

MEASURING THE
STATE *of*
HOUSING
in Detroit

Hosted by the Center for Equitable Family
and Community Well-Being



WE GET WHAT WE *measure*

MAY 8, 2026 | 8:30am to 4:30pm

Federal Reserve Bank of Chicago - Detroit Branch
1600 East Warren Avenue | Detroit, MI 48207

PROUDLY SPONSORED BY

Ford Foundation

DETROIT REGIONAL
HOUSING PARTNERSHIP

8:30 - 9am

Breakfast & attendee registration

9:05 - 9:15am

Welcome

Center for Equitable Family and Community Well-Being
Dr. Trina Shanks, Harold R. Johnson Collegiate Professor
of Social Work, University of Michigan



9:15 - 9:30am

Context & Introduction

Kite and Key Partners
David Palmer, MPA. CEO

KITE & KEY
PARTNERS

9:30 - 10:00am

Keynote

Furman Center
Hayley Raetz, MPP. Policy Director at the
Furman Center, New York University

NYU
Furman Center

10:00 - 10:15am

Conversation with Hayley Raetz & Martin LaVelle

Federal Reserve Bank of Chicago
Martin Lavelle, MA. Principal Business Economist

NYU
Furman Center

10:20 - 10:45am



Noah Urban, MUP
Co-Executive Director,
Data Driven Detroit

10:50 - 11:15am



Kiana Harrison, MSW
HMIS Administrator,
**Homeless Action
Network Detroit**

11:20 - 11:50am



Bridget Brown, MBA
Chief Operating Officer,
**United Community
Housing Coalition**

12 - 12:45pm

Lunch Break

12:50 - 1:15pm



Edward Lynch,
MUP, AICP
Director of Research,
Detroit Future City

1:20 - 1:45pm



Robert Linn, MUP, AICP
Director of Planning
and Analysis,
**Detroit Land Bank
Authority**

1:50 - 2:15pm



Arthur Jemison, MCP
Executive Director,
**Detroit Housing
Commission**

2:20 - 2:45pm



Heather Zygmontowicz
Senior Housing Advisor,
City of Detroit

2:50 - 3:15pm

Special Topic Panel

Fair Housing and Gentrification

Moderator

Aaron Mondry, Senior Reporter, Outlier Media

Speakers

Farrah Wilder, JD. Executive Director, Fair Housing Center of Metro Detroit
Dr. Richard Smith, Associate Dean of Research, Wayne State University

3:20 - 3:45pm

Regional Housing Partnership

Community Development Advocates of Detroit

Angela Carlberg, MA

3:50 - 4:15pm

Closing Panel

Ford Foundation

Kevin Ryan, MUP. Senior Program Officer, Ford Foundation

Federal Reserve Bank of Chicago

Dr Heidi Reijm, Senior Advisor, Federal Reserve Bank of Chicago

4:15pm - 4:30pm

Closing Remarks

Trina Shanks and David Palmer





EVENT EMCEE

Christine Ferretti

BridgeDetroit

Christine Ferretti is an award-winning journalist with more than 20 years of experience as a reporter and editor. She currently serves as managing editor for BridgeDetroit, a nonprofit news and engagement organization serving Detroiters. Before joining BridgeDetroit, she spent nearly a decade leading Detroit City Hall coverage for The Detroit News. Ferretti began reporting on Detroit amid the city's financial crisis and was a key contributor to The News' reporting on the largest municipal bankruptcy in the nation's history. She works to hold elected officials accountable and amplify the issues that matter to Detroiters.

<https://www.bridgedetroit.com/author/christine-ferretti/>



WELCOME

Dr. Trina Shanks

Center for Equitable Family
and Community Well-Being

Trina Shanks is currently the Harold R. Johnson Professor at the University of Michigan School of Social Work. Her research interests include the impact of poverty and wealth on child well-being; asset-building policy and practice across the life cycle; housing and community and economic development. She co-leads the Social Work Grand Challenge "Reducing Extreme Economic Inequality", is a non-resident fellow with Urban Institute and founding director of the Center for Equitable Family & Community Well-Being.





INTRODUCTION

David Palmer

Kite and Key Partners

David Palmer is a multi-disciplinary strategist, facilitator, convenor, Associate Broker and owner's representative based in Detroit, Michigan. He has over 30 years of management and research experience, and earned a Master of Public Administration degree from Eastern Michigan University. He is focused on the areas where housing, workforce and economic development, and nonprofits intersect to lift up normal humans with improved policy and program outcomes.

<https://kiteandkeypartners.com/publications/>



KEYNOTE

Hayley Raetz

NYU Furman Center

Hayley Raetz is the Policy Director at the NYU Furman Center. She previously worked as a research associate and graduate student researcher at the Turner Center for Housing Innovation at UC Berkeley. Prior to that, she worked as a project manager and case manager for a community-based organization in the Bronx, where her work focused on eviction prevention, homelessness, and healthcare. She received her Master's degree from the Goldman School of Public Policy at UC Berkeley, and her B.A. in Government and Spanish from Smith College.

<https://www.furmancenter.org/data-tool/state-of-the-city/>



SPEAKER

Noah Urban

Data Driven Detroit

Noah Urban is one of D3's Co-Executive Directors and worker-owners, and has been with the team for nearly thirteen years. At D3, Noah sets organizational strategy, oversees the organization's finances and portfolio of projects, and works with prospective partners to develop new collaborations. Over his time at with the organization he has led partnerships with hundreds of organizations, including Microsoft Corporation, the U.S. Department of Health and Human Services, The Kresge Foundation, Forgotten Harvest, and the Rocket Community Fund. Noah sat on the Executive Committee for the National Neighborhood Indicators Partnership from 2017 through 2020 and in 2022. He has a master's degree in Urban Planning from Wayne State University and a Bachelor of Arts in International Relations from James Madison College at Michigan State University.

<https://datadrivendetroit.org/about/><https://nvidetroit.org> <https://hip.datadrivendetroit.org>

SPEAKER

Kiana Harrison

Homeless Action Network Detroit

Kiana L. Harrison is the HMIS Manager for the Detroit Continuum of Care, a role she has held since 2021. With more than a decade of leadership at Homeless Action Network Detroit (HAND), she previously served as HMIS Project Coordinator for the Homeless Prevention and Rapid Rehousing Program (HPRP) and later as a Senior System Administrator. Her work has been central to the governance, implementation, and optimization of HMIS across the Detroit Continuum of Care, with deep expertise in regulatory compliance, data integrity, and system alignment for federal, state, and local CoC & ESG programs, Veteran homeless initiatives, and Coordinated Entry. HAND was recently appointed as the HMIS Lead agency for the Macomb Continuum of Care under Kiana's leadership which is being implemented in collaboration with the Michigan Coalition against Homelessness (MCAH). A licensed Micro/Macro Social Worker in the State of Michigan, she brings 28 years of experience as a clinical social worker, combining systems-level leadership with a strong foundation in direct service and public policy.

<https://www.handetroit.org/hmis>



SPEAKER

Edward Lynch

Detroit Future City

Edward Lynch, AICP is the Director of Research with the Center for Equity, Engagement, and Research at Detroit Future City (DFC). In this role, Edward leads research projects for the Center and DFC, including reports such as The State of Economic Equity in Detroit, Growing Detroit's African American Middle Class, and 139 Square Miles. Edward has a master's degree in urban planning from Wayne State University and a bachelor's degree in history from Michigan State University.

<https://detroitfuturecity.com/resources/research/>



SPEAKER

Heather Zygmuntowicz

City of Detroit



Heather Zygmuntowicz is a Detroit-based housing leader specializing in systems-driven approaches to home repair. She has launched and led major initiatives at the Detroit Land Bank Authority and the City of Detroit, including Rehabbed & Ready, Bridging Neighborhoods, and Renew Detroit. As founder of the Citywide Home Repair Task Force, she aims to build a long-term, cross-sector strategy to expand access and improve outcomes for homeowners.

https://detroitmi.gov/sites/detroitmi.localhost/files/2025-11/2024%20CHRT%20F%20Report_20251117%20%281%29.pdf





SPEAKER

Arthur Jemison

Detroit Housing Commission



Arthur Jemison has over 30 years' experience in planning, development and affordable housing in Boston, Washington, D.C. and Detroit. Most recently, he was the head of the City of Boston's Planning and Development Agency for Mayor Michelle Wu. Before that, he spent two years as Principal Deputy Assistant Secretary (Acting Assistant Secretary) for Community Planning and Development (CPD) the U.S. Department of Housing and Development. Further, he was the President's Nominee for Assistant Secretary of Public and Indian Housing in 2022. Arthur Jemison is returning to Detroit after leaving the city in early 2021.

He spent seven years with the City of Detroit, from 2014-2021 starting as founding Director of the Housing & Revitalization Department in 2014. His last title was Group Executive for Planning, Housing and Development. He helped oversee Detroit's recovery from bankruptcy and helped craft some of Mayor Mike Duggan's most notable policies, like a \$250 million blight remediation bond plan, the Strategic Neighborhood Fund to rebuild commercial corridors; as well as leading the public approvals for Michigan Central Station, Stellantis Expansion on the City's East Side and Amazon's expansion at the State Fairgrounds.



Moderator

Aaron Mondry

Outlier Media



Aaron Mondry is a senior reporter with Outlier Media who covers housing, real estate and development in Detroit. His stories have appeared in NBC News, The Associate Press, The Detroit News, The Detroit Free Press, Crain's Detroit Business and other publications. He was previously the editor of Curbed Detroit and Model D.

<https://outliermedia.org/>

<https://outliermedia.org/author/aaron-mondry/>



WAYNE STATE
School of Social Work

SPEAKER

Richard Smith

Wayne State University

Richard Smith, PhD, is Associate Dean for Research and Director of the Center for Social Work Research at Wayne State University. A native of Mid-Michigan, he has lived and worked in Detroit for the past 15 years. Smith's research on housing, gentrification, segregation, and sustainable community development has been published in the *Journal of Urban Affairs*, *Journal of Policy Practice*, *The Gerontologist*, *Social Work*, *Urban Studies*, and others. He and his students have worked with dozens of Detroit's community-based organizations to address community-identified priorities. He earned a doctorate at the University of California, Berkeley, and a master of social work from the University of Michigan.

https://scholar.google.com/citations?user=HX_8RcwAAAAJ&hl=en



SPEAKER

Angela Carlberg

Community Development
Advocates of Detroit

Angela Carlberg has over 15 years of experience cultivating relationships in state government, academia, and community development sectors, facilitating conversations at the intersection of race, gender, policy, and organizational change. As Senior Director of Community Development Ecosystem Building at CDAD, Angela manages a portfolio of projects centering racial equity, justice and system transformation. She is a co-lead of the Regional Housing Partnership alongside Dr. Alese Springer, Senior Program Officer, LISC Detroit.

<https://cdad-online.org/category/ecosystem-building/regional-housing-partnership/>





SPEAKER

Heidi Reijm

Federal Reserve Bank of Chicago



Heidi Reijm, Ph.D., is a principal community development specialist at the Federal Reserve Bank of Chicago. In this role, she leads outreach and engagement to advance strategies for creating opportunity and improving economic outcomes for low- and moderate-income people and communities. Prior to this role, Reijm was Senior Program and Learning Officer at the Hudson-Webber Foundation in Detroit, Michigan, a Project Director at JFM Consulting Group, a Detroit-based research, evaluation, and strategy firm, and a Program Officer with the Local Initiatives Support Corporation. She received a B.A. from Hampshire College, and her M.A. and Ph.D. in Political Science from the City University of New York Graduate Center.

<https://www.chicagofed.org/people/r/reijm-heidi>



SPEAKER

Farrah Wilder

Fair Housing Center of
Metropolitan Detroit



Farrah Wilder is the Executive Director of the Fair Housing Center of Metropolitan Detroit. She is a diversity and fair housing writer, speaker and consultant and is the former vice president and chief diversity, equity and inclusion officer for the California Association of REALTORS®. Wilder earned a Juris Doctor from the University of Wisconsin, and a BA in Sociology from the University of Michigan.

<https://www.fairhousingdetroit.org/about-us>



SPEAKER

Martin Lavelle

Federal Reserve Bank of Chicago

Martin Lavelle is a principal business economist in the research department at the Federal Reserve Bank of Chicago's Detroit Branch. Mr. Lavelle's job responsibilities include economic research, education, and outreach. His research revolves around the Michigan economy and its impact on the Seventh District and national economies, respectively. Lavelle received his B.S. in business economics and M.A. in economics from Miami University in Oxford, OH.

<https://www.chicagofed.org/people/1/lavelle-martin>



SPEAKER

Bridget Brown

United Community Housing
Coalition



Bridget Brown is the COO at the United Community Housing Coalition. She holds a BA from the University of Detroit Mercy and an MBA from Case Western Reserve University. Recognized as a Ford Motor Company Fund International Fellow and a Fisher Fellow with the Association of Fundraising Professionals.

<https://www.uchcdetroit.org/who-we-are#anchors-17kje39x1>





SPEAKER

Kevin Ryan

Ford Foundation

Kevin Ryan is a Senior Program Officer at the Ford Foundation. He earned a master of urban planning at New York University, and a BA in Sociology from the University of Michigan.

<https://www.fordfoundation.org/learning/library/>



SPEAKER

Robert Linn

Detroit Land Bank Authority



Robert Linn is an urban planner and data analyst with specialties in urban land use planning, parking, economic development, vacant property reuse, and spatial and numeric data analysis. He earned a master of urban planning focused in economic development and B.A. in urban studies and economics from the University of Michigan.

<https://buildingdetroit.org/nextfive>

