

**City of Lansing Human Relations & Community Services  
Advisory Board  
Held Jointly with The  
Mayor's Neighborhood Advisory Board (NAB)**

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**Date of Meeting: Tuesday, December 2, 2025  
Time of Meeting: 5:30 PM – 7:00 PM  
Place of Meeting: Foster Community Center  
200 N. Foster, Room 213  
Lansing, MI 48912**

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**~ Agenda ~**

- I. Call to Order ..... Ron Embry, Chair
  - a) State Purpose of the Meeting
  - b) State Rules for Public Comment
- II. Roll Call ..... Board Members Self-Announce
- III. Establish a Quorum ..... Renee Morgan Freeman (HRCS)  
..... NAB Representative
- IV. Approval of the Agenda ..... Receive a Motion
- V. Presentation of Oregon Harbor of Hope Video
- VI. Public Comment (Limited to 3 Minutes)..... Chair Embry
- X. Adjournment ..... Receive Motion

**HRCS Advisory Board Members:** Paul Dripchak LMSW/Secretary (4<sup>th</sup> Ward), Ronald Embry/Chair (2<sup>nd</sup> Ward), Sean Gehle (MAL), Melissa Horste/Vice Chair (MAL), Glenn Lopez (1<sup>st</sup> Ward), Versey Williams (3<sup>rd</sup> Ward), Thomas Woods (MAL), Vacancy (MAL)

**Mayor's Neighborhood Advisory Board Members:** Brian Baer 1<sup>st</sup> Ward), Florence Baerren (2<sup>nd</sup> Ward), Matthias Bell (4<sup>th</sup> Ward), Courtney Cole (3<sup>rd</sup> Ward), Christopher Szmazdzinski-Greene (2<sup>nd</sup> Ward), MaryBeth VanHorn (1<sup>st</sup> Ward); and Tirstan Walters



Andy Schor, Mayor

THE CITY OF LANSING  
DEPARTMENT OF  
HUMAN RELATIONS & COMMUNITY SERVICES

Kimberly A. Coleman, Director

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## Rules of Decorum

### Human Relations & Community Services Advisory Board

The Presiding Officer shall conduct board meetings in an orderly manner. Members of the HRCS Advisory Board and others in attendance shall obey directions of the Presiding Officer. Citizens and others attending board meetings may address the board as specified in the open meetings act. Speakers are requested to print their name, address, and the topic to be addressed on the appropriate registration form. The forms will be used to call speakers to speak, and to assist in the accuracy of meeting minutes.

Board meetings are official government business meetings. Their purpose is to conduct the City's HRCS business. Public speaking at the Board meeting is to provide citizens the opportunity to be heard, express their views, and inform the Board and the Administration. In no case is the opportunity of a citizen to speak to be in the nature of a debate, and neither the Board nor the Administration is under any obligation to respond specifically to any speaker. All remarks shall be addressed to the Board and Administration through the Presiding Officer.

No speaker called upon to speak shall, by speech or conduct, disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Board meeting. Speakers shall adhere to the time limits established by the Rules and the Presiding Officer.

No person in the audience at an HRCS Advisory Board meeting shall engage in speech or conduct which disturbs, disrupts, delays, interferes with or otherwise impedes the orderly conduct of the meeting, including, but not limited to whistling, stomping, clapping, interrupting a speaker, lewd gestures, or heckling.

The board chair may rule any member of the public who is a speaker, meeting attendee, or audience member out of order for failing to follow HRCS Advisory Board Rules or the Presiding Officer's directions, and may take whatever action is necessary to restore order to the meeting.

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## Human Relations and Community Services Department

### NOVA: Lansing Housing Initiative | Response to Community Concerns

There has been a lot of conversation recently about the selection of sites for the 50 modular housing units (Mod Pods) planned to support Lansing/Ingham County residents experiencing homelessness. To ensure clarity, here are some key facts about the process and the project:

#### 1. Site Selection Process

- The public submitted potential sites through community meetings, emails, and phone calls.
- The city reviewed multiple sites using a structured evaluation process.
- Sites were assessed based on accessibility, existing utilities, safety, impact on surrounding areas, and overall feasibility.
- A detailed rubric ensured consistency, fairness, and thoroughness. A copy of this form is available on our website.
- Representatives from HRCS, the Office of the City Attorney, the Mayor's Office, Parks and Recreation, and Public Service participated in site visits.
- Only sites that met minimum requirements moved forward as finalists, ensuring the project is safe and practical for residents and neighbors alike.
- Estimated cost for sight prep and development was provided by a construction manager during initial review. All figures are a very rough estimate, pointing towards a project spend, and are not intended to be budgetary. Licensed contractors will be engaged once we have a location and scope of work.

#### 2. Public Engagement

- Community engagement began in 2023 with a meeting to gather suggestions for temporary housing. This led to Requests for Proposals (RFPs) for shelter options and for an in-depth homelessness study.
- The study, Lansing Path Forward, which was completed in April 2025, identified transitional housing as one of nine key recommendations.
- Over two years, the city hosted more than 15 public meetings with more than 500 attendees, offering surveys and feedback via email and phone. Including at least one meeting in each ward.
- Five community work groups were created to involve residents directly in the process, including groups focused on outreach, resident input, community building, communication, and partnerships. These groups have more than 50 participants, including individuals with lived experience, and are still open to new participants.
- Feedback from neighbors, community groups, and individuals with lived experience has been considered alongside technical evaluations.
- Information and handouts were distributed and are available on the HRCS webpage.

### 3. Timeline

- The selection timeline was determined jointly by the HRCS Advisory Board and the Mayor's Neighborhood Advisory Board.
- The December public meeting is one of multiple opportunities that were made available for community members to provide input before a final site decision is made.

### 4. Funding and Sustainability

- The initiative is supported by a combination of City and County funds, along with State and Federal grants.
  - Ingham County has committed \$600,000
- Various grants have been identified, and applications are in progress to support the project.
- Long-term planning includes ongoing operations and maintenance to ensure the Mod Pods remain safe, sustainable, and supportive for residents.

### 5. Supporting Residents and Community

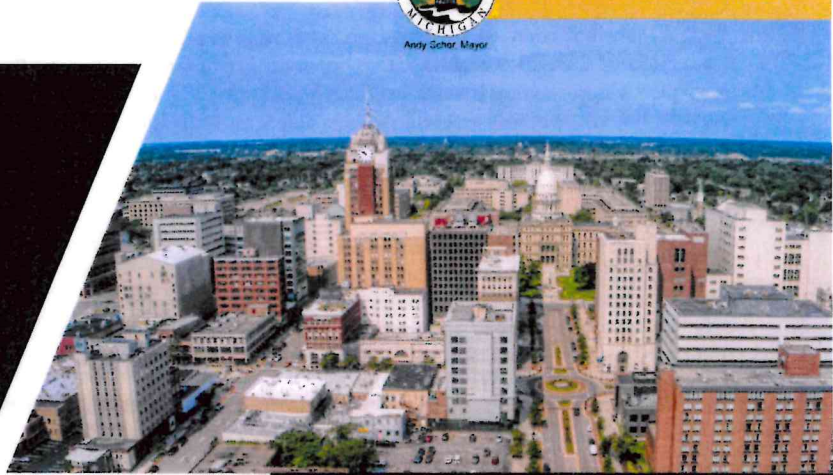
- The goal of the project is to provide safe, transitional housing with access to services.
- The city is committed to ensuring that residents integrate successfully into the community, with support services tailored to individual needs.
- Many local agencies have expressed interest in supporting the program. Several already work with the city to provide services to City of Lansing residents.

### How to Participate

- Attend public meetings, stay up to date with information, and/or join a work group by visiting the page below.
  - <https://www.lansingmi.gov/1364/NOVA-Lansing-Housing-Initiative>
- Submit feedback via email:
  - [HRCS.CommunityEvents@lansingmi.gov](mailto:HRCS.CommunityEvents@lansingmi.gov)
  - [HRCSgeneral@lansingmi.gov](mailto:HRCSgeneral@lansingmi.gov)
- Or call the Human Relations & Community Services Department: **517-483-4477**

### Why Your Input Matters

Your voice helps ensure that decisions reflect community needs and values. The city encourages participation from everyone, especially those who will live near or benefit from the Mod Pods.



# TRANSITIONAL HOUSING COMMUNITY — FAQ

## WHY "NOVA"?

A nova is a burst of new light — sudden, brilliant and born from what came before. It's a reminder that even after darkness, there can be radiance. Just like this program, the name Nova represents transformation — the moment when struggle turns into strength and uncertainty becomes hope. This initiative doesn't just offer a place to stay; it offers a place to shine again.

In Latin, Nova means "new," which aligns with the goal of starting fresh housing opportunities for residents. Powered by compassion and guided by research, Nova will help individuals rebuild stability and rediscover their own light.

## WHAT IS TRANSITIONAL HOUSING?

Transitional Housing, like the Nova Lansing Housing Initiative, provides up to 6 to 24 months of structured housing and supportive services for individuals with complex needs, helping them transition toward independent and long-term stability. This goal oriented program focuses on achieving and sustaining permanent housing, improving income and building independence.

## WHO WILL LIVE AT THE NOVA LANSING HOUSING INITIATIVE SITE?

Adults experiencing homelessness who are City of Lansing or Ingham County residents are referred through the Ingham County continuum of care coordinated entry system. The program prioritizes those most ready to pursue housing stability, including veterans and other special populations. All residents agree to follow community guidelines.

## WHAT WILL BE INCLUDED IN THE POD COMMUNITY?

### Each pod will include:

- Duplex outlets
- USB plugs
- Storage bins
- Fire extinguisher
- Bike rack/hook
- Inside and outdoor lighting
- Insulated tight metal door
- Forced air heating and cooling
- Smoke/carbon monoxide detector
- Twin bed frame with mattress and pillow

### Resource center will include:

- Restrooms
- Showers
- Computer lab
- Mail room
- Laundry
- Case management
- Kitchen with nonperishable foods
- Electronic device chargers
- Group meeting rooms
- 24/7 staffing and security
- Community space

## WHAT IS THE NOVA LANSING HOUSING INITIATIVE?

The Nova Lansing Housing initiative is a modular, professionally managed transitional housing community designed to help individuals transition from homelessness to permanent housing. Each resident has access to a private heated/cooled unit and wraparound support services on-site.



### HOW ARE RESIDENTS SELECTED?

Eligibility and selection will be managed by the Ingham County Continuum of Care coordinated entry system using a common approach when selecting transitional housing guests. Criteria may include: housing readiness, needs, risk and safety considerations.

### WHY CHOOSE POD-STYLE HOUSING INSTEAD OF TRADITIONAL SHELTERS?

Pod housing offers a faster, more dignified solution than traditional shelters. Units provide privacy, personal space and safer environments. These communities reduce the need for emergency interventions and offer structure and services to help people stabilize and move forward.

### HOW LONG CAN RESIDENTS STAY?

The program is transitional by design. Guests may stay up to 6 to 24 months while they actively work toward employment, income stability and permanent housing. The goal is progress — not permanence.

### WHAT HAPPENS IF SOMEONE VIOLATES COMMUNITY RULES?

A fair and consistent process will be used to address violations. Depending on the situation, responses may include warnings, interventions or removal. Policies will be developed jointly by the operating agency and the City of Lansing.

### WHO IS RESPONSIBLE FOR MAINTAINING THE SITE?

The City of Lansing will partner with a selected operating agency to manage day-to-day maintenance, including cleaning, security, landscaping and trash removal.

### ARE VISITORS ALLOWED?

Visitors are not allowed in pod communities for safety and continuity purposes. Pods are only available to guests enrolled in the program.

### WILL THIS HURT PROPERTY VALUES OR INCREASE CRIME?

Research and experience from similar housing initiatives — including more than 120 sites — show that well-managed supportive housing programs do not decrease property values or increase crime. In fact, many communities report improvements after these communities are established.

### WHAT SUPPORT SERVICES WILL BE AVAILABLE?

The on-site service team is expected to offer:

- Mental, physical and behavioral health services.
- Substance use recovery support.
- Employment readiness and job training.
- Public benefits and housing application assistance.
- Financial literacy, credit repair and landlord advocacy.

### HOW IS SAFETY ENSURED?

Safety features include:

- Lockable doors and emergency egress in each unit.
- Smoke and carbon monoxide detectors.
- Fire extinguishers and water diversion systems.
- Fenced perimeter and 24/7 operations team.
- An Emergency Operations Plan for the entire site.

### HOW IS THIS FUNDED?

Funding for the Nova Lansing Housing Initiative to maintain and improve the facilities and services offered will come from a mix of local, state, federal and philanthropic sources.

### ARE PETS ALLOWED?

Nova will accommodate a guest's pet providing they have the pet at the time of enrollment. The pet must be current with all vaccines and free of parasites, spayed/neutered and must remain on a leash or inside an appropriate crate.



## CAN I GET INVOLVED OR SUPPORT THE NOVA LANSING HOUSING INITIATIVE?

### YES! HERE'S HOW YOU CAN HELP:

- ◆ Volunteer time or donate essential items.
- ◆ Attend public engagement and feedback sessions.
- ◆ Advocate for supportive housing in your community.
- ◆ Follow city updates and help spread the word.
- ◆ Sponsor a pod or service.

**NOVA: Lansing Housing Initiative Preferred Location**

(Select only one)

- Former Warming House & Ice Skating Rink- 2516 S Washington Ave- Ward 4
- Former Shabazz School- 1028 W Barnes Ave- Ward 4
- Comstock Park- 800 Daleford Ave- Ward 4
- Hunter Park- 1400 E Kalamazoo St- Ward 1
- Reasoner Park- 1801 N Washington Ave- Ward 1
- None of These – Please write your suggestion below:

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