



Seeds of Change

lutheran metropolitan ministry

2023 Volume XXVIII, Issue 1

SPECIAL EDITION

Celebrating 55 Years of Fair Housing

Housing is a human right.



Since 1968

Each year during the month of April, LMM celebrates the passage of the Fair Housing Act of 1968, a national law that prohibits discrimination in the sale, rental and financing of housing based on race, color, national origin, religion and gender.

Following the assassination of Rev. Dr. Martin Luther King Jr., President Lyndon B. Johnson pressured Congress to pass the Civil Rights Act of 1968, which included the Fair Housing Act. It was signed into law just days after King's funeral. Just one year later, LMM was founded, and the U.S. Department of Housing and Urban

Development celebrated the one-year anniversary of the passage of the Fair Housing Act.

While the passage was groundbreaking and life-changing for many, there is still much work to do. With Housing & Shelter being the largest of LMM's service areas, the importance of fair housing as a human right is just as relevant today and plays a role in the work we do to combat housing instability on a daily basis, and we're making strides in innovative ways.

Advocacy is at the root of all we do at LMM.

Here's how we're advancing Fair Housing through ongoing advocacy efforts.

- Expand tenant protections with Pay-To-Stay Legislation
- Increase local, state, and federal investment in safe and affordable housing
- Increase funding for providers of homeless services
- Reduce barriers to housing and the long-term repercussions of evictions
- End source of income discrimination
- Advocate for Fair Chance Housing

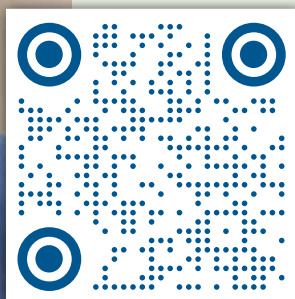


2023 Charles R. See Forum on Reentry

Featuring Keynote Speaker **Andre Ward**,
Associate Vice President of the David Rothenberg
Center for Public Policy at the Fortune Society



Andre Ward



CITY CLUB OF CLEVELAND
Friday, April 28

11:30 AM – Doors Open

12 PM – Forum Begins

Visit www.lutheranmetro.org for the
latest forum information.

Special Initiatives to Support Fair Chance Housing

BREAKING NEW GROUND

The largest barrier to sustainable, permanent housing is prohibitive cost. We're closing the gap between voucher-eligible would-be renters and homes that would otherwise be unavailable to them. LMM has purchased 12 homes so far, making the goal of 20 units more than halfway complete! Three houses are finished, including a single family home and two duplexes. All five units are currently housing families. Renovations are underway or soon to begin on the other houses! Breaking New Ground exceeded its \$3.5 million goal and raised \$4,245,000! You can still contribute to the project, which helps to advance the Family Stability Fund, to keep families securely in their homes if they experience a financial hardship.



Breaking New Ground home interior

SECOND CHANCE HOUSING

The agency launched the LMM Transition in Place (LMM TIP) program in early 2021. This program is based upon the effective U.S. Department of Veterans Affairs Transition in Place (VA TIP) program, with LMM adapting the model to serve individuals with sexually oriented offenses.

While we are aware of the seriousness of the crimes, we as an agency uphold our mission to serve all, and believe in aiding in rehabilitation and second chances as people reenter the community and find a place to live. We are acutely aware of the mounting housing burden faced by individuals with such offenses. In comparison to all other shelter populations, individuals with sexual oriented offenses have the least housing resources available, and, consequently, the longest shelter stays.

Transition in Place reduces risk regarding rental obligation and opportunity for high barrier individuals to obtain housing in verified, allowable areas from property owners who might not directly rent to individuals with eviction history, a low credit score or criminal backgrounds. The success of this pilot may mean expansion of the TIP concept to other populations who have high barriers to housing. Once the person has been successful, the property owner and individual create an occupancy agreement between them, and LMM is able to find another unit to help another person.



Coventry House II

COVENTRY HOUSES

Our affordable, shared housing model solutions have expanded to include Coventry Houses I and II for single men leaving the Men's Shelter at 2100 Lakeside. Tenants complete a basic, free application to apply for housing consideration. LMM's brief application process does not eliminate applicants based on source of income or credit scores. Leases at Coventry Houses are 12 months and renewable, and include all utilities. This is an affordable, permanent housing model, so tenants are welcome to renew as many times as is helpful to them.

Innovative Projects to Increase Affordable Housing

Demand for affordable housing and subsidies far exceeds the current supply. Sustainable and affordable long-term housing is a solution, but how do we get there? LMM is finding additional innovative approaches to fighting homelessness. LMM is working with key stakeholders such as Enterprise Community Partners and the Office of Re-Entry on Justice Housing advocacy, strategic planning to meet the need, and creating sustainable pilot programs.

As we work diligently to increase the supply of affordable housing, new technologies have many benefits and high potential. They are green, cost effective, and have low operating costs. By facilitating rapid housing placements, the project enables eligible individuals to exit homeless shelters at a faster pace, opening up beds and other shelter resources.

The leading cause of homelessness is a lack of affordable housing.



3-D PRINTING

LMM is exploring the possibility of a pilot 3-D printing project, which would result in units of energy-efficient, affordable housing that are seamlessly integrated into single-family or small multi-family neighborhoods while complementing the community's architectural aesthetic. In addition to increasing the supply of affordable housing, this approach addresses well-documented related needs, including supporting the efficient and effective operation of homeless shelters, responsible community development practices, and both environmental and economic sustainability. A project like this could also yield important lessons for further projects to increase the supply of affordable housing and continuing efforts to develop an effective, comprehensive strategy for ending homelessness and the affordable housing crisis.



SOLAR POWERED HOMES

LMM is piloting a solar powered house, which is underway! We're partnering with a local energy-efficient housing enterprise to design and construct a panelized, steel-framed multi-unit building comprising four energy-neutral/positive single-occupant homes. Situated on a parcel from a previously demolished house near LMM's offices on Cleveland's east side, the first structure will be a 1,600 square-foot building divided into four studio/efficiency units, complete with kitchenettes and bathrooms. The units are energy-neutral/positive, producing at least as much energy as they consume, which delivers sustained cost-savings to occupants while minimizing environmental impact. The goal of these features is to get as close as possible to a zero on the HERS (Home Energy Rating System) Index, resulting in both minimal negative impact on the environment and minimal utilities costs – which translates into short and long-term savings for occupants.



Sponsor a
**HOUSING
PROJECT**

LMM believes that housing is a human right. Our programs, services and advocacy initiatives reflect this mission imperative to love mercy for individuals who are facing homelessness and housing instability. To make an investment in an LMM Housing Development, contact Marcella Brown at mbrown@lutheranmetro.org or call 216.658.7208.



Chopping for Change students are returning, restored citizens who will soon need fair housing.



Young people served by LMM often face housing instability.

Impact on Programming

Each population we serve is impacted by housing instability in some way. In addition to Housing & Shelter, our service areas of Guardianship, Workforce Development and Youth Resiliency Services all experience challenges with housing. Our work and advocacy in Fair Chance Housing takes into consideration each individual we walk with in their time of need.

Workforce Development

By obtaining stable housing, people with criminal records are more likely to secure and maintain employment, which can increase their ability to support themselves and their families. Fair chance housing also helps to reduce recidivism by providing a safe and stable environment for individuals to live in. This can help to lower the risk of involvement in criminal activities and increase the chances of successful reintegration into society. When people with criminal records are able to find stable housing, they are less likely to end up homeless, which can further reduce the risk of involvement in the criminal justice system. In addition, this helps to address systemic barriers that may have contributed to criminal behavior in the first place, such as poverty, lack of education, and lack of access to resources. By providing fair chance housing, communities can reduce the strain on their criminal justice systems and create a more equitable society that supports rehabilitation and second chances.

Guardianship Services

LMM guardians look after the emotional, social, financial and physical well-being of vulnerable adults, which includes advocating for the least restrictive living environment possible. While many of our wards are seniors who are indigent and in need of placement in nursing facilities, fair housing very much impacts the older population in our area. Some of our wards who are aging or living with severe behavioral health needs, come to us while still in their own homes, whether rented or owned.

According to a recent Needs Assessment by United Way of Greater Cleveland, more than 52,000 older adults in households in Cuyahoga County are in unaffordable housing situations, which is 34.6%. Also in the county, 26.6% of households who own their home and 55.7% of renter households headed by

someone who is ages 65+ are paying more than 30% of their income for housing, which means they are living in housing situations considered unaffordable. Both of those numbers are higher than the total county average. Older adults are more likely to be struggling to afford their housing. In addition, the continuum of housing resources in Northeast Ohio for persons with severe mental illness is not adequate to meet the demand, creating a challenge for placing persons under guardianship in least restrictive environments.

Youth Resiliency Services

Youth Resiliency Services takes a holistic approach to providing a safe, trauma-informed environment for youth ages 13 – 21 years of age experiencing a myriad of adversities, including homelessness. Our housing continuum for youth consists of an emergency shelter, group home services, and independent living programs.

Without the support and services provided by LMM, youth transitioning from foster care, involved with the juvenile justice system, or experiencing homelessness or housing instability are at higher risk for life-long consequences, such as engaging in risky behaviors, homelessness, joblessness, early parenthood, and substance use.

While enrolled in programming, staff work closely with youth to assist them in addressing behaviors that interfere with their ability to succeed, navigating barriers, and accessing needed supports and community resources.

In a new venture, LMM will be the operator of a youth drop-in center, which will serve young people experiencing housing instability. The drop-in center has been identified by the community as a need, and will be the first of its kind in northeast Ohio.



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seeds of change
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Housing & Shelter
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Health & Wellness Services
216.281.2500

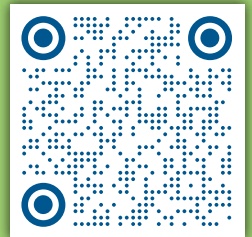
Youth Resiliency Services
216.696.0370

Guardianship
216.696.1132

To add, delete or change your address, contact 216.696.1882 or mail@lutheranmetro.org.

Reentry Week begins **MONDAY, APRIL 24!**

The April edition of our
Advocacy in Action newsletter
details Reentry Week activities
you can get involved in!



Sign up for advocacy alerts,
newsletters and other LMM news at
lp.constantcontactpages.com/su/c8BYfQT



Rev. George Hrbek

We are saddened to hear of the passing of beloved LMM family member Rev. George Hrbek. Our deepest condolences go out the entire Hrbek family, and their friends. George was one of the earliest members of the LMM staff, our former interim executive director, and a passionate, decades-long advocate for those who are oppressed, forgotten and hurting.

Our faithful friend left a lasting, life-changing impact on many he encountered through his years of commitment and service to people in need. Thank you, Rev. Hrbek, for leaving behind a legacy of peace, justice, and civic engagement in the face of adversity. We will keep your memory alive at LMM for many generations to come.

