



Tuesday, April 26, 2022

11:00AM

Location: Zoom Teleconference

Our Mission:

"A community working together to achieve access to safe and affordable housing for all residents of Genesee County."

I. Welcome and Introduction – Erika Humphrey

II. Vicky Schultz – CEO Catholic Charities

- CERA 1 dollars have to be used by September 30, 2022. There was a total of \$23,099,931 and as of March 31, 2022 only \$8,000,275 left.
- CERA 2 dollars started with 8 million in January 2022, and as of March 31, 2022 there was \$3,000,833 left.
- There is approximately 12 million dollars left to spend.
- Over 6,000 cases in the portal.
- As of April 1st, 3,287 applications have been approved.
- 443 applications were rejected and 316 of those were duplicate.
- There are lots of applications in the hopper to process.
- We receive 10 new applications everyday.
- The portal will close between 6/15/22 and 6/30/22 and no more applications will be accepted at that time.
- Applications will be processed until the money runs out.
- GCCARD has received 1.7 million to help pay water bills via the LIHWAP (Low Income Household Water Assistance Program)

III. Attorney Nick Lucic – Legal Service of Eastern Michigan

- We have worked with Catholic Charities and GCCARD to process applications for CERA, for individuals that has gone through the eviction process already.
- Currently the majority of landlords are filing nonpayment of rent cases.
- There was a 31% increase in people helped over the last couple years, we have closed about 2434 cases.
- After CERA ends we will see a shift from nonpayment of rent cases to termination of tenancy cases.
- After CERA ends Judges will not be as lenient.
- Not much can be done from a legal perspective if the client "owes it and knows it".
- All of the evictions that we helped resolve ended in a conditional dismissal.
- The conditional dismissal does not impact the client from moving forward. The eviction is dismissed, no judgement is granted against the client and payment will be received.
- A judgement after CERA ends can be problematic.
- A judgement can impact a person's credit.
- A judgement impacts the ability to obtain housing in the future.
- Many Landlords will view a judgement as a problematic tenant and deny housing.

IV. Attorney Kelly Bidelman – Center For Civil Justice

- An Eviction Diversion Program was a way to keep people housed, allows rent to still get paid, the EDP helps end cases with conditional dismissal rather than a credit damaging judgement. Both landlords and courts were on board and then the pandemic happened.
- Along with the pandemic came CERA (COVID Emergency Rental Assistance).
- Now that CERA is ending we need to get landlords back on board with reviving the Eviction Diversion Programs.
- EDP's are driven by the Landlord. If the landlord wants to keep the tenant, they will opt-in the program. The landlord will fill out a summons and complaint. The tenant will then get served the summons and complaint and receive information on the Eviction Diversion Program. The tenant will then contact the HARA and they will be prescreened, and an appointment will be set up.
- Recently, Senator Brinks introduced legislation that would seal a tenant's eviction record.
- There has been legislation introduced in Lansing for source of income discrimination. We have been working with Michigan Coalition Against Homelessness to try to get legislation passed. That will

prohibit landlords from discriminating against people that come to them with a Housing Choice Voucher, or people who only have social security as a source of income.

- The advocacy group for the Continuum of Care run by Jill Nylander from Legal Services. We are also looking at a source of income ordinance in the City of Flint. The proposed ordinance will do other things besides just income discrimination. It will also deal with rental application fees that are excessive.

V. Comments

Nick stated that he does not think landlords will be as on board with the EDP as they were prior to CERA and prior to the State run EDP. Because now they have gone through two years of what they probably construe as a terrible situation without putting themselves in the shoes of the tenant and because the narrative shifted from landlords having all the power. We are going to see landlords want to regain that power.

Nick stated that if we are going to see a mass amount of termination of tenancy cases brought forward, we as a community need to devise a plan to help these individuals transition from their current residence to a future residence.

Tameka from DHS stated that she fears that our families will be preyed upon because they are vulnerable. At DHS what they find is if a client does apply for assistance, it's the affordability piece. These people are being priced out of housing and she believes landlords will rent out unsafe housing.