

Layering Resources to Prevent Homelessness

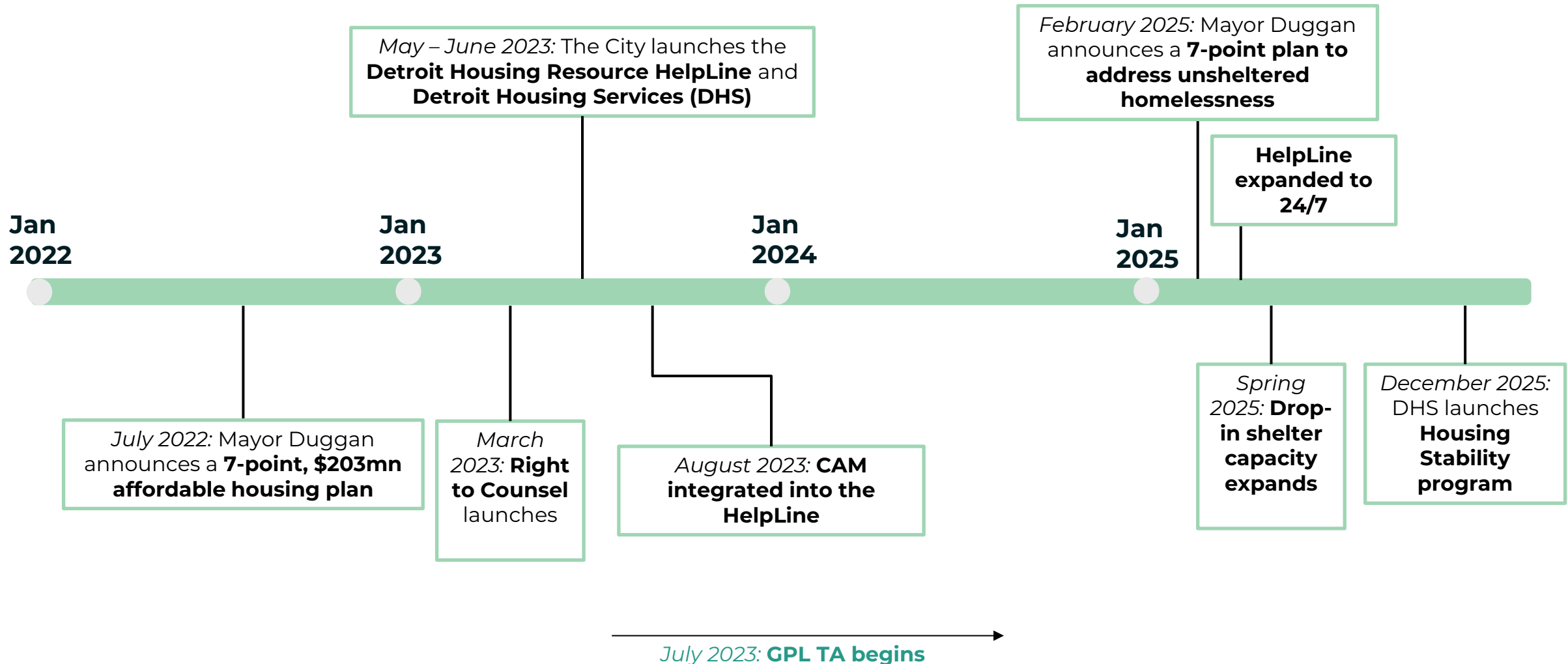
City of Detroit, Housing & Revitalization Department



TAKE PART
Opportunity Rising



Detroit Housing Timeline



Prevention – Reducing Inflow in Detroit



Early Stabilization Resources



Right to Counsel (RTC)



Rental Assistance



Relocation Case Management



Housing Stability Doubled-Up Case Management



Coordinated Entry Diversion & After-hours HelpLine



Rapid Shelter Exit

Proximity to homelessness

No displacement date

30-60 days

Typically ~30 days

Typically +/- 30 days

1-14 days

Currently homeless



TAKE PART
Opportunity Rising

Addressing Early Economic Shocks & Barriers

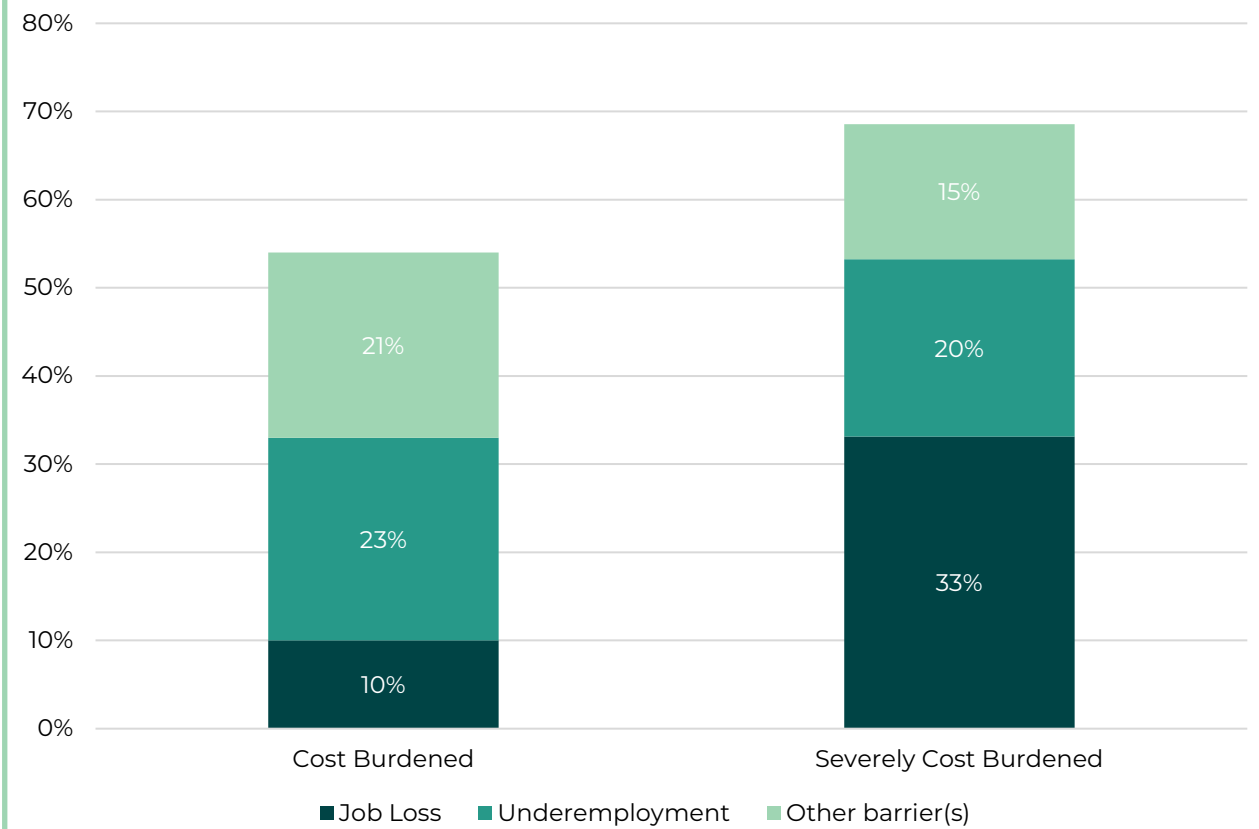
Need & Insights

- 20,000+ households called the HelpLine in the last year for resources prior to eviction or homelessness
- Three-quarters of households that had fallen behind on rent were severely cost-burdened and most reported a variety of economic shocks

Intervention to Address Need

Improved HelpLine screening to identify underlying barriers and strengthen referrals to address factors leading to housing instability

Economic Shocks and Barriers Identified by Cost Burdened Renters At Risk of Eviction



Eviction Prevention in Detroit

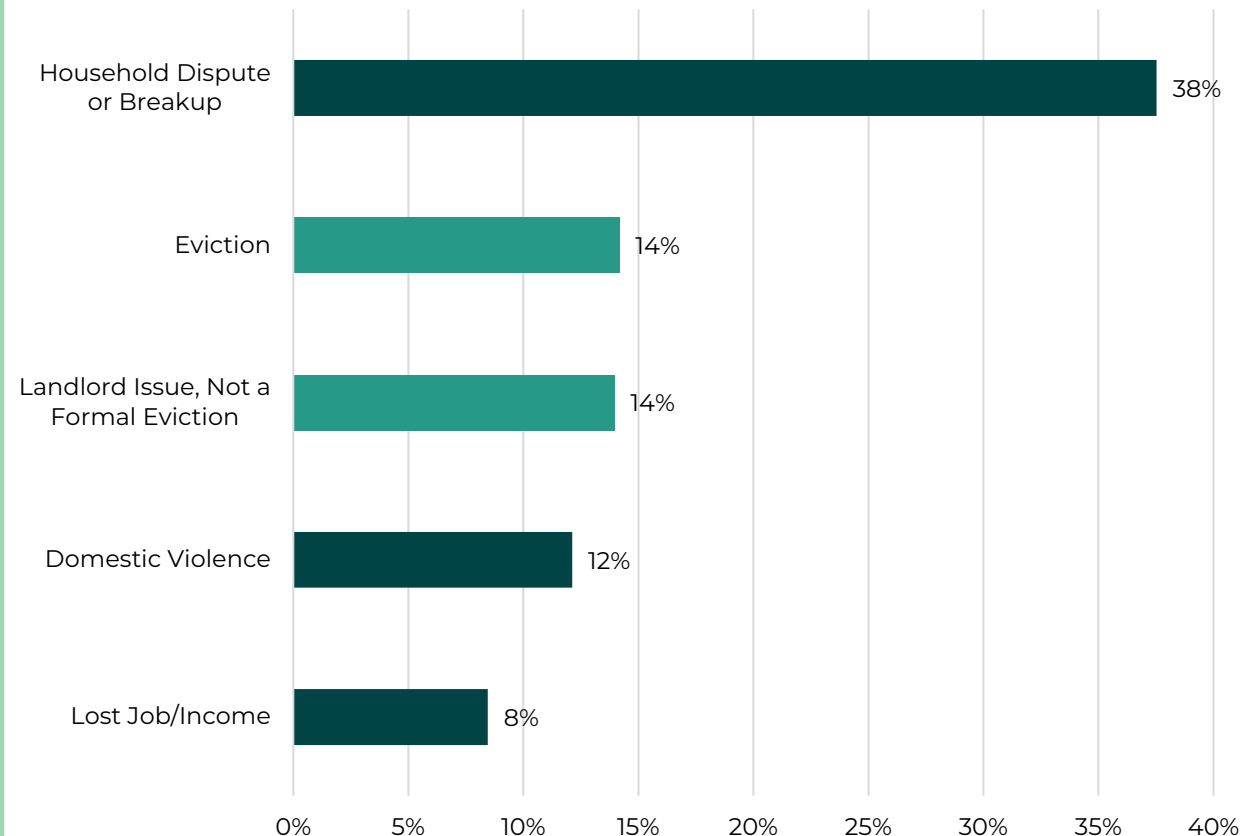
Need & Insights

- 1. High volume of evictions:** 21% filing rate
- 2. RTC impact on tenants:** 51% of eligible tenants received RTC representation in 2024
- 3. Evictions & homelessness:** 28% of households seeking emergency supports were displaced due to eviction/legal issues

Interventions to Address Need

1. HelpLine pilot directly connecting 200 subsidized households to RTC
2. Targeted rental assistance to maintain housing for 600 households
3. Relocated 1,901 households/ 5,030 residents

Cause(s) of Displacement – 12,000 Households Sent to Coordinated Entry (Oct. 2024 to Sep. 2025)



Addressing Resource Gaps for Non-Leaseholders

Need & Insights

- Three-quarters of Coordinated Entry households spent the prior night sheltered
- While many of these report prior renter status, they tend to enter from a series of non-leaseholder situations

Intervention to Address Need

In November 2025, the City launched the Housing Stability program to provide case management to doubled-up families at imminent risk of homelessness

58%

Of ~4,000 unique family households sent to Coordinated Entry over the past year identify living in their own rental as the last time they felt stably housed, however only

25%

Of families were recording as living in a rental within their last two living arrangements

Investing in Resources at the Point of Homelessness

Need & Insights

Despite layered preventative resources, many Detroiters experiencing/at immediate risk of homelessness may not seek out formal supports until the point of emergency

10,700

unique HelpLine callers over an 18-month period were entered into the Homeless Management Information System (HMIS) that either (1) had no prior recorded history of homelessness or (2) had been out of the system for a prolonged period of time

Intervention to Address Need

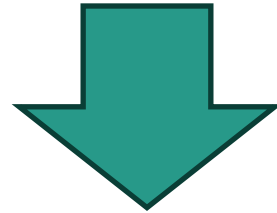
- Increased communication about the HelpLine
- 24/7 HelpLine and street outreach access
- Revised Coordinated Entry processes to allow more time for diversion conversations
- Rapid Shelter Exit program for low-acuity households

60%

Of these callers were seeking immediate assistance and entered into HMIS during their first HelpLine interaction

Resource Targeting | GPL Support

While the City has been able to expand prevention programming due to an unprecedented influx of ARPA funds, we need to optimize resource matching as baseline funds reduce over time



GPL support and research on pathways into homelessness helps to maximize the efficiency of resources to reduce inflows into homelessness