

**MINUTES**  
**CoC Housing Advocacy Task Force**

October 10, 2017

Present: Shannon Lucas, Jackie Bradley, Lynne Punnett, Audricka Jacobs, Hannah Lash and Richard Poling, a SHU Work Study with the United Way.                      Absent: Burt Fenby

Shannon and Hannah shared information they gathered from Housing Help regarding Section 8 vouchers, how many over recent years and as we suspected the numbers continue to decline. Other data the supports the same conclusion was presented by Jackie. We are unsure what to do about the decline but agreed we should continue to investigate.

Discussion was also held around the subject of evictions, a growing and serious problem for people who repeat the behavior. Where will they live? No one will rent to them. How can we help tenants who are burning every bridge? Audricka is greatly challenged with some veterans who are in or soon will be in housing crisis because of their past string of evictions. We don't blame landlords for not renting to them, especially to individuals who have income and mismanage it but what can we do? A complete list of housing providers was shared noting that Adrian Apt. Group owns thousands of units and will not accept people with past evictions and this is one property owner known to be very strict. Shannon shared that she understands the courts are or soon will no longer provide eviction information over the phone and that some evictions, not sure of the criteria at this time, but some records may not be available to landlords in the future. Shannon will follow up.

Lynne shared an article about rising rents and the need to expand affordable housing in neighborhoods with intentional outcome to not be displacement of existing residents as neighborhoods become safer and property values increase through revitalization efforts. Lynne also distributed a data sheet illustrating that the hourly wage required in Michigan for a full-time worker to afford a 2-bedroom apt. is \$15.16. Our minimum wage is currently \$8.90. The cost is nearly double what wages here will support. As evidenced by the United Way's ALICE report, 31% of Lenawee County residents cannot afford basic needs much less any emergency that might happen. And Adrian as a city is far worse at more than 60% of people unable to meet even their basic needs.

The \$50 voucher for tenants who attend MSU Extension's Rent Smart class was introduced at the landlord breakfast and will be in effect for the November class. We hope landlords see positive tenant changes from it.

**Action Items:**

- Talk with the City Code Enforcement Official and Building Inspector to understand what is needed to have more frequent inspections.
- Continue learning about vouchers and what would be needed to get more approved for Lenawee County.
- Finalizing our purpose or mission statement for the group. We forgot.
- Lynne, how do city and low-income tax credits work?
- Shannon will follow up on changes in public information about evictions

Respectfully submitted,  
Lynne Punnett, Recording Secretary