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Central United Methodist Church

THE SKILLMAN  FOUNDATION
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And heartfelt thanks to our donors for their continued support!



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.



United Community Housing Coalition

Annual Membership Dinner

Thursday, November 13, 2014
5:00 p.m. to 7:30 p.m.

International Institute
111 E. Kirby Street
Detroit, MI 48202

Celebrating Our 40th Anniversary

United Community Housing Coalition
220 Bagley | Suite 224 | Detroit, Michigan 48226

(313) 963-3310

www.uchcdetroit.org

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 to fight 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.

"Was I always going to be here? No I was not. I was going to be homeless at one time, a taxi driver, truck driver, or any kind of job that would get me a crust of bread. You never know what's going to happen." Morgan Freeman



2014 Board of Directors

Robert Shimkoski, Jr., *Chairman*

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UCHC Staff

Karen Allison, Housing Placement Counselor, Target Homes...Kamal Anderson, Intake Specialist...Joel Batteman, PSH Counselor...Barbara Carter, Case Manager, PSH Project...Michael Davission, Paralegal, JVC Ameri-Corps Volunteer...Beverly Ealy, Deputy Director...Jamilia Harnois, ESG Coordinator...Tammy Howze, Attorney...Mia Jones, Foreclosure Counselor... Barbara Katzman, Attorney...Elisabeth Lawlis, Data Entry Specialist... Sharon Lemieux, Paralegal...Karen McLeod, Housing Placement Counselor, Lead Staff PSH Project...Ted Phillips, Executive Director, Attorney... Alyssa Pillow-Petroni, ESG...Claudia Sanford, Tenant Organizer, TRN Project...Karen Smoot-Grace, Case Manager, PSH Project...Charlene Snow, Attorney...Kim Stroud, Lead Housing Counselor...Ernest Thompson, Extended Services Coordinator, PSH & Target Homes...Jolayne Thompson, Finance Director...Johnny Washington, Case Manager, PSH Project...Clarice Werdlow, Housing Placement Supervisor

Services Provided by UCHC

- ✦ Landlord-tenant counseling/eviction prevention court representation & counseling
- ✦ Mortgage foreclosure counseling/foreclosure prevention
- ✦ Mortgage buy backs
- ✦ Housing placement counseling/relocation assistance for the homeless
- ✦ Case management
- ✦ Budget counseling
- ✦ Tax foreclosure prevention assistance & counseling
- ✦ Tax foreclosure buy backs
- ✦ Tax foreclosure prevention information outreach and distribution
- ✦ Financial assistance to tenants and the homeless

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. Supporting our fundraisers is also a way to help.

Keep UCHC in mind for 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.

Volunteers are always appreciated and needed throughout the year. Help is needed with answering phones, mailings, basic filing and many other office functions and projects. In addition, we have trained some volunteers to work as counselors if you have the time to make a longer term commitment.

Do you know someone in need? Although we do not have a shortage of clients, we also do not have the funds to run advertisements for our services. If you know of someone in need, please make them aware of our services and encourage them to utilize and take advantage of them.

Pass the word about the good work the UCHC staff is doing and the need for financial and volunteer support! Tell your church, community group, sorority/fraternity, elected officials and representatives in city, county, state and the federal government about us and, more importantly, the need our community has for these services.



Annual Meeting Agenda

November 13, 2014

5:00 p.m.Registration,
Silent Auction

Be sure to pick up some helpful literature and... purchase a raffle ticket or two, bid on silent auction items, or just meet and talk to some old friends.

5:30 p.m.Greeting & introductions
Board election process, membership feedback
Ted Phillips, *Executive Director*
Robert Shimkoski, *Board Chair*

5:45 p.m.Keynote
State Representative Rashida Tlaib

6:15 p.m.Dinner

6:45 p.m.Housing Issues for 2015

7:00 p.m.....Recognition & awards

7:30 p.m.Closing, collection of ballots and surveys,
Silent Auction and raffle winners announced

Please pick up silent auction purchases and make sure you return your board ballots and survey questionnaires before you leave.

UCHC would like to thank all the staff, board and volunteers who worked to bring you tonight's annual meeting and all of you for attending and supporting the work of UCHC.

40 and Forward!

Thank you for coming tonight to help UCHC celebrate its 40th birthday. We have a proud heritage of accomplishments and many fine people who have worked for UCHC and continued to have great careers and wonderful achievements elsewhere. The impact UCHC has had in the community has been remarkable, but there is much more to accomplish and, rather than being 40 years old tonight, we need to be 40 years young.

This year I turned 60—an accomplishment roughly as challenging as breathing. It is an age when we are supposed to stop saying we are x years “old” and, instead, say we are x years “young.” It doesn’t change the fact that the darkness of night now comes earlier; that when we speak of “joints,” we are referring to body aches and not something else; and the ability to suffer foolishness and what sometimes passes for public policy becomes ever harder.

What hasn’t changed as UCHC celebrates its 40th and I celebrate my 60th, is a passion for solving the housing problems of the poor in Detroit.

In the coming year we will have as many challenges as we have ever faced.

This December, thousands of homeowners will face foreclosures as the Wayne County Treasurer exercises his right to revert 22,000 properties early. Next year, a record 62,000 parcels in Detroit will face tax foreclosure. The mortgage crisis has simply morphed into a land contract crisis without the fanfare. Mortgaged homes are still underwater while also still being without water due to massive increased shutoffs.

The threat of the loss of low income subsidized housing, particularly for seniors, is greater than ever. The flip side of Detroit’s “recovery” is higher rents and more low income residents being pushed aside. Homelessness will still only end when we find a way to define homelessness narrowly enough to declare victory. There is no time for rest.

We need to draw upon our 40 years of accomplishments and failures as we move forward in the coming year, but we will need to approach the future with new ways and new ideas to address new problems—and old ones—at levels we could only have imagined in the past.

We have developed 40 suggestions for improving low income housing in Detroit. Some require legislative action at the local, state or federal level, while others require nothing more than applying common sense. Some will require your help in advocating for change; others will require your help by simply rolling up your sleeves and pitching in.

UCHC staff is second to none in its experience, commitment and passion for solving problems. I hope you will join us along the way as we continue to fight with and for those most in need in Detroit.

Continuing in the Struggle,
Ted Phillips
Executive Director

UCHC Accomplishments FY 2014

August 1, 2013 to July 31, 2014

	# Households Served*
Landlord-tenant counseling/eviction prevention (court representation)	639 (750 hearings)
Landlord-tenant counseling/eviction prevention (non-court)	1,280
Organizing assistance provided	917
Mortgage foreclosure counseling/foreclosure prevention	189
Mortgage buy backs (includes redemptions)	41
Housing placement counseling/relocation assistance for the homeless	378
Case management	1,250
Budget counseling/money management	1,219
Tax foreclosure prevention assistance	2,767
Tax foreclosure buy backs – auction and other	309
Tax foreclosure information distributed	15,000
Tax foreclosure home visits	500
Financial assistance to tenants and homeless (number households served)	305
Financial assistance to tenants and homeless (funds provided)	\$220,914
Amount of funds loaned	\$275,000
Total households served	5,931
Total persons served	4,827

The above numbers do NOT include our current fiscal year’s work with our tax foreclosure program in which 325 homes were purchased for the occupants to bring the total since October 2010 to over 1,450 homes purchased for homeowners or the occupants of tax foreclosed homes.

*Some households received more than one service.