

AGENDA

Committee on Public Safety AGENDA FOR MARCH 21, 2023 AT 3:30 PM



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.

Council Member Hussain, Chairperson
Council Member Wood, Vice Chairperson
Council Member Kost, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. March 7, 2023
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. DISCUSSION - RED TAGS AND DISPLACEMENT; Economic Development & Planning/Code Enforcement, LPD, HRCS/Housing Ombudsman
 - C. DISCUSSION - Fair Chance Housing Ordinance
6. **Other**
7. **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.



MINUTES
Committee on Public Safety
Tuesday, March 7, 2023 @ 3:30 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:30pm

PRESENT

Council Member Adam Hussain, Chair
Council Member Carol Wood, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Staff
Lisa Hagen-Lawrence, OCA
Matt Staples, OCA
Amany Williams, OCA
Lt. Sean Mills, LPD
Barb Kimmel, EDP
Shelbi Frayer
Carl Fangboner
Belinda Fitzpatrick

MINUTES

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FEBRUARY 07, 2023, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Ms. Fitzpatrick and Ms. Washington stated they were observing at this time.

DISCUSSION/ACTION ITEMS

RESOLUTION – Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of property located at 651 E Jolly Rd

Councilmember Hussain stated the SEV is \$47,800 and the estimated cost of repairs is over \$75,000, no permits have been pulled and has been vacant for more than 180 days, any questions. Councilmember Wood said she had no questions but wanted Ms. Frayer and Ms. Kimmel know and the record to reflect that she was very disappointed on the 'report' that was submitted from the Code Manager, it was one line. Adding that she understands how the process is being delivered has changed, it is still expected to be professional and if training is needed then she encourages them to reach out to HR for it. Councilmember Hussain concurred the way it was written was unprofessional.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION ON SETTING A SHOW CAUSE HEARING ON ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 651 E JOLLY RD. MOTION CARRIED 3-0.

Councilmember Wood stated for the record so the Code Compliance knows the date of the hearing for March 27, 2023 for the Show Cause.

RESOLUTION – Support of House Bill 4012, regarding updating speed limits in trunklines and municipalities

Councilmember Hussain recapped the speeding issues on MLK and S Cedar and back in 2013 a speed study was done and a policy established with a 85 percentile and rounding up of 5mph. He continued that some stretches went from 35 to 45 which have increased accidents. Ms. Hagen-Lawrence indicated initially there was some concern by law with some language that you wouldn't be able to round down unless a study is completed, and Councilmember Hussain reached out to all parties involved and with no concerns all agree this does what it is intended to do. Both Councilmembers Kost and Wood agree this has been a hot topic with school areas and concur with Councilmember Hussain.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION IN SUPPORT OF HOUSE BILL 4012, REGARDING UPDATING SPEED LIMITS IN TRUNKLINES AND MUNICIPALITIES. MOTION CARRIED 3-0.

UPDATE – Red Tag Updates from OCA and Code

Councilmember Hussain asked for an update from OCA and Code from the last meeting. Mr. Staples stated OCA reviewed the ordinance and it is a misdemeanor to both an occupant and to own and allow another to occupy. Ms. Hagen-Lawrence added that OCA, Ms. Kimmel, and Chief Sosebee all went through the ordinance and types of things needed in a police report and all are on the same page. Councilmember Wood stated she had two things, first focusing on landlords that are removing red tag and renting, she is reluctant that the tenant be issued a citation for not knowing it was red tagged. It is different if the tag is still on there and they are squatting. Ms. Hagen-Lawrence again said the group talked about the various things like a tenant unknowingly signing a lease, they would need to see the report and review to see who received the charges and the situation. Councilmember Wood, adding another thing is a database that dispatch could have access to on current red tags, asking Ms. Kimmel if that is available, she replied not yet. Councilmember Wood continued that it is important and needed so they can look up and know the status when going for a noise complaint or domestic for instance. Also, a list was received last meeting for the 1st ward, those that are occupied, each one needs to be check with BWL on who is paying utilities, landlord or tenant. Councilmember Kost asked about a ticket someone received that didn't know it was a red tagged home and got a trespass citation, willing to pay the \$125 fine but told he cannot that the 'landlord' has too, indicated the person shouldn't get the ticket if he was unaware, it was red tagged. Ms. Hagen-Lawrence spoke that probably is an appearance ticket and OCA doesn't see it until it's in courts and asked for Councilmember Kost to get with her and she can review. Ms. Kimmel also asked for the address and she will follow up.

Councilmember Hussain referenced the letter in the packet from OCA and asked if there was a conversation on shortening the time on the NEAT program, Ms. Hagen-Lawrence responded no. Councilmember Wood asked to make a recommendation out of Public Safety from 90 days to 60 days and that the three requirements of pulling/paying for permits, showing funds, and beginning the work are done that 60 days is reasonable. She added, she would like to pass this on and recommend to the department, then come back and if no movement we can do a resolution. Councilmember Hussain agreed on a recommendation to reduce to 60 days.

Councilmember Hussain then referenced the term "fee" on the letter which refers to the charge of the cost of inspections, adding the \$150 came into action and making sure that the fee covers the cost, asking Ms. Kimmel if a fee study has been done, responding she said they can. Councilmember

Hussain asked if the committee is comfortable with that recommendation, Councilmember Wood agreed.

Councilmember Hussain asked about the trash fee ordinance and Ms. Hagen-Lawrence commented if it was the Trash Hauler ordinance, she is unaware of where the department is with that. Ms. Kimmel referenced the spreadsheet provided for the 1st ward, Councilmember Wood asked of the 50+ how many are occupied, Ms. Kimmel replied 14. Councilmember Wood inquired about 1019 Johnson that says 'occupied' but no other notes like the others, Ms. Kimmel replied that she would have to check on that. Councilmember Kost inquired about 506 Jason Court stating the notes say "vacant/knocked no answer/red-tagged", he believes it is occupied, has curtains, toys and a car outside. He is concerned that those that are listed "vacant" and see a city vehicle or LPD pull up they aren't going to answer the door and asked Ms. Kimmel if they have been rechecked recently. Ms. Kimmel said she didn't believe so. Councilmember Kost then asked if Code is checking, Ms. Kimmel responded they are checking rentals and have inspections during the days, they were pulled off but we are low on staff. Councilmember Hussain said historically code has been short staffed and commented that if inspectors are calling when they see something obvious is Ms. Kimmel saying that is not happening, Ms. Kimmel said no that is not what she is saying, just that the inspectors are doing their daily jobs and agrees they pull up in a city vehicle or LPD they probably won't answer. Councilmember Kost again voiced his concern that there are 710 red tag homes and it was 750 when he ran last October, how can that be. Ms. Kimmel reminded the committee that the report changes daily, it is not always the same addresses some are removed and some are added. Councilmember Kost asked who is being charged the monitoring fee, Ms. Kimmel asked him to clarify what he means by 'who'. He responded he has seen fee's jump all over the place and if it is landlords, tenants, who. Ms. Kimmel indicated if a property owner is showing progress they won't be charged, so it's not black and white. Councilmember Hussain suggested maybe a check list type so it's not looking like favoritism, and Ms. Kimmel agreed maybe strengthening the process.

Councilmember Kost asked from the last meeting it was discussed about property's getting certificates but owe back taxes, Ms. Kimmel replied they are now checking and if not paid in full they are not receiving a full cert until it is taken care of. Councilmember Wood asked what notice is given, pink tag or what, Ms. Kimmel said no cert is given and if it is beyond the time then pink tag and timeline depends, they have 45 days for a rental cert and if they are showing intent or not. Councilmember Kost said he sent over two emails of homes with no cert's and where on Market Place for rent, is anyone else checking these. Ms. Kimmel said in spare time staff is. Councilmember Kost asked if something is in place for those that are displaced after getting a red tag, Ms. Kimmel said the city supports the CoC and they provide properties discovered occupied with tenant rights and a packet of FAQ's. Councilmember Hussain then asked about the Housing Ombudsman, Councilmember Wood requested that the 15 on the list that are occupied and red tagged go to the Housing Ombudsman and follow up with each one and report back to us on how he is helping these people. Ms. Kimmel believes he is concerned at this point they are trying to connect residents with resources available. Councilmember Hussain agreed with Councilmember Wood as he is not clear on that position is and what they do.

Lt. Mills indicated Captain Diehl asked him to join the meeting and everything that's been said makes sense, it was mentioned about a tenant getting a ticket, it gets difficult when the responding officer only gets what dispatch gives, and during night shift. Councilmember Kost spoke on his concern that it's a write ticket first and ask questions later. Lt. Mills stated day shift has more resources like social worker, and Councilmember Kost agreed and that some people have mental health issues and then panic with a ticket that they will get thrown out and charged with a crime. Councilmember Kost asked Ms. Kimmel if a plan was in place with 710 red tag properties for those that need housing, any goal working with landlords to get that down. Ms. Kimmel replied through compliance they work to get the properties taken care of and working through the process of the pink/red/MSD/NEAT, and not sure what he is looking for. He replied with concern that there is a problem and before they get to a MSD how do we get the list reduced. Councilmember Wood believes with enforcing stronger inspections and hit the pocketbook of the landlord and they will get scared, suggesting taking a date and see how long some

have been red tagged and those on longer are the ones that should be tackled, then allow to begin the work on the others.

OTHER

Councilmember Hussain spoke on the letter received by Mr. Fangboner and asked him to address the committee if he chose to. Mr. Fangboner said he lives on Conners Avenue that has a few rentals, red tagged and continues to get the run around from the city departments, never gets calls returned or follow up when told he would, and is concerned on where is the city on following through with these. Councilmember Hussain requested a commitment from Ms. Frayer and Ms. Kimmel to look at the addresses in the email and follow up, Ms. Frayer confirmed. Councilmember Hussain thanked Mr. Fangboner for coming and asked that they exchange information.

Ms. Fitzpatrick spoke on her concern of her red tagged properties as well.

ADJOURN

Adjourned at 4:42pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

#	Street	Direction	Apt.	Neat Program?	HOO	Area	Inspection Results
1423	Ada St					7	Vacant, Papers on window of what looks like foreclosure from County
1419	Ada St					7	Vacant, Boarded door and window
1412	Ada St						Vacant / tag on building
1811	Bailey St			Complied			
726	Banghart St				XX	2	Occupied / Talked to female at house / retagged
1018	Bensch St				XX	7	Vacant / Secured
916	Bensch St					7	Vacant / Boarded
905	Bensch St					7	Vacant / Secured
810	Beulah St					7	Vacant / Fire Damaged / Secure
1012	Cady Ct					2	Vacant / Retagged / Truck in drive / Lockbox on upper unit
1115	Camp St					2	Vacant / Wrote to DAMV / Retagged / Porch light on
1032	Cedar St	N			XX	2	Occupied / Gave out Info / Retagged
1040	Cedar St	N		Unit 1 Only		2	Vacant / Retagged
1405	Center St				XX		Appears Occupied / Retagged
916	Cleveland St		1	Front Unit Only		2	Appeared Vacant / Retagged
1239	Climax St				XX	7	Vacant / Tag in place
1628	Donora St					7	Vacant / Tag in place / Secured
1022	Eureka St			Complied			
1135	Farrand St					2	Occupied / Permits Pulled / car in back / Retagged
134	Francis Ave	S			XX	3	Vacant / Retagged / sign of past rehab / boarded window
1223	High St	N				2	Vacant / Retagged / Active permits on property
1632	High St	N			XX	2	Vacant / Retagged
2112	High St	N				2	Vacant / No Electric or Gas meter / Truck in Driveway / Retagged
917	Holmes St	S		Complied			
1635	Indiana Ave			Complied		2	Vacant / Retagged / For Sale
616	Isbell St					7	Occupied / Left Paperwork / Dogs in house
506	Jason Ct					7	Vacant / Knocked no answer / Retagged
1004	Johnson Ave				XX	2	Vacant
1019	Johnson Ave						Occupied
2010	Kalamazoo St	E				3	Vacant / Retagged / Reboarded
1415	Kalamazoo St	E	Units	5,7,11			Vacant/ tags in place
1421	Kalamazoo St	E	Units	15,17,18		3	All Vacant / All tags in place
1401	Kalamazoo St	E	Units	5,6,7,8,16,24		3	Untagged 5,7,8 / Ticket to be written to owner for renting without valid Cert
1331	Kalamazoo St	E	Units	11,18,19,12		3	Vacant / All tags in place
1317	Kalamazoo St	E	Units	1,11,2,5,6,9,12,22		3	Vacant / All tags in place
1010	Lake Lansing Rd			Complied			
1209	Lathrop St				XX	7	Vacant / Secured / Tag on Structure

#	Street	Direction	Apt.	Neat Program?	HOO	Area	Inspection Results
1536	Linval St					7	Occupied / Retagged / Possible 2 Unit per BWL / Will send FTR
2319	Lyons Ave			Complied			
1820	Lyons Ave		Unit	8		7	Vacant
1712	Lyons Ave					7	Appears Occupied / Mail in Box / Retagged
1436	Lyons Ave			Tagged LRU		7	Vacant / Appears to be being worked on / Tag on Building
700	Magnolia St	S		Garage Tagged Only	XX	3	Garage retagged
1435	Massachusetts Ave					2	Occupied / Retagged left paperwork / inspection scheduled with owner
1816	Massachusetts Ave				XX	2	Occupied / Retagged left paperwork / Left card to have them call to schedule insp
1128	McCullough St					7	Vacant / Retagged
810	McKinley St					2	Occupied / Retagged left paperwork / inspection scheduled with owner
919	Motor Ave				XX	2	Vacant / No sign of any being there / Tag on Building
1434	New York Ave				XX	2	Occupied / Retagged left paperwork / inspection scheduled with owner
1534	New York Ave				XX	2	Vacant / Retagged
727	Pennsylvania Ave	N				2	Occupied / Harry Heplers Maint Man / Retagged
1007	Porter St			In Demo		2	Vacant / 100% Boarded / Fire Damaged building / car in shared drive
717	Quaker Ct					2	Complied was tagged for lack of water / water on untagged by Matt S
1240	Regent St				XX	7	Occupied / Wouldn't answer door / dogs on property
1143	Shepard St					7	Vacant / Boarded window / Retagged
1033	Shepard St				XX	7	Occupied / Dogs / Knocked no answer / lights on /
829	Shiawassee St	E	Unit	11 Only		3	Vacant / Tagged / Neighbors report no activity in unit
217	Thomas St	W				2	Vacant / Work being done with open permits

KNOW YOUR HOUSING RIGHTS



YOUR LEASE WITH YOUR LANDLORD IS A CONTRACT.

State Law (MCL 554.139) requires that part of that contract is your landlord keeping the property fit for use and making any repairs required to keep the property in compliance with City of Lansing housing codes. If you have been told your property is not up to city code, or think repairs are required, inform your landlord in writing, preferably via certified mail, so that you can confirm your landlord has received your request.

Other forms of writing, such as a text or email, may be effective if your landlord is responsive to such methods. Refer to your lease to see if there is a form of communication required. Some landlords will mandate that all communication about repairs be made in a certain manner. Understand that if you eventually have to go to court, you will need proof that you informed your landlord of any repair issues.

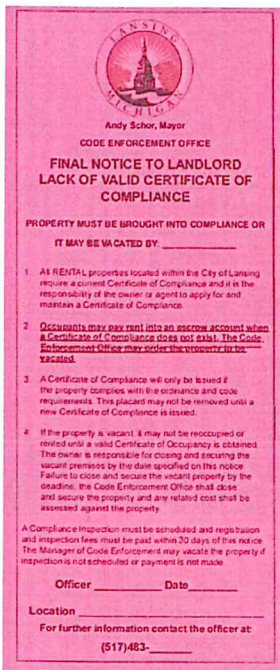
IF YOUR LANDLORD REFUSES TO MAKE THE NECESSARY REPAIRS, YOU MAY BE ENTITLED TO A REDUCTION IN RENT.

This may be a partial or complete reduction depending on your circumstances. If you feel that your property is no longer fit for habitation or your landlord has refused to make necessary repairs, you can place the full amount of your rent, or a portion thereof, in "escrow," which is to say in an account separate from your personal funds.

This does not have to be an escrow account. Understand, however, that if you end up having to go to court the judge will likely order you to deposit any escrowed funds with the court. If you are not able to do so when the judge orders you to, you would forfeit your right to a jury trial on the matter.

Submitted to mtg.

**IF YOUR HOME HAS BEEN
"PINK TAGGED."**



A pink placard is used on rental properties that do not have a valid Certificate of Compliance issued by Code Enforcement. This may be because the property is not registered as a rental or Code Enforcement has done an inspection and the owner has failed to comply with necessary repairs. While the pink placard does state that there will be a date that the property may be vacated, this date can be extended by request of the owner.

Occupants may pay rent into an escrow account when a Certificate of Compliance does not exist.

CONTACTS

LEGAL AID

Legal aid offices might have an attorney available, free of charge, to assist you with your case. Your landlord will likely have an attorney, so it is to your benefit to have one as well. In Lansing, contact Legal Services of South Central Michigan at 517-394-2985 or visit lsscm.org

CITY OF LANSING

HUMAN RELATIONS & COMMUNITY SERVICES (HRCS)

The Lansing HRCS Office may also have resources available to assist you by calling 517-483-4477 or visit the website below.

LEGAL AID

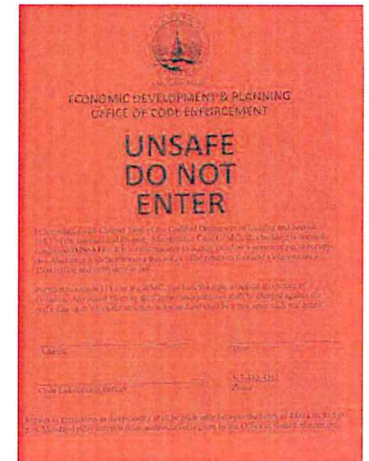
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**CITY OF LANSING
HUMAN RELATIONS & COMMUNITY
SERVICES (HRCS)**

The Lansing HRCS Office may also have resources available to assist you by calling 517-483-4477 or visit the website below.

**IF YOUR HOME HAS BEEN
"RED TAGGED" AS UNSAFE FOR
OCCUPATION, YOU CANNOT
STAY THERE LEGALLY.**

To do so is a misdemeanor punishable by a fine of not more than \$500 or up to 90 days in jail. If your rental is red tagged you should immediately inform your landlord that you will be escrowing your rent until the tag is removed. This should be done in writing.

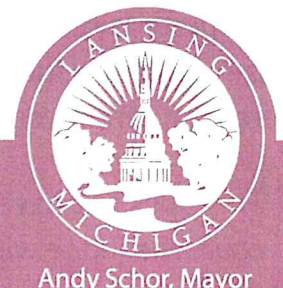


Divide your total rent by the days in that month and start setting aside that money. Again, you may be required to give some or all that money to the court, so it is important to keep it separate and available.

A structure that is considered unsafe will have a red placard posted. This must remain on the property until all violations have been corrected and inspected. Property with a red tag are not to be occupied or have pets left in the structure.

**ACCESS TO YOUR HOME
FOR REPAIRS & CORRECTIONS.**

Owners and tenants are able to access unsafe premises to perform repairs or corrections to the property between 8 am and 5 pm, Monday through Friday, unless written authorization is given by the Code Compliance Office. If it is necessary to perform work during the evenings or on weekends, an "after hours" letter may be requested by the owner or tenant from the Code Enforcement Office.



Andy Schor, Mayor

FIND MORE INFORMATION AT:
WWW.LANSINGMI.GOV/HOUSINGRIGHTS

Entity	Closing Date	Property Name	Address	# Units	
MLK Apartments Lansing LLC	Nov 2020	MLK Apartments	4620 S MLK Blvd, Lansing	32	32
Holmes Apartments LLC	April 2021	Holmes Apartments	2222 W Holmes Rd, Lansing	29	41
		Simken Apartments	3501 Simken Dr, Lansing	12	
		Walnut Living Apartments	826 N Walnut St, Lansing	8	
		Chestnut Living Apartments	1216 N Chestnut St, Lansing	7	
The Good Life Apartments LLC	December 2021	Jolly Ridge Apartments	645 E Jolly Rd, Lansing	16	97
		Hiland Apartments	2901 Mersey Ln, Lansing	8	
			3715 Sandhurst, Lansing	8	
		Aspen Hollow	1300 Georgetown Blvd, Lansing	50	
Pennsylvania Apartments LLC	November 2021	Pennsylvania Apartments	1420 S Pennsylvania Ave, Lansing	23	23
		Pennsylvania Office	1414 S Pennsylvania Ave, Lansing		
Fred & Louisa Apartments LLC	April 2022	Fred Apartments	828 Fred St, Lansing	33	56
		Louisa Apartments	814 Louisa St, Lansing	23	
Grateful Apartments LLC	July 28 2022	Atlantic Apartments	909 E Jolly Road, Lansing, MI 48910	16	28
		Cavanaugh Apartments	911 W Cavanaugh Road, Lansing, MI 48910	12	
		Marvin Gardens	1001 W Cavanaugh Rd, Lansing, MI 48910	71	
Monopoly Apartments LLC	October 11 2022	Ventnor Apartments (formerly Belmont)	1115 Dorchester Cir, Lansing, MI 48910	105	281
		Pacific Apartments (formerly Beverly)	1401 E Kalamazoo St, Lansing, MI 48912	105	
Carolina Apartments LLC	Jan-2023	Carolina Apartments	2411 Risdale Ave, Lansing	116	
Clayborne Flatz Living LLC	May 2021	Clayborne Flatz	4651 Clayborne Dr, Kalamazoo	140	140
Kendall Off Main LLC	Nov-2022	Kendall Off Main	220 S Kendall Ave, Kalamazoo MI 49006	60	
Waverly Flatz LLC	Apr-2023	Waverly Flatz	1412 Banbury Rd, Kalamazoo, MI 49001	228	
Simtob Management & Investment LLC		PO Box	PO Box 1418 East Lansing MI 48826		
		Lansing Office	1414 S Pennsylvania Ave, Lansing		

Submitted @ Mtg.

% of Lansing Properties	EIN	Consumers Acc #	BWL #	Granger	summer taxes	mlage/1000
5.73%	85-3787371		elliott5@simtob.com	2768410		0.0761308
7.35%	86-2441179		brad@simtob.com	2864600		0.0761308
17.38%		103043112566	brad@simtob.com	2803490		0.0761308
		103043112574	elliott6@simtob.com	2864860		0.0761308
		103043112582	elliott6@simtob.com	2864850		0.0761308
	87-2527939	103043112608	elliott6@simtob.com	2864750		0.0761308
				2864780		0.0761308
				2888010		
4.12%		A - 103043112921 B- 103043112939	elliott6@simtob.com	2864740		0.0761308
10.04%	87-2631770		elliott5@simtob.com	2864660		0.0761308
		103043279027	elliott5@simtob.com	18595020 recycling 2890870 trash		0.0761308
	87-4769945	103044766212	frann@simtob.com	2881910		
5.02%		103044961789		2881920		
50.36%	87-3862025	103044962015				
	88-3347578					
	92-0870945					
	86-3728192		n/a			
	92-0238704					
	92-2027534					
	85-1036532					



To: Councilmember Adam Hussain, Chair of Committee on Public Safety & Honorable
Councilmembers: Carol Wood (Vice Chair) and Ryan Kost, member

From: Antoniese Gant, Director of Policy and Program Operations, Nation Outside and
Mitch Rice, Lansing Chapter Member

Date: March 21, 2023

Re: Nation Outside's Position and Recommendations on Fair Chance Housing ordinance

Nation Outside, a strong supporter of the Fair Chance Housing ordinance, would like to take this opportunity to highlight the City of Lansing's obligation to protect vulnerable populations.

When it comes to the use of property and the development of contracts, those are normally matters of private, not public concern. For instance, who a landlord chooses to rent to, or who a business chooses to serve. However, equally fundamental with this "private right" is that of the public to regulate it in the "common interest."

For the most part, government regulations that restrict property rights cannot be "arbitrary or irrational" and must advance a "legitimate governmental objective" (common interest).

When a city enacts an ordinance that restricts private property, those ordinances are presumed to be valid and this presumption is only overcome by a clear showing of arbitrariness and irrationality. Seventeen years ago, when the city enacted its Human Rights Ordinance, it was not acting arbitrarily or irrationally. Instead, it had a legitimate government objective in mind¹.

The City of Lansing has a legitimate government objective in passing the Fair Chance Housing Ordinance to allow people with criminal records access to housing. A couple of ancillary government interests are: reducing homelessness and improving public safety.

Thank you for your consideration of the above statement from Nation Outside. We appreciate your leadership on this critical issue and believe it will improve the lives and safety for Lansing residents.

¹ <https://www.aclumich.org/en/press-releases/city-lansing-approves-human-rights-ordinance>

*Submitted
@ mtg.*



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

MEMORANDUM

TO: Carol Wood, City Council President

FROM: Lisa K Hagen-Lawrence, Deputy City Attorney – City Council Liaison

DATE: February 27, 2023

RE: Analysis of Preliminary Draft Ordinance - Fair Chance Access to Rental Housing

Confidential – Attorney/Client Privileged

Background

During the June 24, 2022 Ad Hoc on Housing and Resident Safety Committee meetings, the concept of limiting a landlord's use of a prospective tenant's prior criminal arrest and conviction record was discussed. As a starting point, the committee requested the City Attorney's office present a conceptual preliminary draft ordinance to facilitate the committee's further investigation and consideration of the concept. Accordingly, a preliminary draft ordinance was prepared *for discussion purposes at committee only* – and a robust discussion at Committee was held. Critically, committee was advised that the Office of the City Attorney ("OCA") had not had an opportunity to perform its customary intraoffice review of the preliminary draft ordinance at the time of the committee discussion. After additional review of the preliminary draft and research into the current state of the law, OCA would not be able to approve the discussion document as to form.

This memorandum is intended to highlight shortfalls in the preliminary ordinance. If it is desired, OCA can prepare a draft that is legally sufficient, but such a draft would require substantial changes to address legal concerns described in this analysis.

*Submitted
@ mtg.*

Analysis

- I. Requirements related to timing of criminal background checks could an unnecessary step and be an unduly financial burden on a property owner
 - The preliminary ordinance contains multiple types of criminal convictions that would allow the property owner/management company to reject an applicant for rental housing, however, a property owner/management company would be prohibited from inquiring as to a criminal history until a conditional lease is offered. This would require a property owner/management company to complete a full and unneeded application review, which may include a credit check (a service paid for by the property owner/management company) and issue a conditional lease prior to checking a criminal history, which is arguably unduly burdensome.
- II. The catchall provision of 269.24(8) is unconstitutionally vague
 - The preliminary draft ordinance outlines several exceptions wherein a landlord/property manager may refuse to rent to an applicant based on certain types of criminal convictions. This is contained in 269.24. One exception is “any other conviction the housing provider determines is appropriate for adverse action.” 269.24(8). This provision would render the ordinance unconstitutionally void for vagueness.
 - “Any other conviction the housing provider determines is appropriate for adverse action” is not sufficiently defined and as such would be meaningless as a standard. Therefore, its inclusion fails to comply with substantive due process.
- III. Issues as related to the interactive process as outlined in 269.25
 - Section 269.25 outlines a procedure by which a prospective tenant is provided an opportunity to present evidence regarding rehabilitation or other mitigating factors as related to criminal convictions within five years. The paragraph fails to outline how such evidence is provided to the property owner/management company. An ordinance would need to be more specific regarding how that information is sent and received to have any enforceable time limit parameters.
 - The preliminary draft ordinance outlines a process by which information can be provided to the property owner/management company by the prospective tenant. However, it does not appear to invite a genuine interaction between the prospective tenant and the individual making the housing determination. It merely provides for an exchange of

information and requires the housing provider to “reconsider the prospective adverse action in light of the information provided” but enforcement of same would be particularly difficult.

- IV. Arguably creates a private cause of action between two individuals that is not otherwise recognized under Michigan Statutory or Common Law
- The preliminary draft ordinance as written could subject the city to claims that relate to matters that are between two private individuals. In addition, the ordinance – and enforcement of same – could create a legal cause of action between the potential tenant and the property owner/management company where such a claim is not recognized in statutory or common law.
- V. Violations of the ordinance are unspecific and, therefore, the preliminary ordinance lacks the necessary mechanism to impose violation sanctions.
- The preliminary ordinance indicates a violation of “any provision” of the ordinance is a civil infraction. However, the preliminary draft fails to identify specific prohibited acts that can be enforced by the city. The violations are, therefore, unspecific and unclear – and again, would result in an ordinance that is unconstitutionally vague.

Conclusion

For the primary reasons identified above, the preliminary ordinance cannot be approved to form by OCA. This office could research and draft a new version of this ordinance that could be approved as to form, upon request. There would, however, be several deficiencies that would need to be addressed and corrected.

ORDINANCE NO.

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by adding sections 296.20 through 296.31 to provide for fair chance housing in relation to the timing of criminal background checks for prospective tenants of rental dwellings in the City of Lansing.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 296 Section 296.20 through 296.31 of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

296.20 – Fair Chance Access to Rental Housing; Scope and Purpose

(a) Purpose. The purpose of Sections 296.20-296.31 is to enhance the health, safety, and general welfare of the public by ensuring citizens with arrest and conviction records have a fair opportunity to secure housing through regulating the timing of criminal background checks as part of the tenant screening process, thereby facilitating re-integration into society, reducing recidivism and its associated criminal justice and societal costs. Barriers to opportunities for people with arrest or conviction records increase recidivism and jeopardize the safety of the public, disrupt the financial and overall stability of affected families and communities, and impede the City from achieving its maximum potential of economic growth.

(b) Scope.

(1) Sections 296.20-296.31 shall not require a housing provider to give preference to anyone or to rent to an otherwise unqualified person, regardless of the individual's

1 arrest or conviction record; limit a housing provider's ability to choose the most
2 qualified and appropriate candidate from applicants for housing; or create or
3 impose a duty, or to create a private civil cause of action against the City, its elected
4 officials, appointees, officers, agents, or employees.

5
6 **296.21. Definitions.**

7 For purposes of Sections 296.20-296.31, the words and phrases shall have the following
8 definitions:

9 *Administering agency* means the Department of Human Relations and Community
10 Services (HRCS).

11 *Adverse action* means the following actions of a landlord related to the landlord's
12 rental property: to evict an individual; fail or refuse to rent or lease real property to an
13 individual; fail or refuse to continue to rent or lease real property to an individual; fail or
14 refuse to add a household member to an existing lease; or to reduce any tenant subsidy.

15 The adverse action must relate to real property located in the City of Lansing.

16 *Applicant* means an individual applying to rent or lease eligible housing. It also
17 includes an individual applying to be added to an existing lease for eligible housing.

18 *Arrest* means a record from any jurisdiction that does not result in a conviction and
19 includes information indicating that a person has been questioned, apprehended, taken into
20 custody or detained, or held for investigation by a law enforcement, police, or a
21 prosecutorial agency, or charged with, indicted, or tried and acquitted for any felony,

1 misdemeanor, or other criminal offense. Arrest is a term that is separate and distinct from,
2 and that does not include, unresolved arrest as defined in this section.

3 *Background check report* means any criminal history report accessible through the
4 Michigan State Police Internet Criminal History Access Tool (I-CHAT), courts, or by any
5 consumer reporting, or tenant screening, agency, or business.

6 *Conviction* means a record from any jurisdiction, which includes information
7 indicating that a person has been convicted of a felony or misdemeanor, provided, that the
8 conviction is one for which the person has been placed on probation, fined, imprisoned, or
9 paroled. Those matters identified in Section 296.23 of this Code, which a housing provider
10 may not make an inquiry and which they may not base an adverse action, are not
11 considered convictions for purposes of this article.

12 *Conviction history* means information regarding one or more convictions or
13 unresolved arrests, transmitted orally or in writing or by any other means, and obtained
14 from any source, including, but not limited to, the individual to whom the information
15 pertains or a background check report.

16 *Directly-related conviction* means that the conduct for which the person was
17 convicted or that is the subject of an unresolved arrest that has a direct and specific
18 negative bearing on the health, safety, or right to peaceful enjoyment of the premises by
19 persons and includes one or more of the offenses listed in Section 296.24(b) of this Code. In
20 determining whether the conviction or unresolved arrest is directly related to the housing,
21 the housing provider shall consider whether the housing offers the opportunity for the

1 same or similar offense to occur, whether circumstances leading to the conduct for which
2 the person was convicted will recur in the housing, and whether supportive services that
3 might reduce the likelihood of a recurrence of such conduct are available on-site. Those
4 matters identified in Section 296.23(2) of this Code, which a housing provider may not
5 make an inquiry and which they may not base an adverse action, may not qualify as a
6 directly-related convictions.

7 *Dwelling or dwelling unit* means a single unit providing complete, independent living
8 facilities occupied, or intended to be occupied, in whole or in part by one or more persons,
9 including permanent space and provisions for living, cooking, eating, sanitation, and
10 sleeping.

11 *Eligible housing* means any rental property in the City of Lansing required to be
12 registered as a rental property pursuant to this Code.

13 *Evidence of rehabilitation or other mitigating factors* means, but shall not be limited
14 to, a person's satisfactory compliance with all terms and conditions of parole or probation,
15 except inability to pay fines, fees, and restitution due to indigence shall not be considered
16 noncompliance with terms and conditions of parole or probation or both; employer
17 recommendations, especially concerning a person's post-conviction employment;
18 educational attainment or vocational or professional training since the conviction,
19 including training received while incarcerated; completion or active participation in
20 rehabilitative treatment, for example, alcohol or drug treatment; letters of
21 recommendation from community organizations, counselors or case managers, teachers,

1 community leaders or probation or parole officers who have observed the applicant since
2 his or her conviction(s); and the age of the person at the time of the conviction. Successful
3 completion of parole, probation, mandatory supervision, or post-release community
4 supervision shall create a presumption of rehabilitation. Examples of mitigating factors
5 that are offered voluntarily by the person may include, but are not limited to, explanation
6 of the precedent coercive conditions, intimate physical or emotional abuse, or untreated
7 substance abuse or mental illness that contributed to the conviction.

8 *Housing provider* means any entity that owns, master leases, manages, or rents
9 eligible housing in the City of Lansing. Any agent, such as a property management
10 company, which makes tenancy decisions on behalf of the aforementioned entities, shall
11 also be considered a housing provider.

12 *Inquire* means any direct or indirect conduct intended to gather information from
13 or about an applicant, or a potential applicant or candidate, using any mode of
14 communication, including, but not limited to, application forms, interviews, and
15 background check reports.

16 *Person* means any individual, partnership, firm, company, corporation, association,
17 sole proprietorship, limited-liability company, joint venture, estate, trust, or any other legal
18 entity.

19 *Rental property* means a non-owner occupied dwelling unit or units that:

1 (1) Is or are let, or occupied, by persons, including a family member of the
2 owner, pursuant to an oral or written rental contract, or lease, or other oral or written
3 agreement or understanding for occupation, with or without, monetary compensation; or

4 (2) Will be offered for occupancy under an oral or written rental contract or
5 lease, or other oral or written agreement or understanding for occupation, with or without,
6 monetary compensation to any person; or

7 (3) Has or have been advertised to the public or previously registered with the
8 City as rental property.

9 *Unresolved arrest* means an arrest that is undergoing an active pending criminal
10 investigation or trial that has not yet been resolved. An arrest has been resolved if the
11 arrestee was released and no accusatory pleading was filed charging him or her with an
12 offense, or if the charges have been dismissed or discharged by the prosecuting attorney or
13 the court.

14
15 296.22. Applicability; eligible housing.

16 Sections 296.20 through 296.31 shall apply to all housing providers with eligible housing as
17 defined in Section 296.21 available for rent or lease located in the City of Lansing.

18
19 296.23. Prohibition on housing provider inquiring into criminal convictions of applicants
20 and their household members until being interviewed or qualified; basis for adverse action.

21 (a) Except as provided in Section 296.24 of this Code, housing providers shall not:

1 **(1) Inquire about or require applicants to disclose conviction history as part of**
2 **tenant screening process until the housing provider:**

3 **a. Has determined the applicant is qualified to rent the housing unit**
4 **under all of the housing provider's criteria not related to potential past**
5 **criminal convictions or an unresolved arrest; and**

6 **b. Has provided to the applicant a conditional lease agreement that**
7 **commits the unit to the applicant as long as the applicant passes the**
8 **conviction history review.**

9 **(2) Base an adverse action in whole or in part:**

10 **a. On an unresolved arrest or an arrest not leading to a conviction;**

11 **b. On participation in or completion of a diversion or a deferral of**
12 **judgment program;**

13 **c. On a conviction that has been judicially dismissed, expunged, voided,**
14 **invalidated or otherwise rendered inoperative by a court of law or by**
15 **executive pardon.**

16 **d. On a conviction or any other determination or adjudication in the**
17 **juvenile justice system, or information regarding a matter considered in or**
18 **processed through the juvenile justice system;**

19 **e. On a misdemeanor conviction that is more than five years old,**
20 **calculated from the date of sentencing; or**

1 f. On information pertaining to an offense or violation other than a
2 felony or misdemeanor, such as a civil infraction.

3 (3) A housing provider shall not include questions regarding or require
4 applicants to disclose on any housing application the facts or details of any
5 conviction history or any matter identified in Subsection (2) of this section.

6 (b) It is the responsibility of a housing provider to ensure that its employees and agents
7 comply with this article.

8
9 **296.24. Exceptions to prohibition.**

10 (a) This article does not limit the right of a housing provider to take any of the
11 following actions:

12 (1) Conduct conviction history or obtain background check reports on
13 applicants where there is a statutory duty to do so; or

14 (2) Notify applicants that applicable laws, including those set forth in Subsection
15 (b) of this section will disqualify an individual with a particular conviction history
16 from eligibility for tenancy.

17 (b) Regarding applicants and their household members, a housing provider may base
18 an adverse action in whole or in part on directly-related convictions that includes one or
19 more of the following:

20 (1) Any conviction where state or federal law prohibits the applicant from being
21 eligible for public housing; or

1 (2) Any conviction that leads to the applicant becoming a lifetime registered sex
2 offender; or

3 (3) Any conviction for violent or drug-related felonies; or

4 (4) Conviction for felonies committed within the last ten years or imprisonment
5 for felonies within the last five years; or

6 (5) Any conviction for crimes against landlords, management agents, their
7 employees or agents, or other tenants or real property; or

8 (6) Any conviction to any crime involving arson; or

9 (7) Any conviction to any crime involving metal theft, vandalizing, or otherwise
10 damaging real property.

11 (8) any other conviction the housing provider determines is appropriate for adverse
12 action.

13
14 **269.25. Procedures for use of evidence of rehabilitation or other mitigating factors in**
15 **housing decisions; requirement for individualized assessment.**

16 **(a) Consistent with the procedures in this section and subject to state and federal law, a**
17 **housing provider shall offer the applicant a reasonable opportunity to present evidence of**
18 **rehabilitation or other mitigating factors related to convictions within the previous five**
19 **years.**

1 (b) In reviewing an applicant's criminal history and making a decision related to
2 eligible housing based on such history, a housing provider shall conduct an individualized
3 assessment, considering only:

4 (1) Convictions that warrant denial based on local, state, or federal law; and

5 (2) Time that has elapsed since the conviction; and

6 (3) Whether it is a directly-related conviction, as defined in Section 296.21 of this
7 Code, that has direct and specific negative bearing on the safety of persons or real
8 property; and

9 (4) Any evidence of inaccuracy or evidence of rehabilitation or other mitigating
10 factors presented by the applicant.

11 (c) If a housing provider intends to base an adverse action related to eligible housing on
12 an item or items in the applicant's conviction history, prior to taking any adverse action the
13 housing provider shall provide the applicant with a copy of the background check report
14 and shall notify the applicant of the prospective adverse action and the items forming the
15 basis for the prospective adverse action.

16 (d) If, within 14 calendar days of the date that the notice described in Subsection (c) of
17 this section is provided by the housing provider to the applicant, the applicant gives the
18 housing provider notice in writing of evidence of the inaccuracy of the item or items of
19 conviction history or evidence of rehabilitation or other mitigating factors set forth in this
20 section, the housing provider shall delay any adverse action for a reasonable period of not
21 less than five calendar days after receipt of the information. During that time, the housing

1 provider shall reconsider the prospective adverse action in light of the information
2 provided by the applicant or potential applicant.

3 (e) The housing provider shall promptly notify the applicant of any final adverse action
4 based upon their conviction history or contents of the criminal background check.

5 (f) It shall be unlawful for any housing provider to engage in any communication,
6 including the production or dissemination of advertisements, related to eligible housing,
7 which expresses, directly or indirectly, that any person with an arrest or conviction record
8 will not be considered for the rental or lease of real property or that may not apply for the
9 rental or lease of real property, except as required by local, state, or federal law. For
10 purposes of this subsection, engaging in a communication includes, but is not limited to,
11 making a verbal statement, or producing or disseminating any solicitation, advertisement,
12 or signage.

13
14 **296.26. Notice and posting requirements for housing providers.**

15 (a) A housing provider shall state in all solicitations or advertisements for the rental or
16 lease of eligible housing, or made on their behalf, that the housing provider shall consider
17 qualified applicants consistent with Sections 296.20 through 296.31. This language shall
18 include, at minimum, the following statement:

19 "The rental or lease of this property must comply with Sections 296.20 through
20 296.31 of the Lansing Code of Ordinances regulating the use of criminal
21 background checks as part of the tenant screening process to provide residents with

1 criminal backgrounds a fair opportunity. For additional information, please contact the
2 City of Lansing Office of Human Relations and Community Services (HRCS)."

3 (b) The administering agency shall publish and make available to housing providers, in
4 all languages spoken by more than five percent of the City's population, a notice suitable
5 for posting that informs applicants for eligible housing of their rights under this article.

6 This notice shall be updated on or before December 1st of any year when there is a change
7 in the languages spoken by more than five percent of the City's population.

8 (c) In addition to the requirements for solicitations or advertisements in Subsection (a)
9 of this section, housing providers shall post a notice prominently on their website and at
10 any location under their control that is frequently visited by applicants or potential
11 applicants for the rental or lease of eligible housing in the City. In addition, this notice shall
12 be available to applicants in hard copy and provided with an application. The notice
13 requirements in this section shall contain the following additional information, which may
14 be summarized by the housing provider or available from the administering agency
15 pursuant to Section 296.23(a)(1) of this Code:

16 (1) A description of those matters identified in Section 296.23 that may not be
17 considered by the housing provider;

18 (2) A description of the restrictions and requirements that Section 296.23
19 imposes on housing providers when inquiring about conviction history in connection with
20 an application for the rental or lease of eligible housing in the City;

1 (3) The circumstances and timeline under which the applicant or potential
2 applicant has a right to provide evidence of rehabilitation and other mitigating factors as
3 provided in Section 296.25; and

4 (4) The telephone number, email address, and mailing address of the
5 administering agency that the applicant or potential applicant may use to make a report
6 where he or she believes the housing provider has violated this article in their interactions
7 with the applicant or potential applicant.

8
9 **296.27. Exercise of protected rights; retaliation prohibited.**

10 (a) It shall be unlawful for a housing provider or any other person to interfere with,
11 restrain, or deny the exercise of, or the attempt to exercise, any right provided under
12 Sections 296.20 through 296.31.

13 (b) It shall be unlawful for a housing provider to interrupt, terminate, or fail or refuse
14 to initiate or conduct a transaction involving the rental or lease of eligible housing,
15 including falsely representing that such property is not available for rental or lease, or
16 otherwise take adverse action against a person in retaliation for exercising rights protected
17 under Sections 296.20 through 296.31. Such rights include but are not limited to:

18 (1) The right to file a complaint or inform any person about a housing provider's
19 alleged violation of Sections 296.20 through 296.31;

20 (2) The right to inform the administering agency about a housing provider's
21 alleged violation of Sections 296.20 through 296.31;

1 (3) The right to cooperate with the administering agency or other persons in the
2 investigation or prosecution of any alleged violation of Sections 296.20 through 296.31; or

3 (4) The right to inform any person of his or her rights under this Sections 296.20
4 through 296.31.

5 (c) Protections of this section shall apply to any person who mistakenly, but in good
6 faith, alleges violations of Sections 296.20 through 296.31.

7 (d) Taking adverse action against a person within 90 calendar days of the exercise of
8 one or more of the rights described in this section shall create a rebuttable presumption in
9 the administering agency's investigation that such adverse action was taken in retaliation
10 for the exercise of those rights.

11
12 **296.28. Community Outreach.**

13 (a) The administering agency may establish, in consultation with the Mayor's Office, a
14 community-based outreach program to conduct education and outreach to applicants and
15 potential applicants for housing regarding rights and procedures under this article. The
16 program may be targeted at individuals or communities where, in the judgment of the
17 administering agency, the need for education and outreach is greatest.

18 (b) In establishing an outreach program pursuant to Subsection (a) of this section, the
19 administering agency may partner with community-based organizations. Nothing in this
20 section shall preclude the administering agency, by contract or grant, and consistent with
21 other provisions of local laws, from engaging the services of such organizations in

1 establishing such community-based outreach programs, participating in such programs, or
2 developing materials for such programs. Nothing in this section shall preclude the
3 administering agency from combining the outreach programs described in Subsection (a)
4 of this section with other related community outreach programs.

5
6 **296.29. Confidentiality.**

7 The City shall keep confidential, to the extent permitted by applicable laws, any identifying
8 information or other data pertaining to an applicant's criminal history.

9
10 **296.30. Complaints; Investigation and hearings; findings and recommendations; available**
11 **recommendations and remedies; conciliatory agreements**
12 **(a) If a complaint is made under Sections 296.20 through 296.31, the Fair Access to Rental**
13 **Housing sections, it shall be investigated and processed under the procedures established**
14 **pursuant the Lansing Codified Ordinances, Human Rights Ordinance, Sections 297.10**
15 **through 297.14.**

16
17 **296.31. Penalty; civil infraction.**

18 **(a) A violation of any provision of this chapter is a civil infraction. Notwithstanding the**
19 **definition contained in Section 203.01, the Director of the Human Relations and**
20 **Community Services Department, or his/her designee, is an Authorized City Official**
21 **authorized to write a civil infraction ticket under this Chapter 296, Sections 296.20-290.31.**

(b) If the Hearing Officer determines that a violation of this chapter has occurred and the respondent does not comply with the Hearing Officer's recommendation within the specified time period, either the complainant or the Hearing Officer may refer the matter to a city or County Prosecutor, the Michigan Department of Civil Rights, the United States Department of Justice, Department of Housing and Urban Development, or other appropriate enforcing agency.

(c) A violation of a prohibited act in this chapter is designated a municipal civil infraction, is not a crime, and shall not be punishable by imprisonment.

(d) Schedule of civil fines. The violation shall be according to the following schedule:

(1) First violation\$150.00

(2) Second violation250.00

(3) Third (or any subsequent) violation500.00

Section 3. Any ordinances in conflict with this Ordinance are repealed, but only to the extent necessary to give this Ordinance full force and effect.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2031.

Approved as to form:

City Attorney

Dated: _____



NO PLACE TO GO? TRANSPORTATION

Revised May 2018
coordinator@glhrn.org

<i>Capitol Area Transportation Authority</i> (517) 394-1000 420 S. Grand Ave	<i>Spec-Tran (ADA-compliant paratransit service)</i> For Hours and to Schedule a Ride: (517) 394-CATA
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OVERNIGHT SHELTERS

<i>Holy Cross</i> (517) 484-4414 430 N. Larch <i>Veterans Affairs Shelter</i> (same location) 1-877-509-8387	<i>Loaves and Fishes</i> (517) 482-2099 831 N. Sycamore	<i>Haven House</i> (517) 337-2731 121 Whitehills, East Lansing	<i>City Rescue Mission</i> Men: (517) 485-0145 613 E. Michigan Ave. Women and Children: (517) 485-0145 2216 S. Cedar St.
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DOMESTIC VIOLENCE SHELTERS

<i>EVE</i> (517) 372-5572	<i>MSU Safe Place</i> (517) 355-1100
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DAY SHELTERS

Monday - Friday	Saturday - Sunday	Sunday - Saturday
<i>Holy Cross</i> (517) 484-4414 (517) 489-5296- Direct 430 N. Larch	<i>Advent House Ministries</i> (517) 485-4722 743 N. MLK Jr. Blvd.	<i>City Rescue Mission</i> (517) 485-0145 Women/Children: 2216 S. Cedar St.

MEALS

<i>Holy Cross</i> 430 N. Larch Meals are served at 7 am, 11:30 am, and 4:30 pm, M-F	<i>Advent House Ministries</i> 743 N. MLK Jr. Blvd. Saturday: 8 am, 11:30am, 3:30pm Sunday: 9 am-11 am, 3pm, 4:30 pm (brown bag)
<i>City Rescue Mission</i> 613 E. Michigan Ave. Meals are served at 11 am, and 6:30 pm, every day. ID required, Personal Need items available for lunch attendees.	<i>Salvation Army</i> 525 N. Pennsylvania Monday and Friday 12 pm-1 pm 701 W. Jolly Fridays 12 pm-1 pm
<i>Mt. Hope Church in the City</i> 319 W. Genesee Lunch MTTT 12:30-1, Wed dinner at 6	<i>Cristo Rey</i> 1717 N. High St. Thursday 9 am- 12 pm
<i>St. Casimir Holy Family Center</i> 800 Barnes Ave. Serves dinner the 2 nd Sunday of each month from 2:00-3:15	

LEGAL ASSISTANCE

<i>Legal Services of South Central Michigan</i> (888) 783-8190 3490 Belle Chase Way, Suite 50	<i>VOA Ability Benefits Clinic</i> For disabled homeless clients 430 N. Larch	<i>St. Vincent Catholic Charities</i> <i>Immigration Law Clinic</i> (517) 323-4734 ext. 1800 2800 W Willow St.
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PICTURE IDENTIFICATION



For \$10 fee
 Secretary of State
 (888) 767-6424
 3315 E Michigan Ave

DEPARTMENT OF HUMAN SERVICES

5303 S. Cedar St.
 517-887-9400

Apply for all entitlements, benefits, and services possible because they may be required by other agencies for additional services (SNAP, Financial Entitlements, Medicaid/Medicare).

Submitted mfg

PHYSICAL HEALTH

(If not, skip to next)

EMERGENCY <i>Sparrow Hospital</i> (517) 364-1000 1210 W. Saginaw <i>McLaren Hospital</i> (517) 975 – 600 401 W. Greenlawn	OUTPATIENT SERVICES <i>Ingham County Health Department</i> (517) 887-4341 5303 S. Cedar St.	COMMUNITY CLINIC <i>Cristo Rey</i> (517) 372-4700 1717 N. High Street	COMMUNITY CLINIC <i>Carefree Clinic</i> (517) 887-5922 5135 S. Pennsylvania	INGHAM COUNTY ADULT HEALTH CLINIC (517) 887-4302 5303 S. Cedar St. Lansing, MI 48910 Enter door #3, 2nd Floor
		<i>VA Outpatient Clinic</i> (296) 966-5600 2025 S. Washington Ave	<i>VOA/Sparrow Clinic</i> 430 N. Larch	

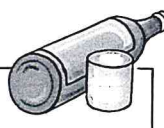
MENTAL HEALTH

(If not, skip to next)

Community Mental Health Crisis Services 812 E. Jolly Rd. Call or Walk-In 24 Hours Hearing Impaired: (800) 649-3777 (517) 346-8460 General Access: (517) 346-8318	
<i>Carefree Medical Behavioral Health</i> (517) 272-4007 #2 (Mild to Moderate Cases)	<i>Justice in Mental Health Organization</i> (517) 371-4661 520 Cherry St.

SUBSTANCE ABUSE

(If not, skip to next)

 Mid-State Health Network Utilization Team (1-844) 405-3095	Wellness, Inc Case Management/Peer Supports CMH Funded Provider (517) 272-0520/ Fax: (517) 272-0483	
	Mid-Michigan Recovery Services Substance Abuse Treatment Services and Residential Treatment (517) 887-0226	
The Recovery Center Detox (517) 267-7623 810 W. Saginaw St.	Carefree Behavioral Health (517) 272-4007 #2	City Rescue Mission Life Transformation Program for Women (517) 485-0145
Professional Psychological & Psychiatric Services (517) 977-0899 2929 Covington Ct. Suite 201		

EMPLOYMENT SERVICES

Advent House Good Work! Specifically for homeless. (517) 485-4722 743 N. MLK Jr. Blvd.	Labor Ready Work today! (517) 487-0808 438 E Edgewood Blvd B 104	Michigan Works Employment training. (517) 492-5500 2110 S. Cedar	Michigan Rehabilitation Services For those with disabilities. (517) 241-5122
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HOUSING ASSISTANCE/CASE MANAGEMENT

Holy Cross Coordinated Entry All intakes happen here. (517) 484-4414 430 N. Larch	Capital Area Community Services (517) 393-7077 1301 Rensen St. Rural Ingham: 218 E. Maple, Mason (517) 676-1065	Lansing Area Aids Network (517) 394-3560 913 W. Holmes
Advent House Ministries (517) 485-4722 743 N. MLK Jr. Blvd.	Justice in Mental Health (517) 485-7170 520 Cherry Street	Lansing Housing Commission (517) 487-6550 419 Cherry Street
Loaves and Fishes Transitional Housing (517) 482-2099 831 N. Sycamore		

The above list is not a full list of services.

You can also call 2-1-1 which can connect you with these and other services that are not listed.

Available 24 hours a day, 7 days a week.

If you encounter difficulty reaching 211 using a cell phone, please call (866)561-2500.

For those with hearing impairments – Michigan Relay – (800) 649-3777 Monday-Friday 8:30a.m. -5:00 p.m. Page 35 of 35