

AGENDA

Ad Hoc on Housing and Resident Safety AGENDA FOR OCTOBER 28, 2022 AT 8:30 AM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.

Councilmember Spitzley, Chairperson
Councilmember Wood, Vice Chairperson
Councilmember Brown, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. September 26, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. DISCUSSION - Committee Future Tasks
6. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



Minutes
Ad Hoc on Housing and Resident Safety
Monday, September 26, 2022 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Spitzley called the meeting to order at 4:01 p.m.

PRESENT

Council Member Spitzley, Chair
Council Member Wood, Vice-Chair
Council Member Brown, Member-absent

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Jim Smiertka, OCA
Jane Bias- DeSessa, Deputy Mayor

MINUTES

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FROM AUGUST 26, 2022. MOTION CARRIED 2-0.

Council Member Spitzley passed the gavel.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE MINUTES FROM SEPTEMBER 9, 2022. MOTION CARRIED 2-0.

Council Member Wood passed the gavel.

PUBLIC COMMENT

No public present.

DISCUSSION/ACTION

ACTION– Committee Report on Recommendations for Policy Updates/Changes

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE COMMITTEE REPORT.
MOTION CARRIED 2-0.

It was confirmed this report is on the Council agenda tonight for action.

ACTION – Fiscal Year 2023/2024 Budget Priorities

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE COMMITTEE BUDGET PRIORITIES. MOTION CARRIED 2-0.

The next meeting is 10/14/2022, and the Committee consensus determined the November dates would be the 1st and 3rd Friday; 11/4 and 11/18.

Adjourn

Adjourned at 4:07 p.m.

Submitted by,

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee

Report from the Ad Hoc Committee on Housing and Resident Safety as ADOPTED by the Committee & Council on 9/26/2022

INTRODUCTION

Resolution 2022-010 created the Ad Hoc Committee on Housing and Resident Safety. The resolution directed the Committee to meet with stakeholders, community members and city staff, and to address and assist residents in housing safety and tenant issues. The resolution directed the committee to provide a report of their findings and recommendations by September 1, 2022 and will be dissolved December 31, 2022.

Members of the Ad Hoc Committee on Housing and Resident Safety are:

- Councilmember At-Large Patricia Spitzley, Chair
- Councilmember At-Large Carol Wood, Vice-Chair
- Councilmember At-Large Jeffrey Brown, Member

The first meeting of the Ad Hoc Committee was February 4, 2022. On the onset, the Ad Hoc Committee committed to meeting with as many stakeholders as possible to gather information regarding the housing safety and tenant issues: Those stakeholders included:

- Members of the public
- Greater Lansing Realtors Association
- 517 Can't Wait
- City of Lansing Code Enforcement
- Ingham County Land Bank
- Nation Outside
- Rental Property Owners Association of Mid Michigan
- City of Lansing Housing Ombudsman
- The Honorable Kristen Simmons, Judge 54-A District Court
- The City of Lansing Departments – Economic Development and Planning, Human Resources and Community Services

RECOMMENDATIONS

The following recommendations contained in this report represent recommendations from the Committee based on the beforementioned participants as well as input from the Lansing City Attorney's Office.

The Committee asked the City Attorney's office to review the ordinance adopted by Jackson City Council requiring relocation payments to assist tenants who are forced to leave a red tagged dwelling. Other communities that have adopted such an ordinance were Grand Rapids and Ann Arbor. Based upon the recommendation suggested by the City Attorney and the Committee immediately purposed the adoption of a resolution to

encourage the State Legislature to enact Tenant Relocation Assistance Legislation. The resolution was forwarded to the entire City Council for approval and adoption.

Recommendations represent both policy recommendations and budget priorities. These are denoted by an asterisk (**) for Policy Recommendations and a plus (++) for Budget Priorities.

- I. Economic Development and Planning
 - a. Prioritize rental inspections to be completed in a timely manner**
 - b. Prepare a report of red tag statistics annually to Council during budget discussions to determine if there are fees that need to be added or updated in the upcoming budget cycle. **(adopted in Budget Priorities Res.2022-246)**
 - c. Require that rental properties must have both a rental license and a complete inspection before occupancy. **
 - d. Dedicate resources to searching appropriate databases for non-homestead ownership. **(adopted in Budget Priorities Res. 2022-246)**
 - e. Conduct a study of existing rental fees to ensure they are sufficient and consistent to meet the rigorous needs for safety housing with communities of similar size. **(adopted in Budget Priorities Res. 2022-246)**
 - f. Create a landlord registry either through the BS & A portal or other platform that is publicly accessible that shows housing inspections and the status (i.e. in compliance, red tags, compliance). **
- II. HRCS
 - a. Establish consistent coordination between code enforcement and Housing Ombudsman when homes are pink and/or red tagged **
 - b. Housing Ombudsman update Council annually **
 - c. Through the Housing Ombudsman prepare education materials for renters. **(adopted in Budget Priorities Res. 2022-246)**
 - i. Rights as a renter
 - ii. Know before you sign a lease
 - iii. Eviction Court information
 - iv. Conduct at least two housing fairs in City with MSU Law each year
 - v. Creation of a brochure by the Administration on where tenants can go for assistance if they are forced to relocate due to red tags or violations by the landlord.
 - d. Implement a pilot program to incentivize landlords to accept Section 8 vouchers. **(adopted in Budget Priorities Res. 2022-246)**
- III. City Council
 - a. Continue the discussion to address concerns on tenant applications considering criminal backgrounds of incarcerations; to address the request for a “Fair Chance Housing Ordinance” by Nation Outside. **
 - b. Continue to work with Legislature to adopt legislation that either authorizes tenant relocation payments state-wide or authorizes local governments the authority to establish a procedure for tenant relocation payments

IV. Law/Courts

- a. Amend Chapter 203 Municipal Civil Infraction and Section 297.15 Civil Infractions with the Specialty Court options of Eviction Court and Community Court **
- b. Support the creation of a Community Court with 54-A District Court. **(adopted in Budget Priorities Res. 2022-246)**
- c. Update annually on the statistics of enforcement and penalties for unsafe conditions in homes, per the administrative code of civil infractions. **
- d. Implement policy where Nuisance Actions filed against recalcitrant landlords enabling City Attorney to enter into voluntary compliance agreements. **(adopted in Budget Priorities Res. 2022-246)**

Ordinances

During the first meeting of the Ad Hoc Committee, Chair Spitzley asked the City Attorney to investigate ordinances that would require a landlord to pay for a tenants housing if an when the resident was reg-tagged by the Administration. Chair Spitzley asked the City Attorney to at other communities such as Jackson, Ann Arbor, Grand Rapids who have enacted similar ordinances. Based on the review of said ordinances by the City Attorney issued to the Ad Hoc Committee on Housing a memorandum that outlined three recommendations:

1. Draft a resolution to the State Legislature requesting a state statute either authorizing tenant relocation payments or authorizing local governments to establish a procedure for tenant relocation payments. A resolution was drafted and adopted by the City Council.
2. Amend the international property maintenance code to specifically tiered red tagging to the general civil infraction penalties contained in the Code of Ordinance or to specifically create a sliding scale of penalties and adjust the civil infraction penalty for properties that are red tagged with corrections for periods of time longer than 90 days.
3. For properties that incur multiple red tags per calendar year, change the penalty to a misdemeanor offense. For multi-family locations there would need to be clarification whether the misdemeanor would relate to a per unit penalty or for the property as a whole.

The recommendations and ordinances included in this Committee Report shall be included in the FY2023/2024 Budget Priorities.

This Ad Hoc Committee also recommends continued meeting until December 31, 2022, to work on incorporating portions of tenants' rights recommendations received during the meetings into either the Human Rights Ordinance or as a standalone ordinance.