supervisor | Kammi Johannsen - LLT Intake Specialist,  
Data Administrator | Mia Jones - Housing Counselor | Barbara Katzman  
– Attorney | Wanda Knight-Wilson - Target Homes Case Manager | Liz  
Lawlis - Data Administrator – HMIS | Sharon Lemieux - Tax Foreclosure  
Counselor | Karen McLeod - PSH Program Supervisor | Brenda Miner  
- ESG Program Supervisor | Michele Oberholtzer - Tax Foreclosure  
Program Director | Ted Phillips - Executive Director | Jared Rhaburn  
- Paralegal, Jesuit Volunteer | Claudia Sanford - Tenant Organizing  
Program Supervisor | Erica Scott - Accounting Assistant | Charlene  
Snow - Attorney, Court Clinic Program Supervisor | Meghan Strickland  
- Tax Foreclosure Counselor | Kim Stroud - Mortgage Specialist | Jewell  
Terrell - Intake Specialist | Ernest Thompson - Special Services Project  
Coordinator | Jolayne Thompson - Finance Director | Zach Wahid - Tax  
Foreclosure Counselor | Latrice Watkins - Tax Counselor, PSH Case  
Manager | Clarice Werdlow - Target Homes Program Supervisor

# 2018 ANNUAL MEETING AGENDA

## CELEBRATING OUR 44<sup>TH</sup> YEAR!

- 5:00 P.M. | Registration Opens & Silent Auction\* Begins
- 5:15 P.M. | Welcome Greeting: Robert Shimkoski Jr.,  
Chair, UCHC Board of Directors
- 5:20 P.M. | Keynote Speaker: Stephen Henderson, Host  
of WDET Detroit Today
- 5:40 P.M. | Media Award & Good Neighbor Awards
- 5:50 P.M. | Break for Silent Auction Bidding
- 6:00 P.M. | Dinner,\*\* Grace: Meghan Strickland
- 6:40 P.M. | Annual Report: Ted Phillips, Executive  
Director & Staff Members
- 6:50 P.M. | Volunteer of the Year Presentation  
Special Achievement Awards
- 6:55 P.M. | Jame Sheehan Lifetime Achievement Award
- 7:00 P.M. | Client Panel & Award Ceremony
- 7:30 P.M. | Complete Board Ballots & Final Auction Bids
- 7:45 P.M. | Collect Board Ballots/Surveys & 50-50 Raffle  
Pay for and Pick up your Silent Auction Wins!
- 8:00 P.M. | See you in 2019!

\*Thank you to all who made a donation to the Silent Auction and to all staff and volunteers who helped organize this. A particular thank-you to Sharon Lemieux for coordinating the Silent Auction again this year.

\*\*We would like to thank Faith Restoration Church, 11941 Harper, Detroit for their donation of the desserts.

## PLANTING FLOWERS IN THE SWAMP...

With the daily news deluge of disasters from D.C., and too often closer to home, it is sometimes hard to remain hopeful. With the loss of \$1.1 million dollars in HUD funds to provide placement assistance to the homeless, “hope” has been thoroughly tested this year. But, She lives and breathes and fights everyday with small battles and large ones that make a difference.

The HUD news came in January and, after an appeal process, it recently became final. The first intake day impacted by this loss was first Thursday in November; I had to turn away 15 people who were living in their cars, shelters, on the street, and in abandoned buildings. One was pregnant; all were needy. Other than referring them to a hot-line that can tell them there are no shelters available, there was not much we could do. I have asked, “Where do we send people needing placement help once we cannot provide it?” and there has been no answer. Presumably, HUD believes homeless people don’t need help to find and secure housing. They are the “experts.” Not a hopeful sign.

This year also brought 11 new funders (see the back of this program); many with the amazing support of Don Jones of the Community Foundation. I didn’t know Don until he called me. We were able to purchase 520 homes out of tax foreclosure from the City of Detroit for \$1.8 million dollars through our “Make it Home” ROR Project, which was not foreseeable at this time last year. In addition, much of the \$1.8 million dollars spent will be re-collected for next year and will give us the potential for even more success in 2019. Our next goal of addressing repair issues is also much closer than ever to becoming a reality.

On a daily basis, there is someone helped that didn’t think it was possible, who was ready to give up. No hope. Then, something changed. We recently completed 6 group meetings with 375 of the 520 ROR clients. Each meeting had a moment for individuals to comment, to tell their story. Each story was unique, each amazing, each telling us why we have to continue the work we do: the senior

who was losing her home after 30 years and was devastated; the young mother with 3 kids who was fearful of losing her first home and becoming homeless; the U of M graduate who lost his job, his wife, and was about to lose his home and give up, but for the “housing coalition” who repeatedly sent letters and visited. (The first four or five contacts just made him mad. “Why can’t they leave me alone,? I know I screwed up, why do they need to rub it in?” Then, saving the home made everything else seem possible, and worth doing, and he did it. And it felt good. Damn good.)

Who can figure what works? You just have to keep trying. Keep fighting.

When I was at the Detroit Housing Department I had a picture in my office of the old train station. It looked like the old, abandoned building and property that it was. My director asked me one day, what the deal was with the picture. I told him it was all about the one sunflower, one beautiful sunflower, in the middle of the picture growing between two planks in the train platform. “So what,” he said. I said it reminded me that even in the most desolate of places there can be something of beauty that will stand tall and not be taken down by what’s around it. His eloquent response as he left my office was “Huh.”

Not every house we buy or problem we solve is going to be life changing. Some will work out and some will not, but we have to keep trying. Amidst the swamp created by a variety of “oppositions,” we have to keep planting flowers. And, we have to keep remembering every flower matters.

Peace,

A handwritten signature in black ink, appearing to read "Ted Phillips". The signature is fluid and cursive, with a large initial "T" and "P".

Ted Phillips  
Executive Director

# UCHC ACCOMPLISHMENTS FY 2018

AUGUST 1, 2017 - JULY 31, 2018

|  |               |
|--|---------------|
| Homes Purchased (Tax and Mortgage Projects)    | 137           |
| Housing Placement Assistance Provided          | 1,562         |
| Landlord-Tenant Cases Represented in Court     | 1,039         |
| Landlord-Tenant Cases Resolved Out of Court    | 652           |
| Mortgage Foreclosure Prevention Assistance     | 185           |
| Tax Foreclosure Prevention Assistance          | 5,063         |
| Tax Foreclosure Outreach Mailings (7)          | 53,761        |
| Tax Foreclosure Workshop Attendance (66)       | 4,145         |
| Tenant-Organizing Assistance Provided          | 1246          |
| Tenants/Homeless Received Financial Assistance | 735           |
| <b>Total Households Served*</b>                | <b>10,482</b> |
|  | \$540,486     |
| Financial Assistance to Tenants/Homeless       | \$516,380     |
| Amount of Funds Loaned                         |               |

The above numbers do not include our current year's work with the Tax Foreclosure Prevention Project through which we purchased 535 homes with a combined value of over \$10 million. This brings the total of homes purchased to over 3,500 for their occupants since October 2010.

**“It is hard to argue that housing is not a fundamental human need. Decent, affordable housing should be a basic right for everybody in this country. The reason is simple: without stable shelter, everything else falls apart.”**

**~ Matthew Desmond,**

**Evicted: Poverty and Profit in the American City**

## 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.

**“The ache for home lives in all of us, the safe place where we can go as we are and not be questioned.”**

**~Maya Angelou**

## 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](mailto:supportus@uchcdetroit.org) or visit [www.uchcdetroit.org](http://www.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. For all **volunteer opportunities**, please contact us at [volunteer@uchcdetroit.org](mailto:volunteer@uchcdetroit.org) or visit [www.uchcdetroit.org](http://www.uchcdetroit.org).

# A SINCERE THANK-YOU TO OUR FUNDERS



Elizabeth Allan & Warren Shelden Fund

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.



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