

## AGENDA

### AD HOC on Homelessness & Solutions AGENDA FOR AUGUST 18, 2023 AT 1:00 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](mailto:city.council@lansingmi.gov) or (517) 483-4177 prior to the meeting.

Updated 08-14-2023

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Council Member Brown, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Spitzley, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
  - A. July 25, 2023 and August 8, 2023
- 4. Presentations:**
  - B. Homeless Bill of Rights & Renters Bill of Rights; Representative Emily Dievendorf
  - C. HRCS Department; Kim Coleman, Toni Young, and Joe McDonald
- 5. Discussion/Action:**
  - D. DISCUSSION - Committee Recommendations and Reporting
    - i. Resolution establishing Ad Hoc Committee on Homelessness & Solutions #2023-014
    - ii. 2023 Committee Minutes
- 6. Public Comment on Agenda Items (Up to 2 Minutes)**
- 7. Other**
  - E. DISCUSSION/ACTION - Budget Priorities for Fiscal Year 2024/2025 - Committee Priorities
- 8. Adjourn**

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**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, July 25, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

Council Member Brown called the meeting to order at 3:32pm

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice-Chair - EXCUSED  
Council Member Patricia Spitzley, Member

**OTHERS PRESENT**

Renee Richmond, Council Administrative Assistant  
Lisa Hagen-Lawrence, OCA  
Matt Staples, OCA  
Rawley Van Fossen, Chair of CoC  
Sharon Dade, CoC Member  
Kim Coleman, HRCS Director  
Willard Walker, HRCS  
Joseph McDonald, Housing Ombudsman  
Toni Young, HRCS  
Norma Bauer  
Mike Lynn  
Rita Dunlop  
Ulices Rosa

**MINUTES**

Councilmember Brown passed the gavel to Councilmember Spitzley.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES OF JULY 11, 2023 AS PRESENTED. MOTION CARRIED 2-0.

Councilmember Spitzley passed the gavel back to Councilmember Brown.

**PRESENTATIONS**

Continuum of Care – Rawley Van Fossen, Chair

Councilmember Brown stated in previous meetings it was asked for an explanation of the CoC, it's protocol, procedures, HMIS.

Mr. Van Fossen who is joined with Sharon Dade gave a general overview, CoC stands for Continuum of Care and is a collaborative model started at fed level to address, prevent, and end homelessness in the community. Speaking only for their community, which their jurisdiction is Ingham County related to

funding assistance in those residing in the county, or agency's doing business in the county. Neighboring CoC is Housing Services of Mid-Michigan which services Eaton and Clinton counties. Years ago a group of concerned citizens and agencies came together and formed a collaborative to address and end homelessness in the community, therefore becoming eligible for federal funding, HUD at the federal level administers the CoC funding. It can be a less informal approach like a committee or more involvement like local unit of government. They have privately incorporated themselves as a 501(c)(3) which is a membership based non-profit, some pay a membership dues to be part of it, but you can be a member at no cost. They've now shown to HUD they have this collaborative and apply annually for CoC money, in MI they are unique that MSHDA also gives money and local level which also puts dollars through CDBG. In short, those funds come through as the membership group to decide priorities and have regulations to follow, both the State and HUD says certain categories to create programs, like shelters, street outreach, prevention are all eligible categories. Then up to CoC how those applications are vetted, approved and applied for, to rank and score them and recommend to their Board of Directors. Ultimately, this is to ensure the community gets their fair share of federal and state dollars.

Councilmember Spitzley asked how many members, Mr. Van Fossen stated on average 25 members ranging from individuals to companies. Councilmember Spitzley mentioned they have had a lot of discussion from citizens and others on what is HMIS. Mr. Van Fossen replied, HMIS (Homeless Management Information System) is an adopted system at state level, every CoC in Michigan uses this for CoC grants. Michigan Coalition Against Homelessness is a state-wide advocacy group represents HMIS interest at the state level and locally they have one select administrator of HMIS, and Haven House is their administrator for HMIS. Then if you are an agency selected for funding from CoC, they must be vetted, approved and licensed into HMIS.

Councilmember Spitzley asked if it's a database for grant management, Mr. Van Fossen replied not from a funding perspective but from the outcomes and goals established. He added there is confidential data that not every agency can see but case notes, last contact date, household demographics, other purposes are helps track outcomes and can run report and analyze the data. Councilmember Spitzley said they are hearing from people this ID number for those using the system and have information put into the database, it then tracks how long in hotels, tracks the wrap around services, so after 90 days hotel then maybe eligible for next step like a voucher. Her understanding is that those experiencing homelessness have to be registered to be eligible. Mr. Van Fossen said no, you don't have to be registered in the system to be eligible. If you are enrolled in a program that is a CoC program then you will be inputted into HMIS if not already. Ms. Dade added only if they agree to be in the system., each person has to sign a release of information that they agree. Mr. Van Fossen explained they don't have to be put in HMIS to seek shelter, to receive money to help prevent eviction in court as intake, they would have to authorize them to do that. Councilmember Brown asked if they deny can they still get funding, Mr. Van Fossen answered if they still qualify, they will still enter some data but not all. Councilmember Brown state so it is advantageous for CoC to put them in HMIS or you're not getting credit which could impact funding. Mr. Van Fossen agreed and stated this is why they utilize HMIS looking at data quarterly or annually to see are programs working and where are there gaps based on household demographics, family size (individual/single parent), age, race, so if they authorize it gives the CoC the tools to determine if programs are working and to make changes on annual basis tells us how many they are helping. Councilmember Spitzley asked if Haven House is part of CoC, Mr. Van Fossen replied yes, and Councilmember Spitzley then asked if Haven House is the administrator for HMIS how they are auditing them to make sure they are fulfilling their responsibility as the administrator.

Ms. Dade stated HMIS is federally required across the nation, in Michigan they choose based on MSHDA's leadership to use the same program across all counties, to get accurate data. However, HUD requires reports annually and those let them and government know who is doing what, monitoring activity and submitted. Mr. Van Fossen added Haven House receives funding both through MSHDA grant and federal grant, and on the federal grant they would be monitored annually by HUD and the

state grant by the fiduciary. He added that it is still each individual agency who is responsible for their own day to day entering.

Mr. Van Fossen touched on HMIS ID's, which is not correct, CoC does not give those, previously Holy Cross gave service point ID which is independent of the CoC and solely privately offered by Holy Cross and funded by Holy Cross. Councilmember Spitzley verified that the Service Point ID is offered if a state license or ID is not available to that person. Ms. Dade confirmed that it can be offered in addition to those, reason it is offered is because so many homeless do not have anything to identify themselves.

Councilmember Spitzley's final question is what type of collaboration, one thing hearing as a homeless individual, talk about the SP ID's and HMIS, what is the collaboration to give wrap around service, someone homeless and now in hotel for 30 days, what's the next step. Mr. Van Fossen, that is not easy answer, there is not enough resources committed to this as a nation/world. To answer it's often misunderstood if in a CoC program it will be solved. Likely after that funding, they could be limited for case management., next step would be housing search. The CoC concept is housing first, before addresses other issues, they want to house them first. Agency offering tools, like list of apartments is there a wait list. One thing the CoC does is if in a program, homeless, and in a hotel today, maintain wait list for housing voucher. Councilmember Spitzley said does a landlord have to accept the vouchers, Mr. Van Fossen confirmed and stated that's another discussion.

Councilmember Brown does the CoC for example Advent House say I have a new person and need three different services and they send back to you, then does other agency's say they can handle this person or does the individual have to call them. Mr. Van Fossen stated a hotel is a bad example because that is not CoC funding. He added he didn't mention that CoC is volunteer based, they only have one paid contract person that does the day to day things. He finished that more often than not it is handing information to the client and relying on them to find the next steps.

Councilmember Brown asked if they have three agencies doing the same thing and one is doing 90% and another 30% does the CoC have the power to reallocate services. Mr. Van Fossen confirmed in short, they have the power to do so if necessary.

Councilmember Brown asked if they have a bad apple can the CoC put them out. Mr. Van Fossen noted he imagines the board can say someone is no longer member, but you can be a member and not get funds. Councilmember Spitzley asked how they get members, do they submit an application for service, Mr. Van Fossen said yes people can email or write, anyone can join at any time during the year.

Councilmember Brown asked if they give this information to like HRCS so they have access to be able to look at outcomes of what is achieved. Mr. Van Fossen said that would be a better question for them. Councilmember Brown mentioned associations that have date to provide to the members, Ms. Dade added any information for example like the HUD reports flow through the board packets, HRCS is a member of the board so they have access to.

Councilmember Spitzley mentioned what she sees is there's not enough funding to have an overall coordination of a one-stop-shop. Continuing, where information or a person can be evaluated, and list of what they are eligible for then a tickle file. Mr. Van Fossen stated the concept of info sharing is coming out again, HMIS is a version of that. Still only so much they can see out of respect and security. They are currently trying to utilize the tools they do have as best as possible.

Mr. Van Fossen suggested to keep the one-stop-shop on the committee for recommending outcomes as a bullet point. Councilmember Brown said it seems that HRCS is at the HUB of everything of serving people, etc. Ms. Dade added she believes HRCS is a member of everything that's going on, they have influence but not the gavel. Homelessness is not an individual, or group of individuals, there are subpopulations. She isn't sure that one person or agency is the best option, or to have the gavel.

Councilmember Spitzley agreed but also thinks it takes a collaboration and someone steering the ship whether its HMIS or someone over it and the City of Lansing make their recommendation.

Councilmember Brown asked if there were any questions based on the presentation.

Ulices Rosa mentioned he thinks they undersold what they do.

Mike Lynn spoke about talking with Mike Karl and a divide at the table in which his group talked about what HMIS and HRCS isn't doing. Adding how incorrect they thought the ID thing was.

Councilmember Brown asked Mr. Van Fossen if where is something posted on a website or FAQ on requirements and facts. Ms. Dade answered HUD exchange is a great resource, a lot of information available. Councilmember Brown asked if that provided what HMIS is at a state level, Councilmember Spitzley mention a one page Q&A about all these things that could assist just one person, whether it's through the budget to ask HRCS to put together. Ms. Dade referenced the HUD grant she thinks that's one of the many collaborative pieces, anything that goes on the CRHC (Capital Region Homeless Collaborative), also goes on the city website on what money is available and for what. Agreed a FAQ could be a recommendation but could change over time. Councilmember Spitzley voiced concerns on directing people to website that may not have computers or phones, put an available paper at different agencies. Mr. Van Fossen agreed a resource guide is good and would help, like a vital document needed.

Mr. Lynn voiced a concern from a previous meeting on mis consumption on the IDs and HMIS. Adding there is still something wrong with someone in a hotel for 6 months and then no tracking of their money spent and how CoC is the umbrella for everything.

Mr. Van Fossen responded the CoC is only the umbrella for the grants that they administer. If you're an agency, HMIS is used for emergency shelter funding or rent support from that grant, some are not HMIS required.

Councilmember Spitzley left at 4:29pm

Continuing speaking on an appeal process for discrepancy's each agency has their own, but suggested the best way is in writing.

### **PUBLIC COMMENT – FOR CoC**

Norma Bauer spoke about being a member of the homeless grapevine, following the money.

Councilmember Spitzley returned at 4:31pm

Also, speaking on that people want to feel they belong, behavioral health problems, community first, and the Lansing Progressive Housing Coalition, and Sparrows Nest. Lastly, find alternative funding for group that is not faith based. Lastly, find alternative funding for groups that are faith based. Councilmember Brown indicated they would ask HRCS but believes they no longer fund those that require that, Mr. Van Fossen confirmed they do not knowingly either.

Rita Dunlop spoke on a tenant who didn't have ID wanted to get mail, he was in a shelter and when transferring to her apartment they wouldn't give him his mail because he couldn't prove who he was. She shared that Advent House is having a fair to help people get an ID. Ms. Dade said some truth but it's the post office regulations that don't allow that to happen.

Mr. Van Fossen thanked the Committee for the invite and taking this on. Councilmember Spitzley mentioned getting more landlords to accept more section 8 vouchers, and if a program to incentivize

them exist or would help, Mr. Van Fossen agreed and suggested first getting the income discrimination passed first before incentivizing landlords.

Ms. Dade speaking for herself on all the beautiful apartments going up and the average rent is probably \$1,600-\$1,800 how do you incentivize having mixed income housing. Councilmember Spitzley answered that can be done too, but that was a policy from the administration that came down to the development office to incentivize or seek out those willing to do the mix.

HRCS Department – Kim Coleman, Joe McDonald, and Toni Young

Kim Coleman mentioned they have their board meeting at 5:30 and have to drive there, so asked if they could use this time to know what you want addressed. Councilmember Brown explained the 21 touch points to HRCS and any that they can address which would apply to HRCS for input and solutions.

Councilmember Spitzley told Ms. Coleman she is interested in HRCS hotel program, specifically how they audit the folks they provide funding to for hotels. Also, should they just focus on Lansing hotels to make sure if they have kids are they on the bus line. Lastly, the HMIS and what the City of Lansing's relationship is to that, if any. Adding if she would look at the list and if there was anything on there, she feels is appropriate.

Councilmember Brown added regarding the audit/funding of hotels, he knows they have code compliance for residential vs code compliance on a short term, do they need to look at legislation or stricter code when funding. Looking at the requirements for residential and hotel to be compliant.

Councilmember Spitzley added if forced to house outside the city is there an agreement with the hotel that they would be subject to or allow the Fire Marshal to inspect, have a signed agreement for inspection and abide by findings.

Councilmember Brown asked Ms. Richmond for the next meeting, she responded Aug. 8<sup>th</sup> and 22<sup>nd</sup>. He then asked her to email Ms. Coleman for dates on availability for a special meeting since Tuesday are not good for their department. Ms. Coleman said she could make the 22<sup>nd</sup>, but Councilmember Brown said that was too far out as he wanted to bring some more people in.

**DISCUSSION/ACTION**

**DISCUSSION – Committee Recommendations and Reporting**

- i. Resolution establishing the Ad Hoc Committee on Homelessness & Solutions #2023-014
- ii. 2023 Committee Minutes

**PUBLIC COMMENT – FOR HRCS**

No public comment.

**OTHER**

**ADJOURN**

Adjourned at 4:50pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, August 8, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

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

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice-Chair  
Council Member Patricia Spitzley, Member - excused

**OTHERS PRESENT**

Renee Richmond, Council Administrative Assistant  
Lisa Hagen-Lawrence, OCA  
Matt Staples, OCA  
Pastor Damon Milton, Greater Lansing Clergy Forum  
Pastor Sarah Johnson, Greater Lansing Clergy Forum  
Bradley Funkhouser, CEO CATA  
Lolo Robison, Director of Marketing, Customer Experience & Public Information CATA  
Rita Dunlop  
Norma Bauer  
Ulises Rosa, 54A District Court

**MINUTES**

COUNCIL MEMBER BROWN MOVED THE MINUTES OF JULY 25, 2023 TO THE NEXT MEETING ON AUGUST 18, 2023.

**PRESENTATIONS**

Greater Lansing Clergy Forum – Pastor Damon Milton, President

Pastor Milton spoke that they have about 25 churches around the city, as a group they work directly with The City Rescue Mission when dealing with homelessness or hunger problem. Each church operates independently but also work together. Most churches have their own programs to reach out to Union Missionary Baptists, Friendship Baptist, Tabernacle of David. They feel their partnership with CRM is strong and stick with what works.

Pastor Johnson spoke that she is with Ellis Tabernacle at 1916 Olds Avenue, they are a smaller congregation and have partnered with Dr. Eleanor Quaid who helps disadvantaged families. She has concerns with vacant houses, she has one on each side of her home which one for 2 years the other for many months. She asked if there are any incentive for landlords to have them rent and not just sit vacant.

Councilmember Brown explained why he wanted the Clergy Forum at the meeting, and how as a group or individually they are helping those that are transient or homeless not just access to a shelter. How are they working with disadvantage in the population to address human needs, basic needs, maybe employment outcomes. Looking at what needs are being met in the community by the church. Continuing they hear so much about HRCS, along with all the service providers and agency's like Advent House and Holy Cross. He wants to understand what they are doing to impact the vulnerable populations.

Pastor Johnson mentioned they are a smaller congregation, twice a year they contribute to Greater Lansing Food Bank and City Rescue Mission, with new project with Dr. Quaid they have committed to a monthly basis for a set dollar amount to help with the disadvantage and homeless. Councilmember Brown asked if she was speaking to the Helping Hands Clinic, Pastor Johnson responded no Dr. Quaid is more into missionary work now. Councilmember Brown asked how she defines missionary work in Lansing. Pastor Johnson answered reaching out to help the disadvantage with their needs but she also wants to send people to the churches. Councilmember Brown confirmed that is the ministerial work and asked if there were any direct services like human services like case management and what she was referring to as meeting their needs. Pastor Johnson believes it is more on a spiritual basis but also meeting some of their other physical needs.

Councilmember Brown asked what services he believes his affiliate churches are providing in the community in the congregation or at risk. Pastor Milton stated he would rather have them to speak on themselves as they operate independently and stay within the perimeter of what they do as a conglomerate. Councilmember Brown asked him to explain what they do as a conglomerate. Pastor Milton reiterated the farthest they go into that is the Rescue Mission. Councilmember Brown asked if they have multiple organizations to help, homelessness isn't always people on the street and needed shelter, so how are you helping the vulnerable population. Pastor Milton again stated he'd rather have them speak for themselves. But added generally as a pastor they get difference situation, people on verge of addition, recommended to a facility or shelters. Also find resources to help with rent, and next steps after eviction, financial situations, etc.

Councilmember Brown asked if they've worked with Luciana Solis, Pastor Milton state no they have not. Councilmember Brown inquired if they have you worked with Ms. Solis in the faith based initiative role to identify what he stated they were doing to have an understanding of resources available and mentioned Ulices Rosa. Pastor Milton mention she is early in her roll and she is a good go between to help them right now. Councilmember Brown asked as an organization providing services, have they thought about taking inventory as an example, what churches are providing what services, so when a referral comes their way, they know who is doing food pantry, eviction assistance, financial, etc. Pastor Milton stated he would have to meet with the other Pastors to compile a list of each church.

Councilmember Brown mentioned having HRCS informed so they know what the churches are helping with. Asking if Mr. Rosa has spoken with the Clergy Forum and how many has Mr. Rosa diverted from eviction, Mr. Rosa answered no on speaking with the clergy and a little over 700 and has not worked with Ms. Solis. Pastor Milton added their organization did not receive any of the ARPA funding, agreeing everyone needs to group tighter together and get resources and communication pulled together.

Councilmember Hussain said to be clear this is an action/work group, ultimately looking to create recommendations to legislation and at the local/state/federal level. Adding he was hoping there was a local convener whether faith based or clergy forum working together to collaboratively bring together local churches determining if there is resources, duplication, or gaps. Councilmember Hussain stated one of his recommendations will be to identify a local convener, maybe form task force.

Councilmember Brown added related to homelessness, anything they would say from the community is it up/down, what the real challenge is. Pastor Milton from his perspective several people trying to tackle the issue, become more unified. He believes in his experience people tend to do a one man show. Left hand needs to know what the right is doing. He believes where Ms. Solis is, she is the prime person to put the components together, but still learning her position. Adding to maybe ask the mayor to develop taskforce.

Pastor Johnson referenced Joan Jackson-Johnson working with the churches and she advised the churches to not contribute to individuals but contribute to the agency's or organizations that help them. Councilmember Brown asked if they have worked with Kim Coleman. Both Pastors indicated they know her name but have not been in any meetings that she's attended.

Capital Area Transportation Authority – Bradley Funkhouser, CEO and Lolo Robison, Director of Marketing, Customer Experience & Public Information

Mr. Funkhouser stated one recommendation he sees is bumping the clergy to front of the line. Adding this is a very difficult problem we've had for a long time. What they learned from day one is starting with their mission which is transportation. Growing back from the pandemic, and during the rebuild period they've had an increase in those that are homeless, challenged or unhoused, and other needs as social service and financial. He feels they've made great gains but lot to do.

Ms. Robison explained one of her roles is engagement with community partners on wide range of issues. Some actions they've addressed towards. They have long provided complimentary tokens and passes through their transportation hubs or 18 agencies. In FY 22, CATA recorded 35,000 in token and 100 bus pass donations in FY23 year to date 33,000 tokens and 100 bus passes. Of the 18 partners range from Advent House, Capital Area Ministry Services, Cardboard Prophets, Rescue Mission, The Fledge, Cristo Rey to name a few. CATA continuously participates in round table discussions with CoC. Councilmember Hussain asked by partnering with the agencies does that mean they can access tokens/passes at these locations, and Ms. Robison confirmed it is one of many ways. Mr. Funkhouser added the strategy is important and they want to be on the front end of it.

Ms. Robison gave an overview of the following:

- They work with the CoC and Rawley VanFossen to address various needs
- They partner with school districts to provided transportation to the three high schools
- Provide upward of 400 afterschool meals per month for those who are at the CTC and identified as unhoused
- Advocacy officers regularly engaging child protective service to help reunite students with estranged family members to remain safe and off the streets
- Met with Mark Criss at Rescue Mission and they have a proposal for day/night shelter
- Partner with Cit of Lansing and other municipalities for things like the annual coat drive program
- Involved with Mayor's senior resource fair, BW&L resource fair, Disability Network, TCOA, Peckham etc.
- For the city/county they provide sponsorships of many diverse programs. In 2022 provided 41 sponsorships and 48 programs. Year to date CATA had provided 50 organizations and 69 initiatives
- Homebuilding projects
- In 2018 State of Michigan identified 3,605 homeless veterans, in 2021 the VA reported 24,000 almost 700 resided in Clinton, Eaton and Ingham, with Ingham has the largest population of 12,850. In 2021 CATA Board of Directors approved year round system wide free fare for US military veterans, 1 year after implementation they recorded 92,772 free trips, year to date in 2023 more than 118,000 trips

- Since 2020 they have been meeting with Kim Coleman, and Susan at Advent House, to better understand the needs of the homeless and be better resources to effectively assist. Often LPD are present at meetings
- During the pandemic CATA Helped transport those exposed to isolation centers and vaccinations/testing centers etc.

Councilmember Brown asked if they are working with the Social Workers in LPD, Ms. Robison confirmed.

Ms. Robison continued that in Feb 2021 they successfully onboarded an Advocacy Officer through Advent House this is a trained and experienced social worker who is also a street outreach specialist, he supports community advocacy program and the downtown CTC, his name is Aaron Abbott. They have a second who is Enrique who is bilingual. They work hard to build trust and assess individual needs and educate to available resources. An added benefit, the MSU Street Medicine works directly with their advocates every other Saturday and operate total health clinics with locate shelters and are in conversations to have inhouse at CTC especially during cold season.

They also transition from hotels to income based apartments, help obtain birth certificates, social security numbers, state ID's, and other official documents. Councilmember Brown asked are the Officers supporting these individuals and then CATA taking them to the locations. Ms. Robison confirmed.

Ms. Robison continued the advocacy officers work with Community Mental Health, AARP to help re-enter into the work force and provide bus passes. Assist re-entering citizens so they can check in with parole officers and avoid re-incarceration and have provided bus passes and donated unclaimed bicycles. Officers have been trained on the HMIS. Important to note that CATA's initiatives are funded through their operating budget. CATA currently does not service as a 24/hour cool/warm center but do during the hours of operation which is 7a-7p M-F and 9a-5p on weekends. Advocacy officers also assist those having difficulty with landlords. They were approved in June to operate a license safe place transit program for those facing domestic abuse/violence. They recognize that homelessness is culminated from a variety of factors like poverty, housing, unemployment, health issues, substance abuse.

Councilmember Brown and Hussain would like to invite CATA to COW for a full presentation.

Councilmember Brown said related to employment that the transportation system (not CATA) doesn't connect to those communities that have the jobs. What are they doing to advocate for the needs and is it a local thing or regional. Mr. Funkhouser stated that he is also the Executive Director of EATRAN and hope to combine in the future between the three counties.

Councilmember Hussain mentioned a report in the Lansing State Journal that CATA was looking to partnered with LHC on two projects, his understanding that it may hinge on a \$15 million appropriation, asked for an update. Mr. Funkhouser answered in conversations with Mr. VanFossen, they found that with state leaders other funding pots in the state budget they can exercise with the developer and continue pursuing. For example, offer incentives to those that sign a lease like offering bus passes. Councilmember Brown asked how CATA is preparing to be a housing landlord, Mr. Funkhouser indicated they are not.

Councilmember Brown lastly asked about safety on the buses. Mr. Funkhouser

First state he rides the bus, feels it's safe and second these are the same community members that are riding the bus, going to the store/library's going from A to B. They do have a system of supervisors for the school kids with immediate response, and resource officers from schools that know the kids. There are some issues on the bus however, increasing cameras and communication.

**DISCUSSION/ACTION**

**DISCUSSION – Committee Recommendations and Reporting**

- i. Resolution establishing the Ad Hoc Committee on Homelessness & Solutions #2023-014
- ii. 2023 Committee Minutes

**PUBLIC COMMENT**

Rita Dunlop spoke on a possibility of a third shift for CATA, Mr. Funkhouser responded they have had this request and they are looking into it.

Pastor Johnson spoke of a concern of the difference between ‘affordable housing’ and ‘low-income housing’, there needs to be more low-income, most affordable housing is not affordable.

Ulices Rosa asked the CATA presenters if they hear of the F.O.R.T. Program through Lansing School District. Ms. Robison responded no, and Ms. Richmond said she would forward the information presented by LSD.

**OTHER**

**ADJOURN**

Adjourned at 4:53pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

DRAFT



## MICHIGAN RENTER'S BILL OF RIGHTS

(Bills being drafted using the [University of MN Tenants' Bill of Rights](#).)  
<https://create.umn.edu/wp-content/uploads/2020/02/Renters-Bill-of-Rights.pdf>

MI's 2023-2024 Housing Packages seek to rebalance the power between landlords and tenants, guarantee the safety of housing, codify the right of tenants to advocate for themselves, and to establish fairness in building equity.

*These bills are in addition to our strong advocacy for state and local funds toward a 24 hour warming center with wraparound services in Lansing.*

The core package is the Renter's Bill of Rights and the main complimentary legislation is the Homeless Bill of Rights, as requested by advocate for the houseless Mike Karl (Lansing).

A renter's bill of rights is a suite of legal mechanisms that protect renters from landlord exploitation. These laws work to affirm the rights of renters against health hazards, harassment, and displacement. While framed here as a cohesive policy tool, these tenant protections are often enacted independently. The "bill of rights" terminology points to a broad narrative grounded in a universal right to safe and healthy housing. This coordinated framework also acknowledges that one or two solutions alone will not be enough to guarantee renter protection.

### CLAUSES THAT MAY BE INCLUDED IN A RENTER'S BILL OF RIGHTS

- Fee limitations
  - Restricts application fees and/or the percentage of rent that a landlord can charge for a rental deposit;
- Relocation assistance
  - Stipulates that a landlord must pay a certain amount towards moving costs for tenants who are displaced by housing rehabilitation, demolition, or other breaks in the lease agreement;
- Fair chance
  - Prevents consideration of criminal history in rental application process; an anti-discrimination measure wherein landlords cannot consider the criminal history of an applicant when evaluating potential tenants; The most violent crimes would be exempt from this policy;
- First come, first served
  - Requires landlords to accept the first rental application that meets their publicly stated rental requirements; Anti-discriminations;
- Renter agency for repairs
  - Allows tenants to take care of repairs themselves and charge the landlord accordingly; it is a policy aimed at landlords who often take a long time or refuse outright to make necessary repairs;

*Submitted  
@ natg.*



- Surprise building inspections
  - Works to enforce landlord accountability by increasing the frequency of city inspections to assure the quality and safety of rental units;
- Right to organize
  - Prevents landlords from interfering if renters decide to form a tenants' union;
- Just-cause eviction
  - Strictly limits when and how landlords can remove tenants by forcing them to prove that the situation meets a certain standard to justify eviction; Anti-discrimination
- Adequate notice for rent changes
  - Requires Landlords to give a certain amount of warning before they raise rents.
- Right of first refusal;
  - When a landlord puts a building up for sale, this bill gives tenants the power to band together and put up the money to purchase the building for themselves;
  - In some cases, tenants may also assign this right to a local nonprofit like a community land trust;
- Right-to-counsel
  - Guarantees that all renters should have publicly subsidized legal representation in housing court.
  - Approps; Funding is needed to support pro-bono/legal aid housing organizations; Michigan has a severe shortage, overwhelming existing organizations;
  - Legal services may be used by tenants for representation and advice; May be used by landlords as resource to confirm rights and responsibilities.
- Eviction expungement
  - Creates expungement of eviction history if tenant has caught up on back-rent and \_ number of years have passed since last expungement;
- Rent control
  - Removes ban on local restrictions on rent control policies; Grants autonomy to local government toward enacting rent control.
- Credit history
  - Eliminates credit history as a means of considering a tenant's ability to afford a rental residence.
- Area Median Income
  - Redefines area median income; essential change to ensure calculation of "affordable and accessible" housing is accurate in relation to each community.
- Social Determinants of Houselessness/Eviction Resource Disclosure
  - Requires landlords to provide information on community resources that support tenants in addressing social determinants of houselessness at time of lease signing and upon first notice of missed rent payment/payment 30+ days late; potentially in collaboration with United Way 211;
  - Approps; to 211 for increased capacity/services statewide.
- Landlord Licensing; education (Dievendorf)



- Requires education of prospective landlords prior to licensing or at the time of landlord re-licensing if already a landlord;
- Requires that landlords develop an understanding of the social determinants of houselessness, the impact of eviction on houselessness, landlord responsibility to ensure safety and fairness in housing for tenants, and resources available to assist and support tenants encountering social determinants of houselessness;
- Approps to fund landlord education.

## CURRENT STATUS OF TENANT PROTECTIONS

There are several long-standing federal- and state-level renter protections. At the federal level, renter protections are primarily regulated by the Fair Housing Act (FHA). This Act was part of the Civil Rights Act of 1968 and signed into law by President Johnson. It prohibits housing discrimination (including rental discrimination) based on religion, race, sex, and national origin. Upon later amendment, these protections were expanded to account for disability and family status. State-wide protections vary significantly, but the Department of Housing and Urban Development provides a central repository for state-by-state regulations.

The demand for municipal level tenant protections to bolster insufficient state and federal regulations has grown as the displacement crisis has worsened. Washington D.C., for example, enacted a Tenants Bill of Rights in 2015, which even requires landlords to supply rental applicants with a copy of the legislation. Other municipalities have recently passed increasingly stringent renter protection laws including Seattle, Portland, and Palo Alto.

Other cities have been focusing efforts on right-to-counsel. The most robust example comes out of New York City, which in 2017 became the first place in the country to guarantee a lawyer to every tenant facing eviction, dedicating \$155 million to the effort. Cities in Pennsylvania, California, Massachusetts, along with Washington D.C. are currently pursuing similar right-to-counsel measures.

## CONSIDERATIONS

### Local Context

Just as the rental market is highly variable from one municipality to the next, the obstacles that renters face depends on market conditions, landlord incentives, and existing housing policy. A renter's bill of rights presents an opportunity to examine the landscape as it currently stands and address it accordingly.

### Burden of Enforcement

Once legal protections are in place, enforcement remains an obstacle. In cases where landlords don't follow these laws, the burden falls on the renter to both know their rights and take their complaint to the city. Furthermore, municipalities often do not have the resources nor the infrastructure to enforce these laws fully.



## Legal Challenges

Many of the measures included in a renter's bill of rights directly challenge a power structure upheld by decades of legal precedent affirming the rights of private property owners. Because of this, municipalities are likely to face legal challenges to newly enshrined renter protection laws. In Seattle, for example, a judge overturned the city's first come, first served rental law, declaring it unconstitutional. The legal challenge, brought by a group of landlords, claimed that these requirements violated their rights to property, free speech, and due process.

## Additional Michigan Housing Bills

- Rental Inspection Continuity
  - Creates uniform/statewide definition for adequate, accessible, affordable, and safe housing;
- Short-term rentals
  - Regulation of short-term rentals (Airbnb, etc.)
- Manufactured home eviction reform
  - Protections those evicted from mobile home community from loss of housing property;
- Survivor Housing Protections
  - Provides right of domestic/sexual violence survivor to break lease without penalty.
- Returning Citizen/nonprofit Building Contracts (Dievendorf)
  - Creates incentives to hire returning citizens and nonprofits focused on providing opportunities to communities disproportionately impacted by discrimination for contractor and construction projects which improve the quality of aging and unsafe housing;
- Returning Citizen Housing (Dievendorf)
  - Removes restrictions on returning citizens housing together; likely will include exemptions for some offenses;
- Migrant Farm Worker Housing (Dievendorf and Paiz)
  - Supports the building and improvement of migrant housing;
  - Creates definition for adequate, accessible, affordable, and safe housing;
  - Appropriations needed to improve and build migrant worker housing;
- Source of Income
  - Protects tenants from source of income being used as a reason to deny housing; anti-discrimination.
- Cap on Homestead Penalties
  - Creates upper limit for homestead property
- Homeless Bill of Rights (Dievendorf)
  - Protects houseless individuals from discrimination based on housing status;
  - creates clear right to equitable access to spaces and services, as well as right to equal opportunity;

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## Passed and Anticipated Housing Funding MI - FY 2023-2024

### Provided for in Budget Supplemental Signed by Governor Whitmer, HB 4016, PA 5 (2023)

#### Sec. 709. Labor and Economic Opportunity

\$150M Current Fisca

Creates program guidelines for Housing Gap Financing and Affordable Housing program. Requires funds to be spent on grants or loans to for-profit and nonprofit developers for housing developments that qualify for tax credits under the Federal Low Income Housing Tax Credit (LIHTC) and allocates funds as follows: 40% for grants or forgivable loans for new multifamily affordable housing units; 20% for grants or forgivable loans for projects awarded 9.0% tax credits under the LIHTC, prioritized by the date of initial LIHTC approval, and prioritizing owners who received approval before December 31, 2021; 25% for grants, loans, or forgivable loans for construction of affordable housing for properties that have already received loans through the Michigan State Housing Development Authority (MSHDA), or meet other specific criteria; and 15% for grants or forgivable loans for properties that previously received a LIHTC, are subject to an existing use restriction under that LIHTC, and that receive and allocation of volume cap through MSHDA. Allows up to 5% of appropriation to be used by MSHDA to administer the program. Requires American Rescue Plan (ARP) funds to be used with first priority. Establishes a work project.

#### Anticipated Housing Funds in Budget (Budget NOT Finalized)

As of June 14, 2023 there was a \$50M earmark above \$1.2B in perpetuity (renewed yearly) to the Michigan housing fund.

# HOUSE BILL NO. 4919

July 18, 2023, Introduced by Rep. Dievendorf and referred to the Committee on Economic Development and Small Business.

A bill to establish a bill of rights for the homeless; and to provide a remedy for violation of those rights.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1       Sec. 1. This act may be cited as the "bill of rights for the  
2 homeless act".

3       Sec. 2. It is the long-standing policy of this state that an  
4 individual should not suffer unnecessarily from cold or hunger, be  
5 deprived of shelter or the basic rights incident to shelter, or be  
6 subject to unfair discrimination based on the individual's homeless  
7 status. Many individuals are homeless as a result of economic  
8 hardship, a severe shortage of safe and affordable housing, and a

*Submitted  
County*

1 shrinking social safety net. In particular, youths aged 13 to 15  
2 and young adults aged 16 to 23 often suffer from deprivation  
3 because they are homeless or perceived as being homeless. It is the  
4 intent of this act to lessen the adverse effects and conditions  
5 caused by the lack of a residence or a home.

6       Sec. 3. (1) An individual's rights, privileges, or access to  
7 public services must not be denied or abridged solely because the  
8 individual is homeless or perceived as being homeless. An  
9 individual who is homeless shall be granted the same rights and  
10 privileges as any other citizen of this state. An individual  
11 experiencing homelessness has all of the following rights:

12       (a) The right to use and move freely in public spaces,  
13 including, but not limited to, public sidewalks, public parks,  
14 public transportation, and public buildings, in the same manner as  
15 any other individual and without discrimination on the basis of the  
16 individual's housing status.

17       (b) The right to equal treatment by all state and municipal  
18 agencies, without discrimination on the basis of housing status.

19       (c) The right to freedom from discrimination in employment  
20 because of the lack of a permanent mailing address or having a  
21 mailing address that is a shelter or social service provider.

22       (d) The right to emergency medical care free from  
23 discrimination based on housing status.

24       (e) If the individual is a United States citizen, the right to  
25 vote, register to vote, and receive documentation necessary to  
26 prove identity for voting without discrimination due to housing  
27 status.

28       (f) The right to protection from disclosure to state,  
29 municipal, or private entities without appropriate legal authority

1 of the individual's records or information that was provided to a  
2 homeless shelter or service provider; and the right to  
3 confidentiality of personal records and information in accordance  
4 with all limitations on disclosure established by requirements  
5 under a federal homeless management information system, the health  
6 insurance portability and accountability act of 1996, Public Law  
7 104-191, or the violence against women act of 1994, Public Law 103-  
8 322.

9 (g) The right to a reasonable expectation of privacy in the  
10 individual's personal property to the same extent as personal  
11 property in a permanent residence.

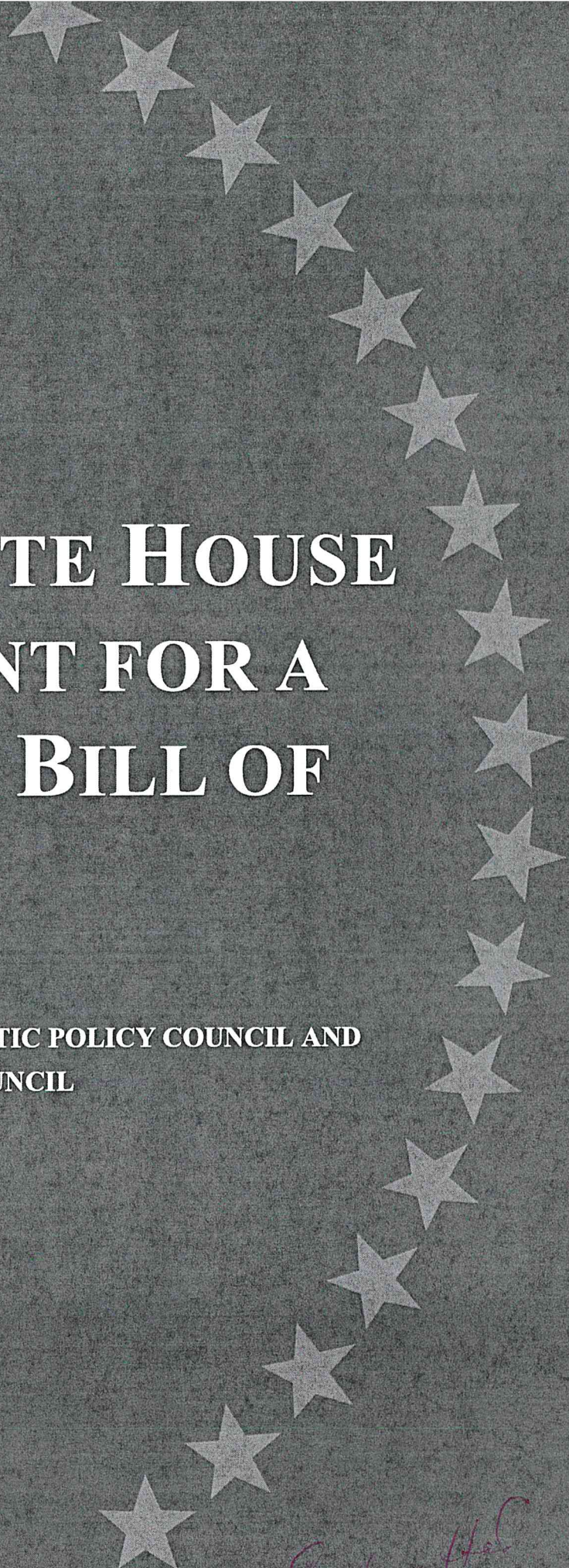
12 (h) The right, if a homeless youth, to be enrolled in school  
13 without delay or discrimination because of housing status.

14 (2) As used in this section, "housing status" means the status  
15 of having or not having a fixed or regular residence, including the  
16 status of living on the streets, in a shelter, or in a temporary  
17 residence.

18 Sec. 4. In a civil action alleging a violation of this act,  
19 the court may award appropriate injunctive and declaratory relief,  
20 actual damages, and reasonable attorney fees and costs to a  
21 prevailing plaintiff.

22 Enacting section 1. This act takes effect 90 days after the  
23 date it is enacted into law.





# THE WHITE HOUSE BLUEPRINT FOR A RENTERS BILL OF RIGHTS

PREPARED BY THE DOMESTIC POLICY COUNCIL AND  
NATIONAL ECONOMIC COUNCIL

JANUARY 2023

*Submitted*

## Legal Disclaimer

The *Blueprint for a Renter Bill of Rights* is a white paper published by the White House Domestic Policy Council and National Economic Council. It is intended to support the development of policies and practices that promote fairness for Americans living in rental housing.

The *Blueprint for a Renter Bill of Rights* is a statement of principles; it is not binding and does not itself constitute U.S. government policy. It does not supersede, modify, or direct an interpretation of any existing Federal, state, or local statute, regulation, or policy. Any federal agency actions referenced in this document will be implemented separately by the relevant federal agencies pursuant to their legal authorities. It does not constitute binding guidance for the public, states, localities, or Federal agencies and therefore does not require compliance with the principles described herein. Adoption of these principles may not meet the requirements of existing statutes, regulations, policies, or the requirements of the Federal, state, or local agencies that enforce them. These principles are not intended to, and do not, prohibit or limit any lawful activity of a government agency.

The appropriate application of the principles set forth in the *Blueprint for a Renter Bill of Rights* depends significantly on the context in which the principles are being applied. In some circumstances, application of these principles in whole or in part may not be appropriate. Even in contexts where these principles may not apply in whole or in part, Federal departments and agencies remain subject to existing laws, regulations, and policies that govern rental housing.

The *Blueprint for a Renter Bill of Rights* is not intended to, and does not, create any legal right, benefit, or defense, substantive or procedural, enforceable at law or in equity by any party against the United States, its departments, agencies, or entities, its officers, employees, or agents, or any other person, nor does it constitute a waiver of sovereign immunity.

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Over 44 million households, or roughly 35 percent of the U.S. population, live in rental housing. And while federal laws such as the Fair Housing Act, the American with Disabilities Act, the Violence Against Women Act, and Fair Credit Reporting Act offer renters certain focused protections, there is no comprehensive set of federal laws protecting renters. Instead, our nation's rental market is defined by a patchwork of state and local laws and legal processes that renters and rental housing providers must navigate.<sup>i</sup>

That patchwork of renters rights, a shortfall of affordable housing, and a longstanding challenge of rents rising faster than incomes contribute to housing insecurity that millions of American renters experience every year. This is particularly true when there are dramatic rent increases, like the 17.2 percent increase in average rents that occurred in just one year between February 2021 and 2022.<sup>ii</sup> Many rental housing providers act responsibly and provide tenant protections beyond what is required by federal, state and local laws. However, research and reporting have documented ways that some renters are exploited by housing providers—who do not abide by the law or the lease agreement—with little recourse that results in the loss of their housing.<sup>iii</sup>

Providing principles and best practices for tenant protections is important for a well-functioning housing market but also for the larger society—and is the key goal of this Blueprint for a Renters Bill of Rights (Blueprint). The federal actions announced at the same time as this Blueprint will promote those principles. This Blueprint sets out five common-sense principles that create a shared baseline for fairness for renters in the housing market, which include the need for renters to have access to:

- Safe, Quality, Accessible and Affordable Housing;
- Clear and Fair Leases;
- Education, Enforcement, and Enhancement of Renter Rights;
- The Right to Organize; and
- Eviction Prevention, Diversion, and Relief.

This Blueprint and the federal actions that promote these principles were developed as part of a six-month process to seek and distill input from people across the country—from tenants to housing providers, legal associations, and advocates. By engaging in dialogues, listening sessions, roundtable discussions, and stakeholder meetings, people from across the United States spoke up about the importance of tenant protections, rental affordability, and resident-centered property management practices. In doing so, they played a central role in shaping this Blueprint for a Renters Bill of Rights and the new commitments by federal agencies to advance a stronger, more equitable rental market.

In addition to underpinning the policy actions that the Administration is announcing today, these principles will, where possible, guide future federal policies and programs and updates to rulemaking, guidance, and notices governing existing policies and programs.



# First Principle: Access to Safe, Quality, Accessible and Affordable Housing

Renters should have access to housing that is safe, decent and affordable and should pay no more than 30 percent of household income on housing costs. Owners of rental housing and state and local governments should ensure that homes for rent meet habitability standards and are free of health and safety hazards, such as lead or mold. In addition, owners should provide services and amenities as advertised or included in the lease (such as utility costs and functional appliances) and ensure that the residential housing unit is well maintained (including common areas). Renters should face minimal barriers when applying for housing and receiving housing assistance, which includes minimally burdensome application and documentation requirements and fair and equal tenant screening. Increases in rents should be reasonable, with the acknowledgement that rents may need to increase to cover operating costs. These increases should be transparent and fair to protect against gouging.

## Why this Principle is Important

Even before the pandemic, rents were rising much faster than wages. In 2019, almost one quarter of the 44 million renter households spent at least half their earnings on rent.<sup>iv</sup> In the last three years, rental affordability has worsened, with rents rising nearly 26 percent nationally during the pandemic,<sup>v</sup> forcing many Americans to make difficult trade-offs in their household budgets between food, healthcare, and education because “the rent eats first.”<sup>vi</sup> Housing is essential to a broad set of outcomes. Housing affordability, quality, safety, stability, and location affect people’s health.<sup>vii</sup> A clear example of this is the negative impact of lead exposure on children’s development.<sup>viii</sup> Higher out-of-pocket rent burdens are associated with increased likelihood of postponing medical services and negative health outcomes, particularly for households with the highest cost burdens.<sup>ix</sup>

The recent pandemic highlighted the longstanding reality that renters often face significant burdens when trying to access the housing assistance they need.<sup>x</sup> This is why the Biden-Harris Administration made significant efforts to reduce application and administration burdens in its emergency rental assistance programs, which resulted in an equitable distribution of resources to renters in need.<sup>xi</sup>

Limited housing supply has created more competition for fewer available units, which gives owners even more leverage in deciding to whom to rent to, what lease terms to offer, and whether and how much to raise rents. At the same time, the housing stock in America is aging, and more rental housing is facing obsolescence or poor housing conditions.

## From Principle to Practice

The Biden-Harris Administration is committed to advancing housing affordability and quality, and providing financial support to renters and housing providers. The American Rescue Plan provided over \$33 billion to assist renters and housing providers with emergency rental



assistance, emergency housing vouchers, subsidies for new housing supply, and resources for fair housing and legal counsel. Earlier this year, to reduce housing costs, the Administration released a Housing Supply Action Plan highlighting a broad set of legislative and administrative actions that would help to close the housing supply gap in five years. In fiscal year 2022 and fiscal year 2023, the President’s Budget proposed the largest expansion of the Housing Choice Voucher program in decades as a down payment toward ensuring every extremely low-income household can access affordable housing.

The Administration is announcing the following new actions:

*Increasing Housing Affordability and Access:*

- The Federal Trade Commission (FTC), an independent agency, has announced it will explore ways to expand the use of its authority under the FTC Act to take action against acts and practices that unfairly prevent consumers from obtaining and retaining housing. The FTC has indicated it will issue a Request for Information along with the Consumer Financial Protection Bureau (CFPB), an independent agency, to obtain data to assist in identifying these practices and the harms they cause to housing applicants and those renting for use in enforcement and policy actions.
- The Department of Justice (DOJ) will host a workshop with law, technology, and other subject matter experts on the impact of modern methods of information-sharing in consumer-facing markets. This workshop may inform potential guidance updates around anticompetitive information sharing.
- As announced in November, the Federal Housing Finance Agency (FHFA), an independent agency, will increase affordability in the multifamily rental market by classifying multifamily loans with loan agreements that restrict rents at levels affordable to households with incomes between 80 and 120 percent of Area Median Income as “mission driven.” In 2023, FHFA required that at least 50 percent of all Freddie Mac and Fannie Mae purchases of multifamily loans be mission-driven. In 2022, Freddie Mac and Fannie Mae purchased a combined \$142 billion in multifamily loans supporting over one million units. If the same activity holds in 2023, this would mean an investment in approximately 700,000 affordable units.
- FHFA and the Enterprises, Fannie Mae and Freddie Mac, has announced it will launch a process to conduct stakeholder outreach and engagement to identify the opportunities and challenges of adopting and enforcing tenant protections including policies that limit egregious rent increases at properties with Enterprise-backed mortgages going forward. These efforts will ensure future initiatives by the Enterprises will continue to be informed by data analysis, diverse viewpoints, and best practices in the multifamily market. FHFA will maintain transparency throughout the process and provide periodic updates, including one within six months, to interested stakeholders on any developments.
- The Department of Defense (DoD) will ensure that military members can receive housing assistance from their installation Military Housing Office regardless of whether they live on- or off-base, to include assistance finding suitable, affordable housing; inspecting housing units prior to leasing; negotiating rents; reviewing leases; resolving landlord



disputes; and addressing accessible housing issues and potential housing discrimination complaints.

- The Department of Housing and Urban Development (HUD) will seek public comment on ways it can improve its Section 504 regulations and the accessibility standards for HUD-assisted facilities to ensure that individuals with disabilities have equal access to all HUD-assisted programs, activities, and facilities, such as public housing, affordable housing, homeownership programs, homeless shelters, and disaster recovery.
- Building from existing stakeholder engagement, the White House, Department of Agriculture (USDA), the Department of the Treasury (Treasury), and HUD will meet with a broad, diverse, and varying group of tenants and tenant advocates on a quarterly basis to hear their perspectives on dynamics in the rental markets and opportunities to strengthen tenant protections. These meetings will enable multiple agencies and their staff to learn from the lived experience and expertise of tenants and their advocates and will inform agencies' policymaking and enforcement efforts.

#### *Improving Housing Quality*

- USDA will pilot a program in 2023 that will institute a uniform and independent inspection protocol across its housing portfolio, using trained inspectors and ensuring equitable treatment of tenants.
- HUD will launch the National Standards for the Physical Inspection of Real Estate (NSPIRE) nationwide in fiscal year 2024. NSPIRE is the new physical inspection model designed to promote HUD's goal of reducing health and safety hazards in the home and identifying concerns important to tenants that live there. NSPIRE aligns multiple HUD programs to a single set of inspection standards so that the same expectations of housing quality can be achieved across HUD programs. NSPIRE is the product of a years-long collaboration with a diverse group of stakeholders, including resident groups, property owners and managers, public housing agencies, and public health and public safety professionals, who have provided critical input to the standards, processes, and protocols.
- FHFA, Freddie Mac, and Fannie Mae are updating the Enterprises' radon testing due diligence standards for multifamily housing to ensure they are comprehensive, data informed, fully understood by property owners, and properly implemented and enforced.



## Second Principle: Clear and Fair Leases

Renters should have a clear and fair lease that has defined rental terms, rights, and responsibilities. Leases should not include mandatory arbitration clauses, unauthorized terms, hidden or illegal fees, false representations, or other unfair or deceptive practices. A lease should provide a transparent policy regarding security deposits, with those deposits being appropriately sized and placed in an interest-bearing account for the duration of the lease. The lease should also provide reasonable advance notice of actions related to the unit, including notice of entry for inspection by the housing provider and significant changes to the unit. Finally, the lease terms should be written in simple and clear language accessible to the renter, and the leasing process should ensure tenants understand the terms of the lease through a plain-language briefing.

### Why this Principle is Important

A lease establishes the foundation for the housing provider and tenant relationship, highlighting the rights, responsibilities and recourse that exists for both parties. A lease covers the terms for what is likely the largest single expense a household makes each month and over the course of a year. A 2022 study of leases in Philadelphia found that over time, leases have increasingly used unenforceable terms, meaning a provision that would not hold up if contested in court, such as a disclaimer of liability of negligence.<sup>xii</sup> Similarly, a 2017 study of leases in the Greater Boston Area found a prevalence of unenforceable provisions in leases, and the systemic lack of disclosure of what rights tenants do have.<sup>xiii</sup> The trend of more leases with problematic provisions could be partially attributed to increased use of shared forms, which are easily accessible through the internet and may include terms that are not legally enforceable in the state or locality in which the property is located.<sup>xiv</sup> These lease terms likely affect tenant decisions and behavior, because tenants often believe the terms are enforceable<sup>xv</sup> and renters must pursue legal recourse if the landlord tries to enforce such terms.

Research also suggests that consumers often do not read contracts.<sup>xvi</sup> In the case of residential leases, some renters may not read their lease at all because they see it as a “take it or leave it” document. Others may not read it because they believe it is written in legal language they will not understand. Few renters who read the lease and find concerning provisions mention their concern to landlords or leasing agents or contest the lease.<sup>xvii</sup>

### From Principle to Practice

A key exemplar of the clear and fair lease principle in federal policy is the Department of Defense Tenant Bill of Rights, which informs the model lease it implemented for the Department’s privatized housing program.<sup>xviii</sup> To ensure prospective and existing military housing tenants understand the terms of the lease with the private sector housing provider, DoD provides a supplemental plain language briefing. To resolve any issues that are not being addressed by their housing provider, military members have access to a Military Tenant Advocate employed by the installation.

Separately, in 2022, HUD released new [guidance](#) to include costs such as security deposits as an eligible use of administrative fees that public housing agencies receive to operate the housing



voucher program. Such policies are important because security deposits are a standard part of most housing lease agreements but often a barrier for low-income tenants to securing housing.

The Administration is announcing the following new actions:

- USDA will institute a broad set of actions that will advance clear leases and ensure tenants can seek compliance with lease terms without facing retaliation across its portfolio of 400,000 units of multifamily rental housing. Specifically, USDA is developing a clear and fair lease that is similar to the model lease used in HUD Section 8 properties. USDA will also create a tenant grievance FAQ outlining clear steps for tenants appealing a management decision, and will distribute it to owners and management agents, ask for distribution to tenants and tenant advocacy groups. Further, USDA Rural Development is working to create a Tenant Rights and Responsibilities brochure modeled after HUD Multifamily's brochure for assisted housing residents, increasing consistency between the two agencies and clarifying Rural Development tenants' rights and responsibilities. USDA will explore updating its regulations to require borrowers with federal credit from the department's Rural Housing Service to utilize the brochure.



## Third Principle: Education, Enforcement, and Enhancement of Rights

Federal, state, and local governments should do all they can to ensure renters know their existing legal rights, and to protect renters from unlawful discrimination and exclusion that can take many different forms. Government bodies at all levels should ensure that rights and protections provided under the Fair Housing Act and other federal laws and regulations, as well as state and local fair housing laws and regulations, are known and enforced.

The Fair Housing Act bans discrimination based on race, color, religion, sex (including sexual orientation and gender identity), disability, familial status, and national origin, including practices that have an unjustified disparate impact on a protected class. The Fair Housing Act and state and local laws should be expanded to expressly prohibit discrimination based on source of income. All renters should also be safeguarded against sexual harassment by housing providers and their staff. And survivors of domestic and dating violence, stalking, and sexual assault should not be penalized because of the acts of abusers.

It is important to note that exclusion in rental markets manifests in different ways, such as through inaccurate information appearing in tenant background checks. It is essential that tenant background checks are legal, fair, and non-discriminatory to ensure renters can access housing and have neighborhood choice. Housing providers are required by law to inform applicants for rental housing why they were denied or charged more.

### Why this Principle is Important

Discrimination and exclusion have long been significant factors shaping the housing market.<sup>xix</sup> While the Fair Housing Act is an important cornerstone of ensuring that the housing market is equal and fair,<sup>xx</sup> there is a continuing need to bolster existing laws and enforcement efforts and to pass new laws to address the nation's fair housing needs.<sup>xxi</sup> To this day, millions of renters experience discrimination in the housing market annually, although a large share never report it.<sup>xxii</sup>

Discrimination in housing takes many forms, many of which can be difficult to identify.<sup>xxiii</sup> For example, research finds that in many markets property managers are less likely to respond to prospective Black and Latino tenants when they inquire about open rental listings, thus driving disparate housing options and outcomes.<sup>xxiv</sup> People with disabilities face unequal treatment, access barriers, harassment, retaliation, discriminatory statements, and failure to provide reasonable accommodations for policies and allowance for reasonable modifications to unit design at disproportionate levels.<sup>xxv</sup> Likewise, survivors of domestic violence, dating violence, sexual assault, and stalking are at greater risk of homelessness and housing discrimination because of the violence committed against them. Congress recently addressed this through strengthened protections in the 2022 reauthorization of the Violence Against Women Act.<sup>xxvi</sup>



Housing discrimination also results from algorithms and credit reports used routinely in background checks and screening reports on tenant applicants, which can have negative effects on housing options,<sup>xxvii</sup> particularly for Black, Latino, and Asian households who are at greater risk of error in these reports.<sup>xxviii</sup> Although housing providers are legally required to provide adverse action notices (i.e., notice that information in a credit report was used to deny or alter the terms of the offer for credit, housing, employment, insurance, or other benefits), many applicants for rental housing do not receive any notice of the reason they are denied housing. Receiving notice of the reason for the denial would enable them to correct errors in a tenant screening report or address other reasons that might affect future housing access.

Source of income discrimination is the practice of not renting to a household or withholding property services, facilities, or privileges based on the source of income of the individual, which can include a Housing Choice Voucher, other forms of housing subsidy, or non-wage income sources, such as alimony or child support.<sup>xxix</sup> Source of income discrimination can be used as a proxy for other forms of discrimination. Laws that ban discrimination based on source of income can both increase a household's ability to find housing with the Housing Choice Voucher and broaden the neighborhoods they can access.<sup>xxx</sup> Further efforts to partner with housing providers and reduce administrative burdens associated with accepting rental assistance serve as important complements to such mandates.<sup>xxxi</sup>

## From Principle to Practice

HUD's Office of Fair Housing and Equal Opportunity (FHEO) has issued several guides and materials to inform landlords and tenants about important fair housing obligations. If tenants or persons seeking housing believe they have been discriminated against, they can reach out to FHEO, which enforces the Fair Housing Act for HUD. HUD is finalizing a rule to clarify that the Fair Housing Act continues to bar practices with unjustified discriminatory effects notwithstanding efforts to weaken its reach. In addition, HUD has published a proposed Affirmatively Furthering Fair Housing rule to strengthen and better align grantee planning efforts to advance fair housing goals.

The Housing and Civil Enforcement Section of the Civil Rights Division at the DOJ has taken several recent enforcement actions under the Fair Housing Act to ensure that providers do not unlawfully discriminate against renters, including with respect to sexual harassment in United States v. Centanni (D.N.J.) and race discrimination in United States v. Crimson Management, L.L.C. et al. (N.D. Ga.). DOJ has also taken several recent enforcement actions aimed at rectifying disability discrimination in rental housing, including in United States v. Heritage Senior Living, LLC et al. (E.D. Pa.), United States v. Miyamoto (D. Wy.), and United States v. Melinda S. Moore Housing, Inc., et al. (W.D. Va.).

The federal government has advanced other rights beyond those protected by the Fair Housing Act. For example, discrimination against a holder of a Housing Choice Voucher is banned in the federal Low Income Housing Tax Credit (LIHTC) program, which is the largest affordable housing production program in the country. The CFPB has released advisory opinions<sup>xxxii</sup> affirming that background check companies that use poor matching procedures, such as name-only matching can violate the Fair Credit Reporting Act's accuracy and permissible purpose



provisions due to the high risk of including information on the wrong tenant in screening reports for rental properties. In addition, the CFPB issued a bulletin affirming the responsibility of background check companies to use adequate procedures when reporting eviction information.<sup>xxxiii</sup> In November, the CFPB issued two companion reports describing the tenant background check market and difficulties faced by prospective renters due to these reports.

The Administration is announcing the following new actions:

*Tenant Background Checks:*

- The CFPB has said it will identify guidance or rules that it can issue to ensure that the background screening industry adheres to the law, and coordinate law enforcement efforts with the FTC to hold tenant background check companies accountable for having reasonable procedures to ensure accurate information in the credit reporting system. The CFPB has also stated that it will continue to coordinate with federal and local government agencies to ensure that tenant screening companies do not illegally disseminate false and misleading information about tenants and that tenants can challenge erroneous information. People experiencing problems with a tenant background check can submit a complaint to the CFPB at [www.consumerfinance.gov/complaint](http://www.consumerfinance.gov/complaint).
- HUD, FHFA, FTC and USDA have said they will work with CFPB to release best practices on the use of tenant screening reports, including the importance of communicating clearly to tenants the use of tenant background checks in denying rental applications or increasing fees and providing tenants the opportunity to address inaccurate information contained within background screening reports. HUD, FHFA and USDA have said they will strongly encourage property owners in their respective portfolios to align with these best practices and inform them of any additional relevant legal requirements in their respective portfolios. HUD will also release guidance addressing the use of tenant screening algorithms in ways that may violate the Fair Housing Act.

*Source of Income Discrimination:*

- Discrimination based on a person's source of income is not expressly prohibited under the Fair Housing Act. There are several ongoing agency actions that will be enhanced, consistent with agency authorities, to reduce such discrimination going forward. Consistent with existing LIHTC rules, the Treasury Department reiterates that LIHTC building owners should lease units in a manner consistent with HUD's nondiscrimination rules and are prohibited from refusing to lease units to prospective tenants due to their status as holders of Housing Choice Vouchers or certificates of eligibility. The Treasury Department will meet with tenants, advocates, housing providers, and researchers to discuss ways to further the goals of tenant protections, including those around source of income, as well as broader issues of affordability and eviction prevention with respect to the LIHTC incentive.
- HUD will explore opportunities to address source of income discrimination through guidance.



- Fannie Mae launched the Expanded Housing Choice pilot program to offer a pricing incentive to property owners who agree not to discriminate against voucher holders. Such efforts present a critical opportunity to increase the share of owners who participate in the Housing Choice Voucher program.

*Protecting Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking:*

- The Violence Against Women Act, which was reauthorized on March 15, 2022 (“VAWA 2022”), provides critical housing protections for survivors of domestic violence, dating violence, sexual assault, and stalking (“survivors”) accessing and maintaining federal housing programs. HUD will implement, via rulemaking, guidance, and other means, VAWA 2022’s new housing protections for survivors and HUD’s new enforcement authorities. In addition, HUD’s upcoming Community Compass NOFO will include up to \$5 million for a Technical Assistance Provider(s) to provide ongoing training and technical assistance to HUD grantees and other stakeholders on VAWA’s housing protections and remedies for survivors.



## Fourth Principle: The Right to Organize

Renters should have the freedom to organize without obstruction or harassment from their housing provider or property manager and should not risk losing their housing because of organizing. Moreover, tenant associations should be recognized by their housing providers or management companies. A renter should be able to identify the owner of their building and how to contact them to engage in important conversations about their property. Such engagement should be a feature of a healthy and productive tenant-landlord relationship.

### Why this Principle is Important

Organizing is an essential means for renters to advocate for resources and policy reform to meet community housing quality, accessibility, and affordability needs.<sup>xxxiv, xxxv</sup> Organizing often highlights structural issues in housing markets, and tenants frequently offer innovative solutions that question status quo responses, because the status quo solution sometimes does not work for them.<sup>xxxvi</sup> Moreover, tenant organizing serves as an important platform for renters to engage in a broad set of community and political processes at the federal, state, and local levels, from which they may otherwise be marginalized.<sup>xxxvii</sup>

There is abundant research that shows organizing has been met with retaliation from housing providers or property managers, such as prohibiting the use of public spaces, threatening eviction, or actually filing an eviction action.<sup>xxxviii</sup> For these reasons, some tenants fear that organizing to improve their current housing situation and advocating for community investment and resources will result in losing their housing rather than seeing much needed improvements.

### From Principle to Practice

Tenants in different types of HUD programs have *recognized rights to organize*. The tenants of multifamily HUD-assisted housing and public housing projects have the right to establish and operate a tenant organization for the purpose of creating a positive living environment and addressing issues related to their living environment. HUD's Multifamily Brochure on Resident Rights and Responsibilities is an important resource for tenants of assisted housing seeking to understand their rights related to habitability, repairs, and the right to organize. The brochure states that residents should be able to: organize without retaliation from housing providers; provide leaflets and post materials in common areas; be recognized as having a voice in residential community affairs; use appropriate common space or meeting facilities to organize; and meet without representatives or employees of the housing provider present.<sup>xxxix</sup> HUD recently published a [Resident Organizing and Participation Toolkit for residents of public housing](#), which provides comprehensive guidance on creating or supporting resident organizations: guides for organizing and running an effective resident council; sample documents to help formally establish and run the resident council; tools for effective use of tenant participation funds; and case studies and profiles of resident councils and public housing agencies that support resident organizing and participation across the country.<sup>xl</sup> HUD is currently working on webinar training to complement the existing toolkit.



The Administration is announcing the following new actions:

- The DoD commits to ensuring that military members living in DoD's government-owned, government-controlled, or privatized housing have the right to organize and affirms their right to report housing issues to their chain of command and/or Military Housing Office without fear of retribution or retaliation.
- HUD's Office of Multifamily Housing is developing a NOFO to distribute appropriated funds to support tenant capacity building activities, including tenant education and outreach.
- HUD's Office of Multifamily Housing will build on existing training and technical assistance strategies to promote engagement with residents and implementation of the Rental Assistance Demonstration (RAD) resident protections, including grievance procedures, by owners of RAD-converted properties. This will include fact sheets and similar public resources, targeted outreach to owners of recently converted properties, and measures to refresh awareness of program expectations following completion of the conversion process.



## **Fifth Principle: Eviction Prevention, Diversion, and Relief**

Renters should be able to access resources that help them avoid eviction, ensure the legal process during an eviction proceeding is fair, and avoid future housing instability. To prevent evictions, renters should have access to just- or good-cause eviction protections that require a justified cause to evict a tenant, and tenants need to receive adequate notice if their lease is not being renewed. Renters should be able to avoid an eviction filing through alternatives to the eviction system, such as eviction diversion and grievance procedures that prevent formal legal proceedings through negotiation, mediation, or arbitration. Resolutions from these processes could include: a grace period for late rent; the ability to preserve tenancy through curing the lease violation by paying rent or correcting the violation; access to a standardized, formal dispute resolution process prior to litigation; and opportunities to meaningfully participate in a pre-eviction diversion program.

If an eviction is filed, tenants should be given 30 days' notice of an eviction action and the right to counsel during an eviction proceeding. The eviction proceedings should be fair and provide: protection from extrajudicial evictions and lockouts; a hearing in a language the tenant understands or with qualified interpreters; a trained, competent, and independent hearing officer; due process protections, including a written record and the ability to present evidence, cross examine, and conduct discovery; and the ability for a tenant to appeal an eviction judgment without bond requirements.

Eviction case filings should immediately be sealed, including in cases of nonpayment of rent, thereby reducing the chance for people to be locked out of future housing opportunities without a chance to defend themselves. Eviction records –both filings and executed judgements—should remain sealed for any minors, for tenants who prevail in their eviction cases, and for tenants who reinstate their tenancy after the entry of judgment. Courts should only unseal eviction records after a judge decides against the tenant, though records listing minors as well as default judgements should remain sealed. Provisions for sealing tenant records should be tailored to state law and procedures.

And for those renters carrying rental debt, fair debt collection practices should include: the ability to enforce payment of rental debt only if there is clear, unambiguous evidence that the debt is owed; and freedom from unfair, deceptive, or abusive attempts to collect.

### **Why this Principle is Important**

Before the pandemic, roughly 900,000 evictions were completed against tenants every single year.<sup>xli</sup> An eviction order increases homelessness and reduces earnings, durable consumption, and access to credit.<sup>xlii</sup> Evictions themselves are associated with a broad set of negative outcomes, including short- and long-term negative impacts on health.<sup>xliii</sup>



Research demonstrates that the process leading up to and during an eviction is full of inequities that negatively impact low-income households' ability to remain housed.<sup>xliv</sup> Such findings indicate that not only does excessive debt accumulate during the eviction process due to late fees, but that the accumulated debt is then sometimes maintained and leveraged by housing providers who use it to threaten a tenant with eviction.<sup>xlv</sup>

Tenants know that the impact of an eviction extends well beyond the eviction itself. For example, eviction records are often included in background checks even when a case is dismissed on the merits or dismissed because the tenant pays overdue rent. An eviction filing often continues to appear on a tenant's screening report and impedes a renter's future ability to find housing.<sup>xlvi</sup> Although many states have passed laws to seal eviction records, when eviction records are not sealed immediately, they can still haunt families. This is because background check companies may fail to remove records from their databases after they are sealed.

Prior to the pandemic, few federal or local efforts supported eviction prevention or a fair eviction process and only a few of these have been evaluated. Research shows that significant procedural differences in the eviction process across jurisdictions can affect outcomes.<sup>xlvii</sup> Preliminary evidence on the role of legal representation suggests that it may reduce the odds of an eviction filing resulting in a warrant to evict.<sup>xlviii</sup> One study found that the expiration of pandemic eviction moratoria was associated with a doubling of instances of COVID-19 and a five-fold increase in COVID-19 mortality,<sup>xlix</sup> suggesting these moratoria reduced COVID-19 transmission and mortality.

## From Principle to Practice

The Emergency Rental Assistance program (ERA) has made over 8 million payments to renters and their housing providers to prevent evictions, and over \$769 million has been expended on housing stability services. The American Rescue Plan's State and Local Fiscal Recovery funds are also being used to support eviction prevention and diversion efforts. As part of a whole-of-government response, DOJ led an effort to encourage states and localities to develop and deploy eviction diversion programs. Over the past couple of years, HUD awarded \$40 million in eviction protection grants.

The FHFA requires that tenants of multifamily properties with mortgages backed by Fannie Mae or Freddie Mac, who are subject to eviction for nonpayment of rent, must be given 30 days' notice to vacate before the tenant can be required to leave the unit. This requirement applies to all Enterprise-backed multifamily properties, regardless of whether the loan is in forbearance.

The Administration is announcing the following new actions:

- HUD will issue a notice of proposed rulemaking, to build upon the previously issued Interim Final Rule, that will propose to require that PHAs administering a public housing program and owners of project-based rental assistance properties provide no less than 30 days advanced notification of lease termination due to nonpayment of rent.



- HUD will award \$20 million for the Eviction Protection Grant Program in fiscal year 2023, which will fund non-profits and governmental entities to provide legal assistance to low-income tenants at risk of or subject to eviction.
- FHFA, Freddie Mac, and Fannie Mae have indicated their commitment to publishing information about the Enterprise Look-Up Tools, which allow tenants to determine if their property is backed by Fannie Mae or Freddie Mac financing and requires the 30-day notice to vacate for non-payment of rent. The Enterprises will continue to publish this information and assess how the individual tools might be enhanced to improve utility.
- Freddie Mac is conducting research on marketable baseline tenant protections and plans to publish a paper as part of FHFA's Equitable Housing Finance Plan initiative. The forthcoming paper will be a survey of each state's landlord-tenant acts across a series of topics that span the rental experience, including tenant screening, habitability, and notice requirements. It also will provide a consolidated source of information on current state landlord-tenant laws, which differ state to state, for the public and industry stakeholders. Mac intends to utilize its research to develop potential incentives for enhanced tenant protections in 2024.

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<sup>i</sup> One example of this variation can be found here: <https://www.avail.co/education/laws>.

<sup>ii</sup> <https://www.zillow.com/research/zillow-rent-report-october-2022-31676/>

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<sup>iv</sup> [The State of the Nation's Housing 2021 \(harvard.edu\)](#)

<sup>v</sup> This number was calculated using data from Zillow.

<sup>vi</sup> [https://www.jchs.harvard.edu/sites/default/files/research/files/harvard\\_jchs\\_rent\\_eats\\_first\\_airgood-obrycki\\_hermann\\_wedeen\\_2021.pdf](https://www.jchs.harvard.edu/sites/default/files/research/files/harvard_jchs_rent_eats_first_airgood-obrycki_hermann_wedeen_2021.pdf)

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<sup>x</sup> Aiken, C., Ellen, I.G. and Reina, V.J. 2023. "Administrative Burdens in Emergency Rental Assistance Programs." *RSF: The Russell Sage Foundation Journal of the Social Sciences*

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- xxxi <https://www.huduser.gov/portal/periodicals/em/winter19/highlight3.html>
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# *HousingDrives* Data Packet

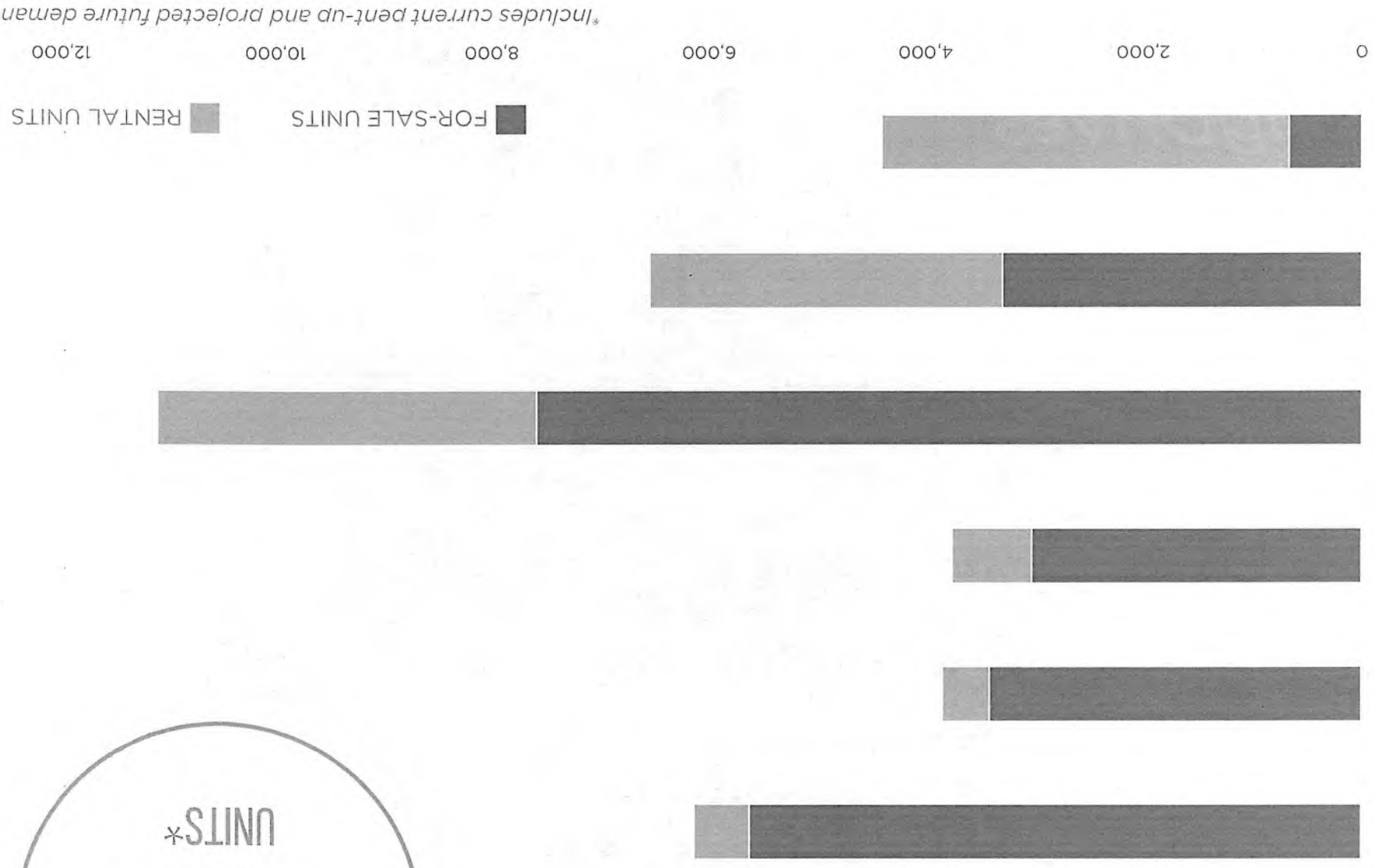
[www.mitcrpc.org/housingdrives](http://www.mitcrpc.org/housingdrives)



***HousingDrives***  
TRI-COUNTY

CUMULATIVE 20-YR NET DEMAND SUMMARY  
TRI-COUNTY REGION

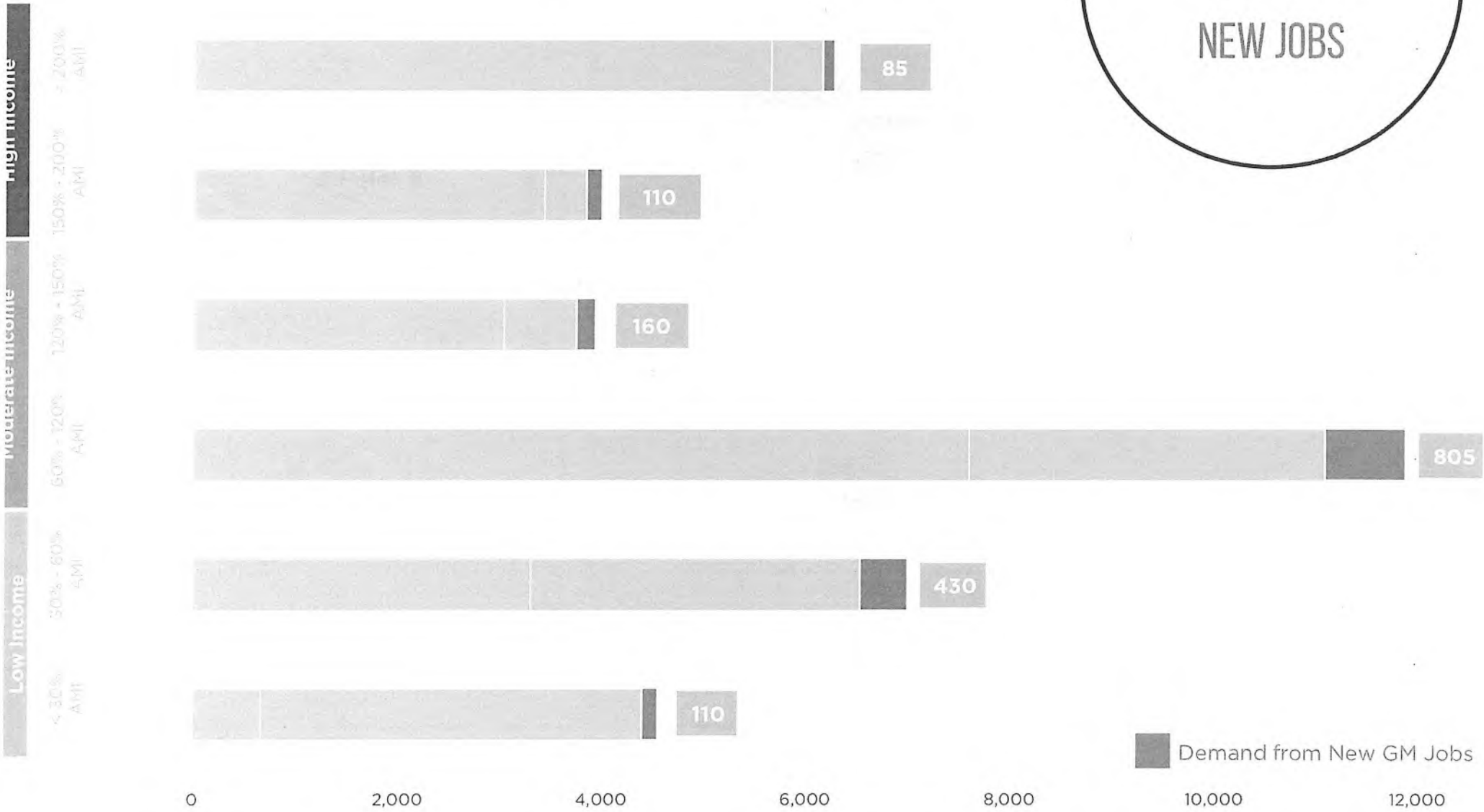
UP TO  
35,000  
UNITS\*



\*Includes current pent-up and projected future demand

# CUMULATIVE 20- YR NET DEMAND SUMMARY TRI-COUNTY REGION

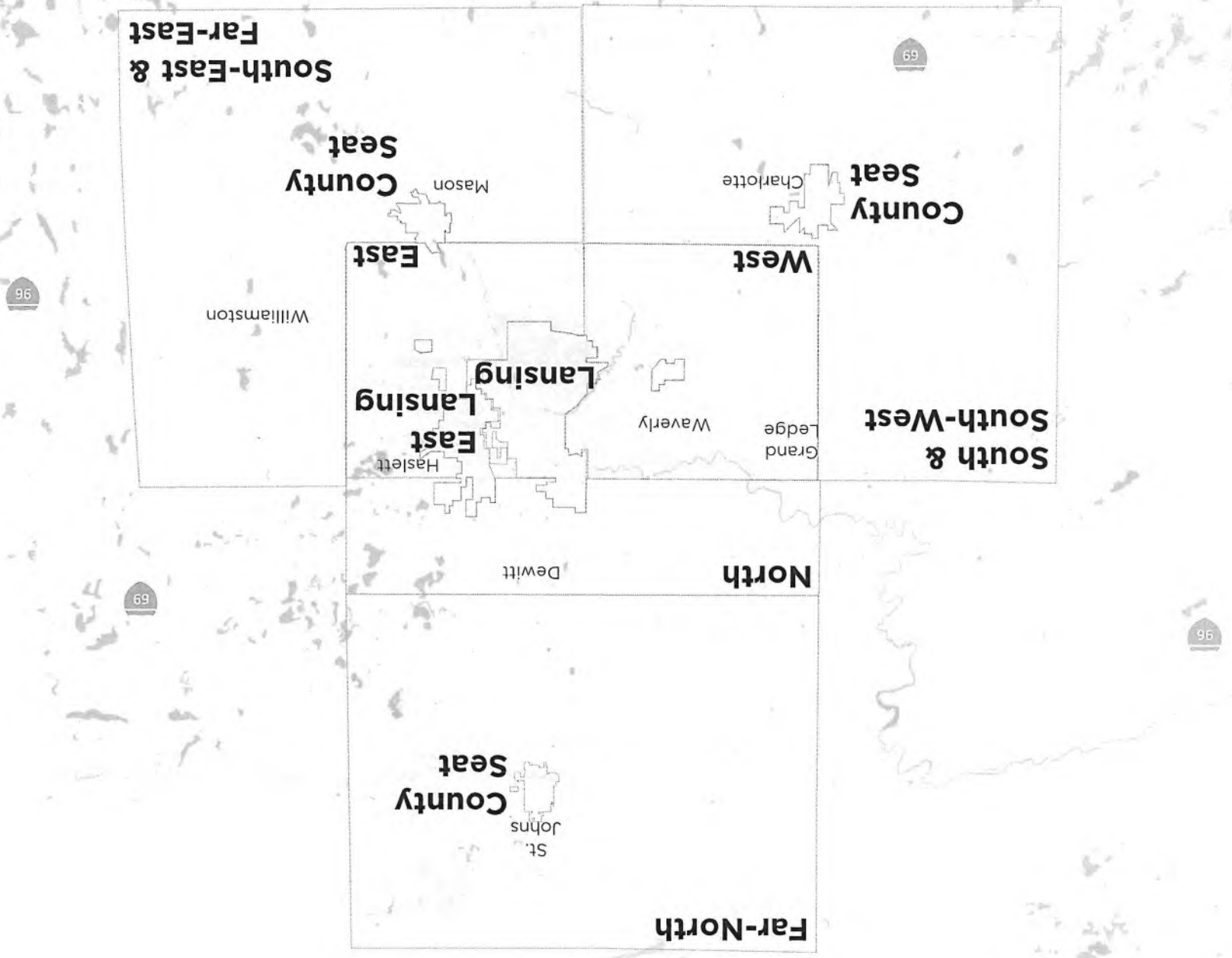
**1,700**  
NEW JOBS



■ Demand from New GM Jobs

0 2,000 4,000 6,000 8,000 10,000 12,000

# TRI-COUNTY OVERVIEW SUBMARKETS

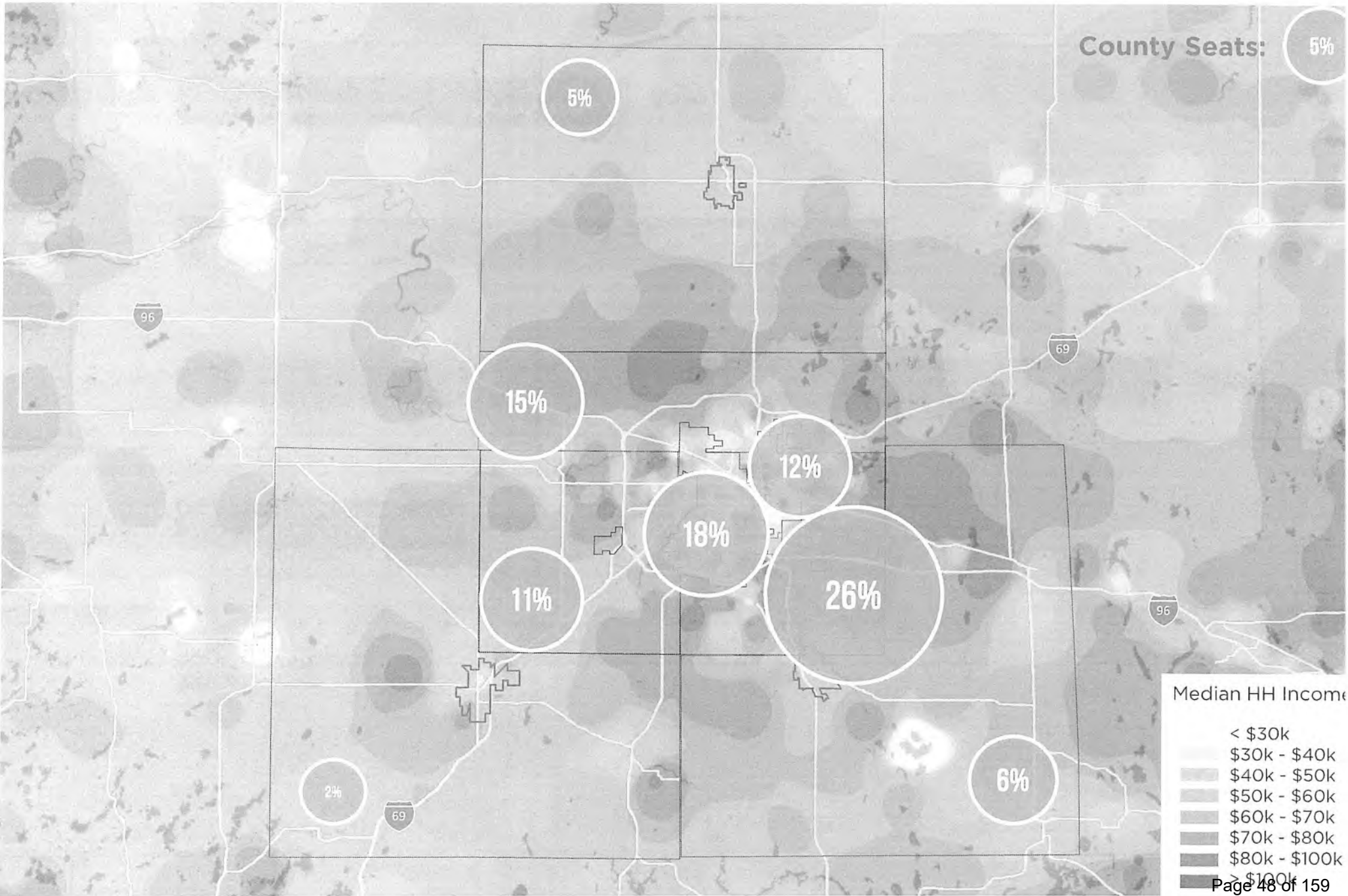




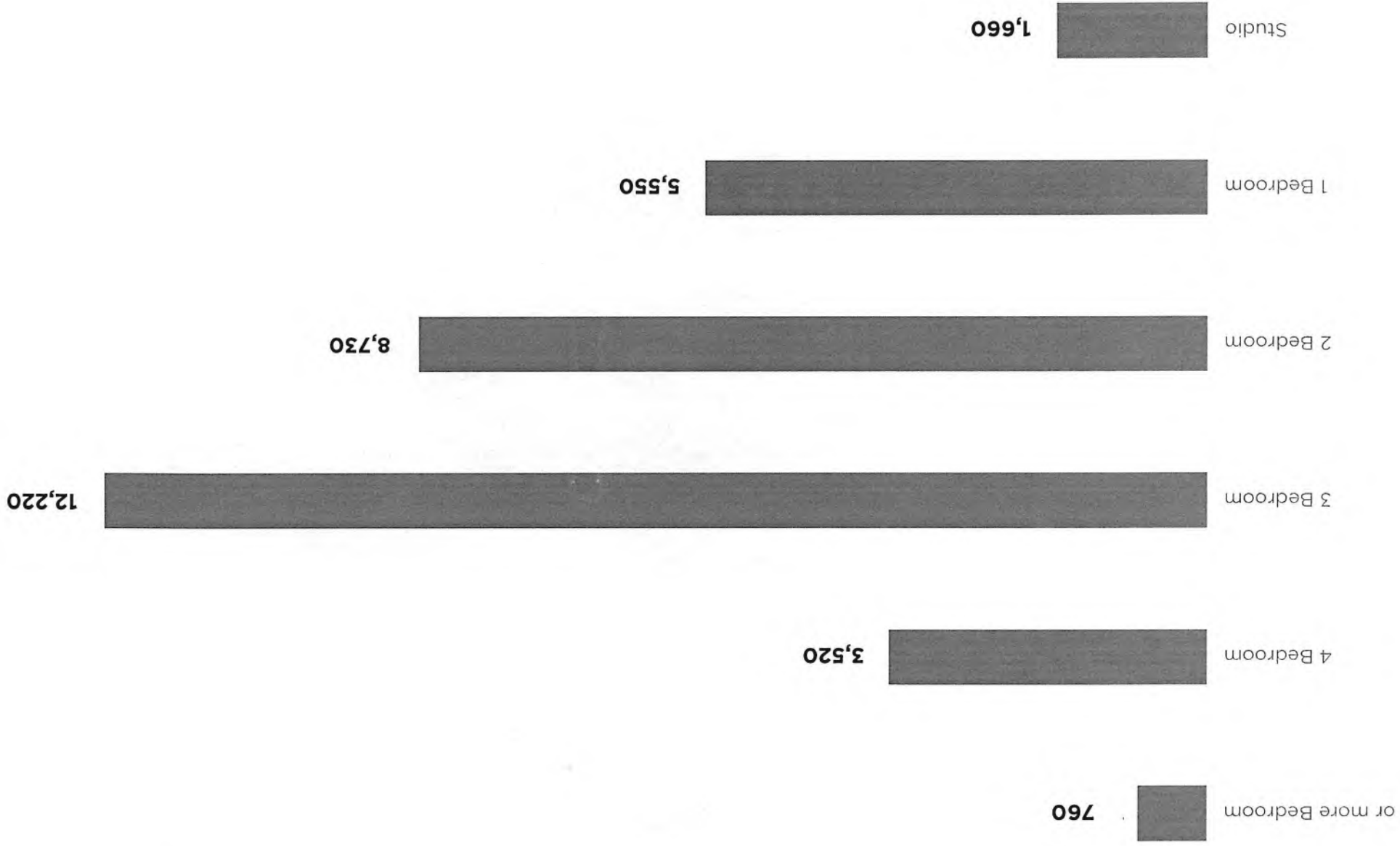


# TRI-COUNTY OVERVIEW

## DEMAND SHARE BY SUBMARKETS



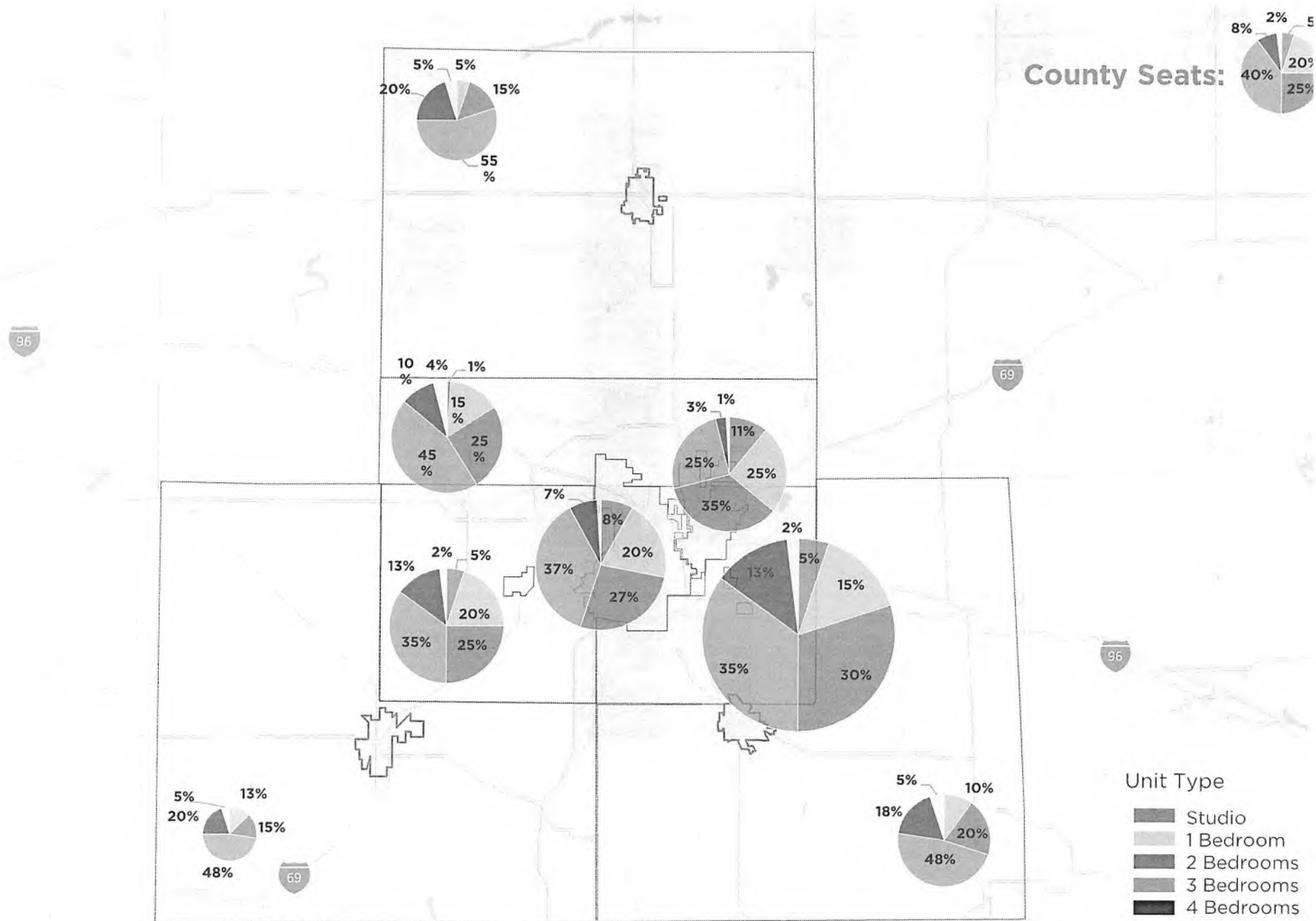
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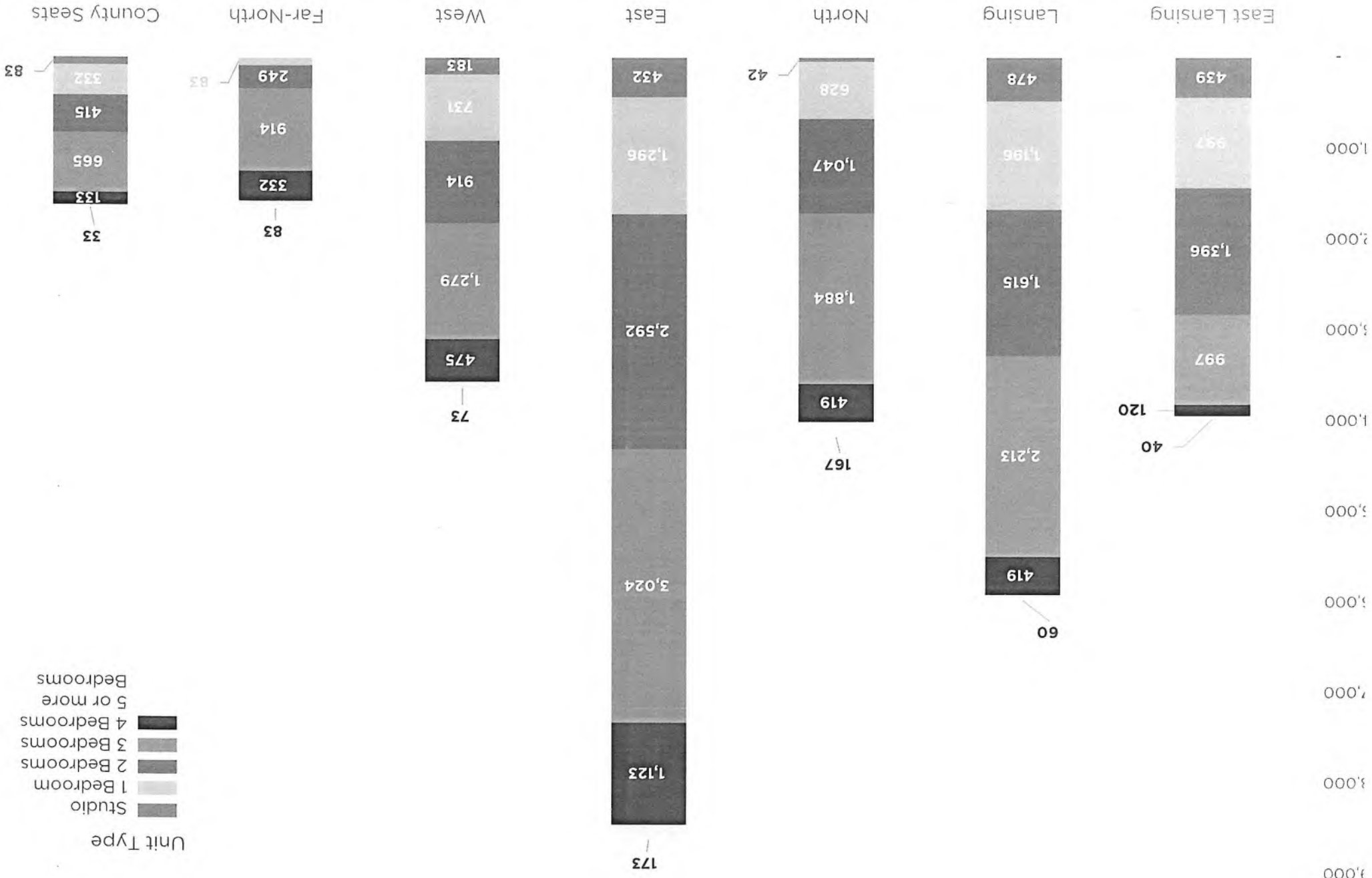
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# TRI-COUNTY OVERVIEW

## DEMAND BY UNIT TYPE



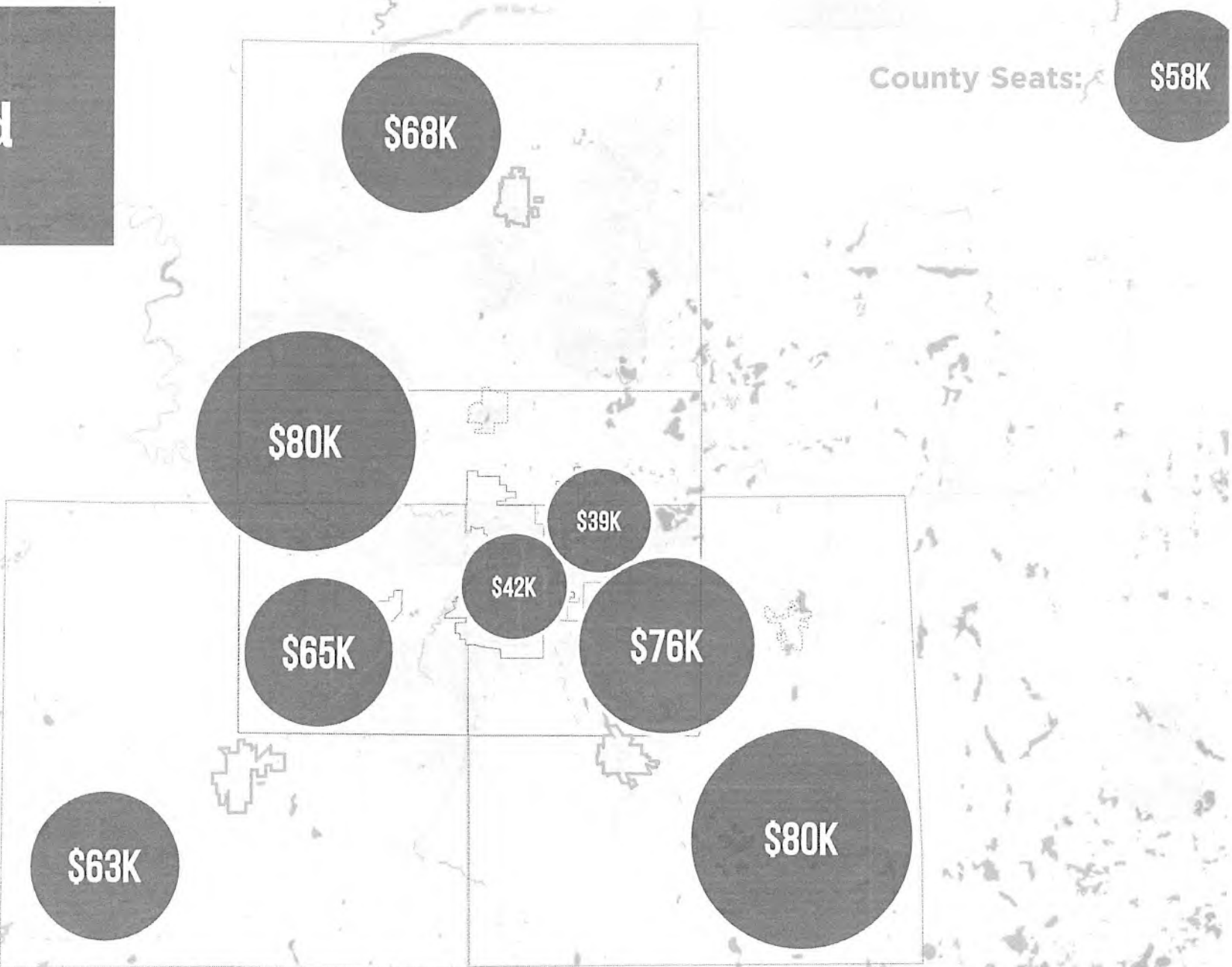
# TRI-COUNTY OVERVIEW DEMAND BY UNIT TYPE



# TRI-COUNTY OVERVIEW

## SUBMARKETS

**median  
household  
income**



# TRI-COUNTY OVERVIEW SUBMARKETS

## population growth 2010-2019

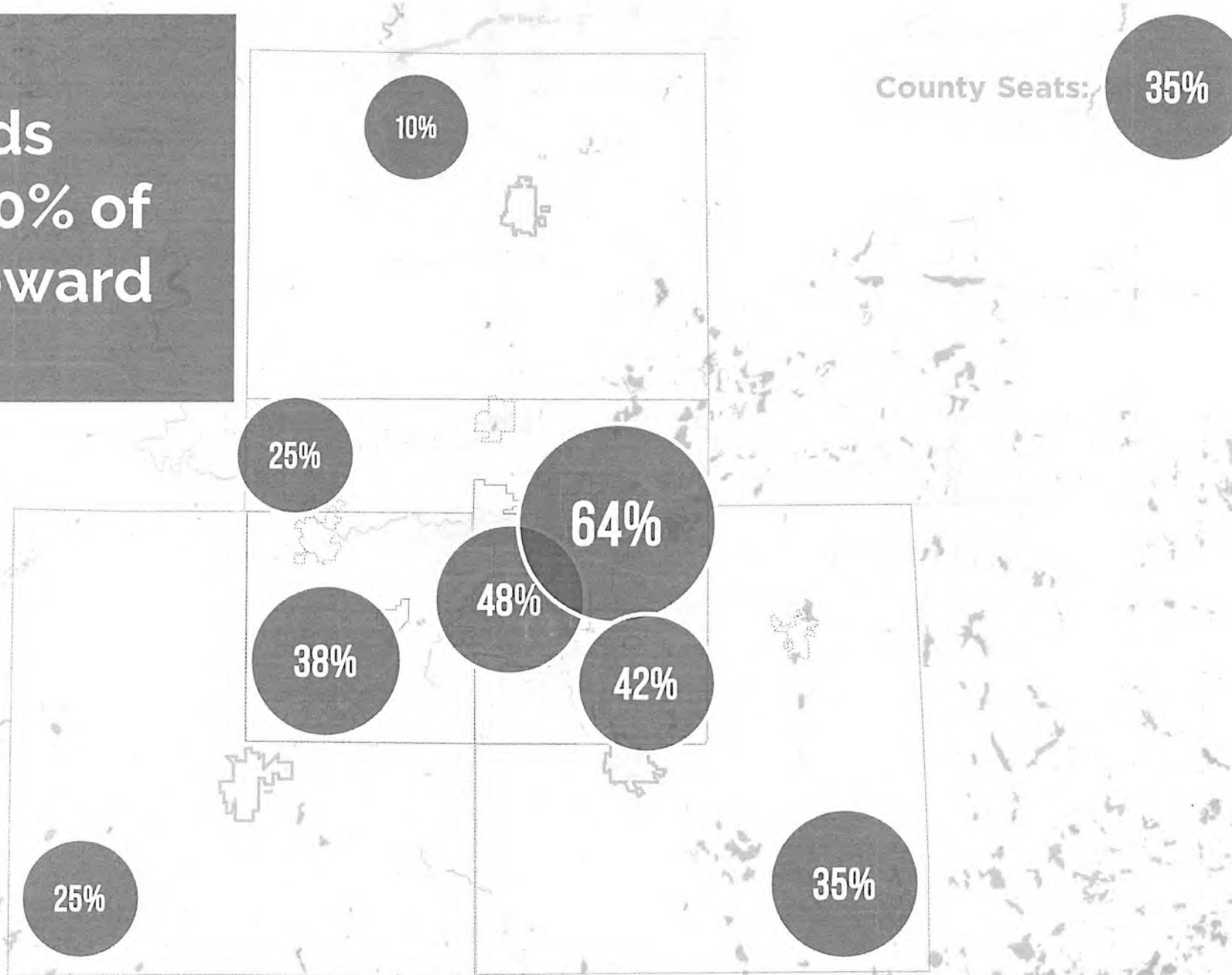


County Seats: 3.9%

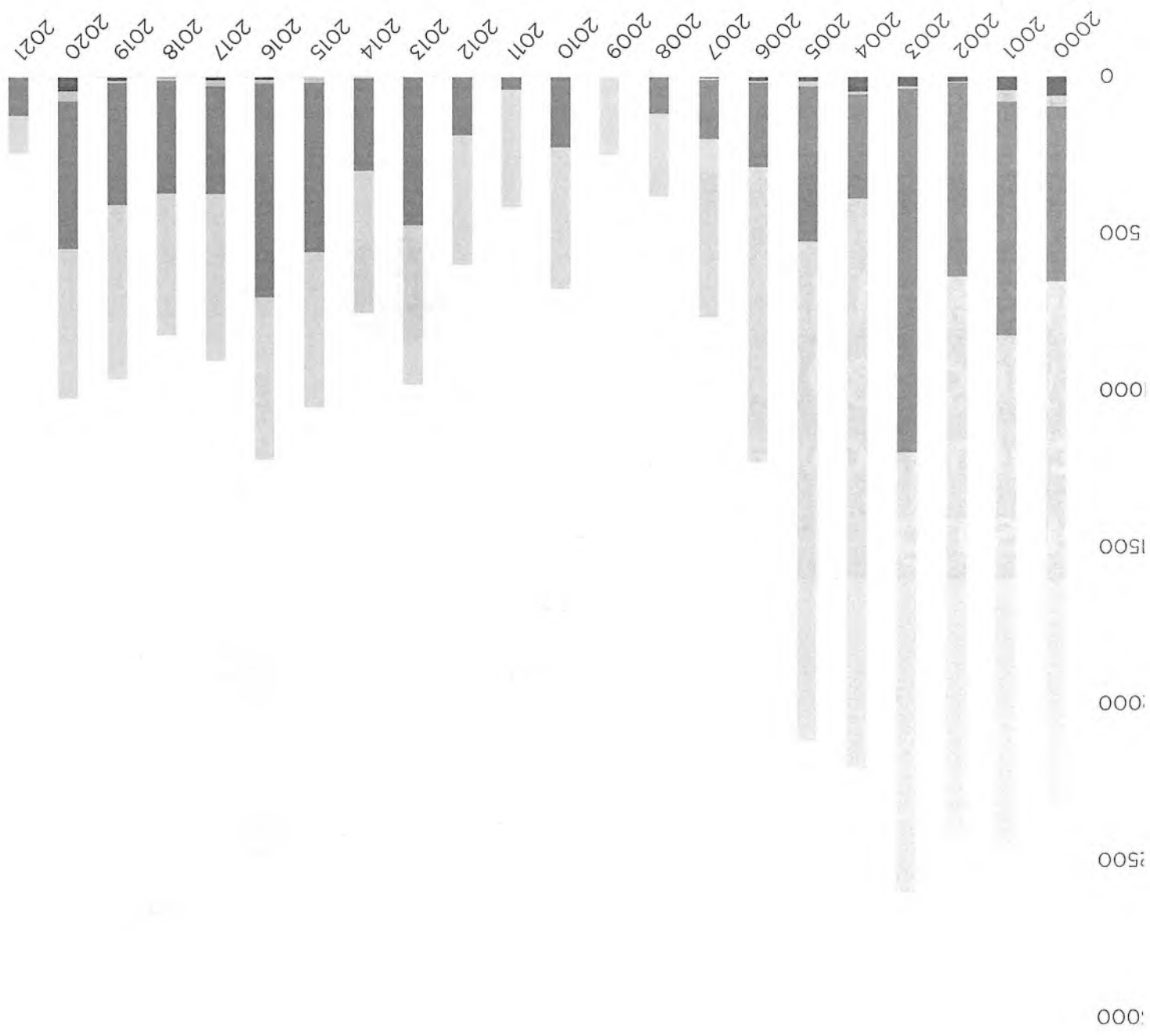
# TRI-COUNTY OVERVIEW

## SUBMARKETS

**Renter households paying >30% of income toward housing**



# SUPPLY OVERVIEW WHAT HAVE WE BEEN BUILDING?



Source: HUD SOCDC Building Permits Databases

Since 2000...  
**64%**  
of new residential  
construction has been  
single-family

and just  
1%  
in buildings with  
2 to 4 units

# Property “class” is one way to think about the multifamily inventory...

## Class A

Generally **newer**

Demand **higher rents**

**Lower vacancies**

Typically **professionally managed**

Little or **no deferred maintenance**

## Class B

Generally **older**

Modestly **lower rental income**

Sometimes professionally managed

**Well-maintained**

May have **deferred maintenance**

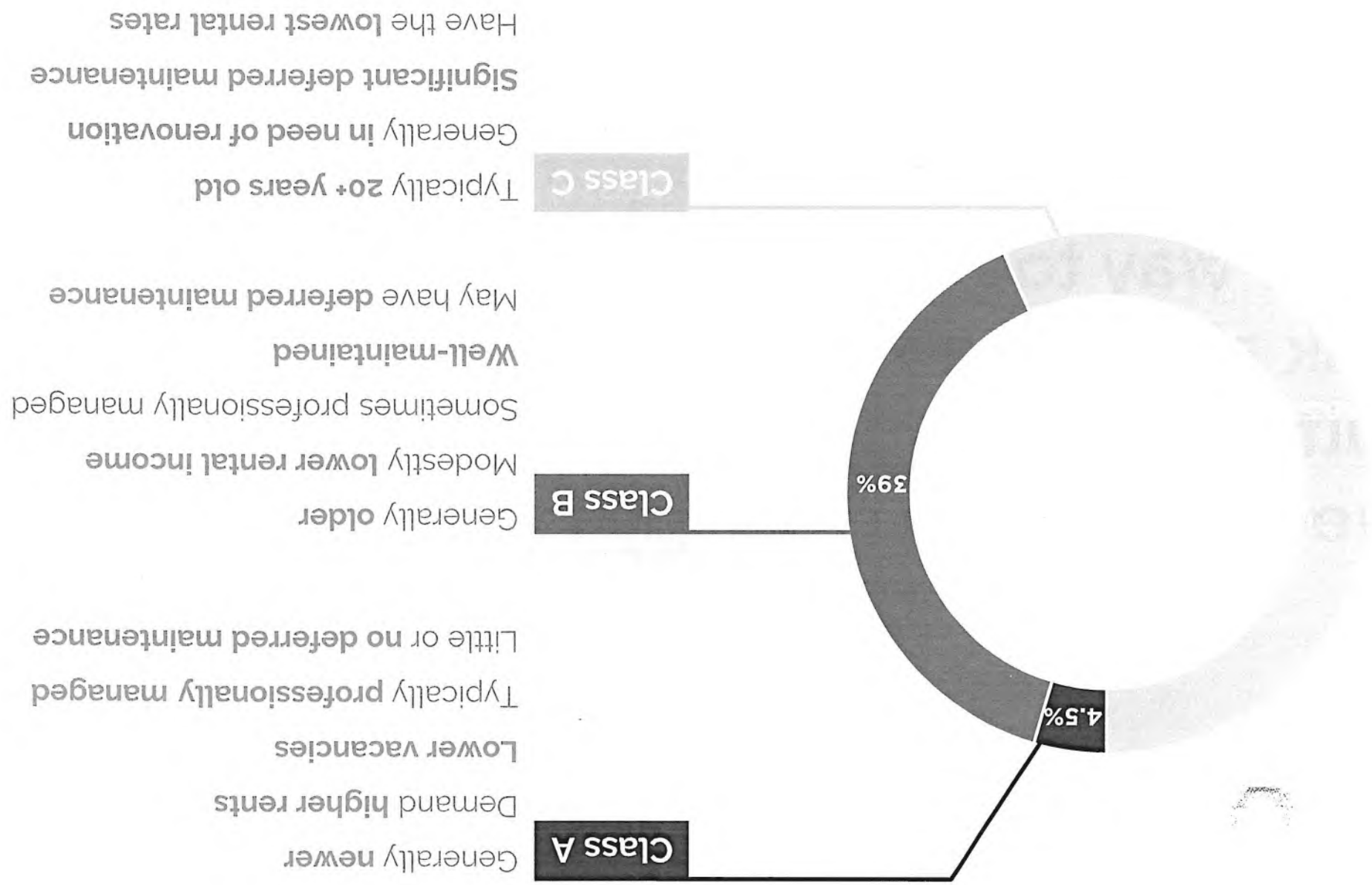
## Class C

Typically **20+ years old**

Generally **in need of renovation**

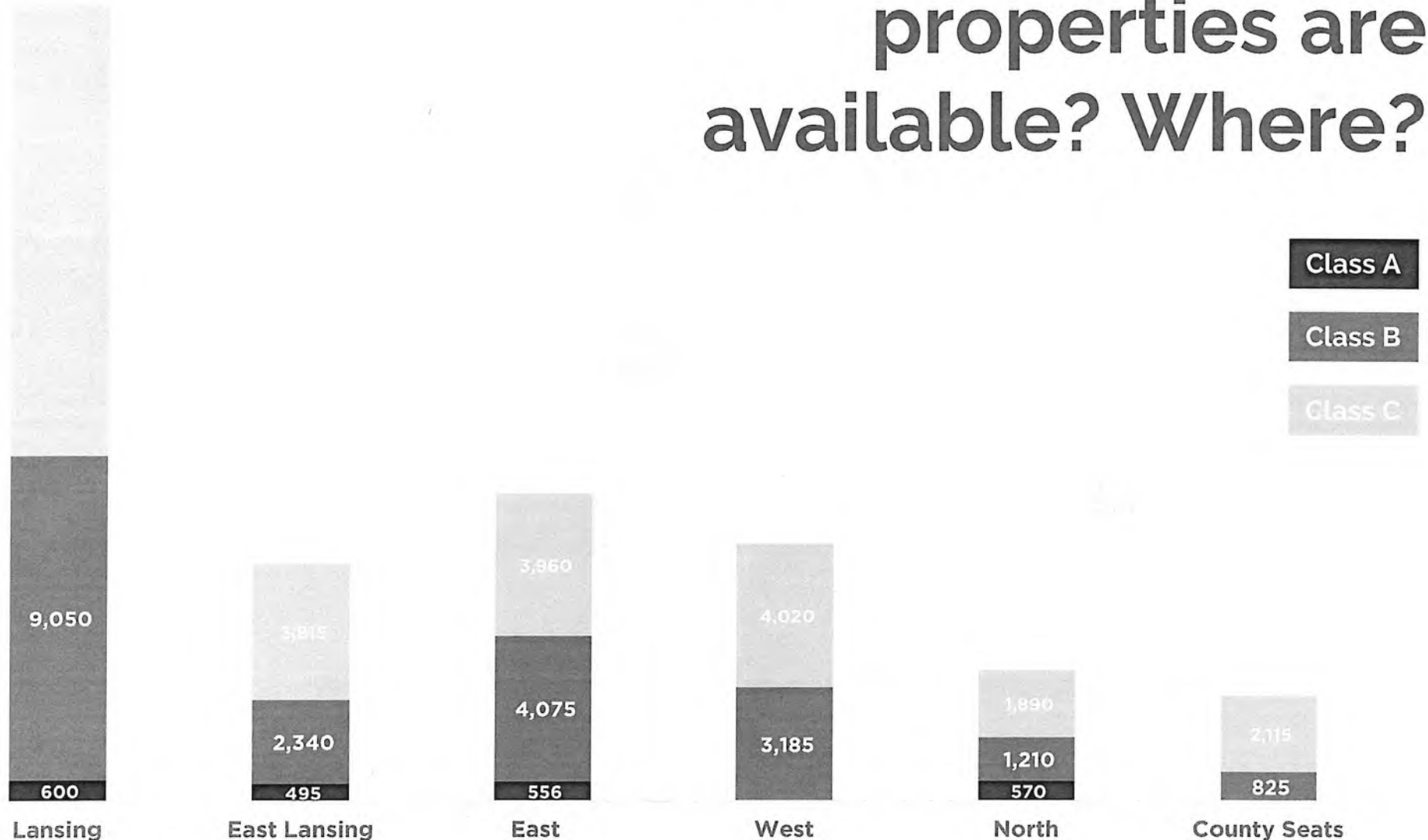
**Significant deferred maintenance**

Have the **lowest rental rates**

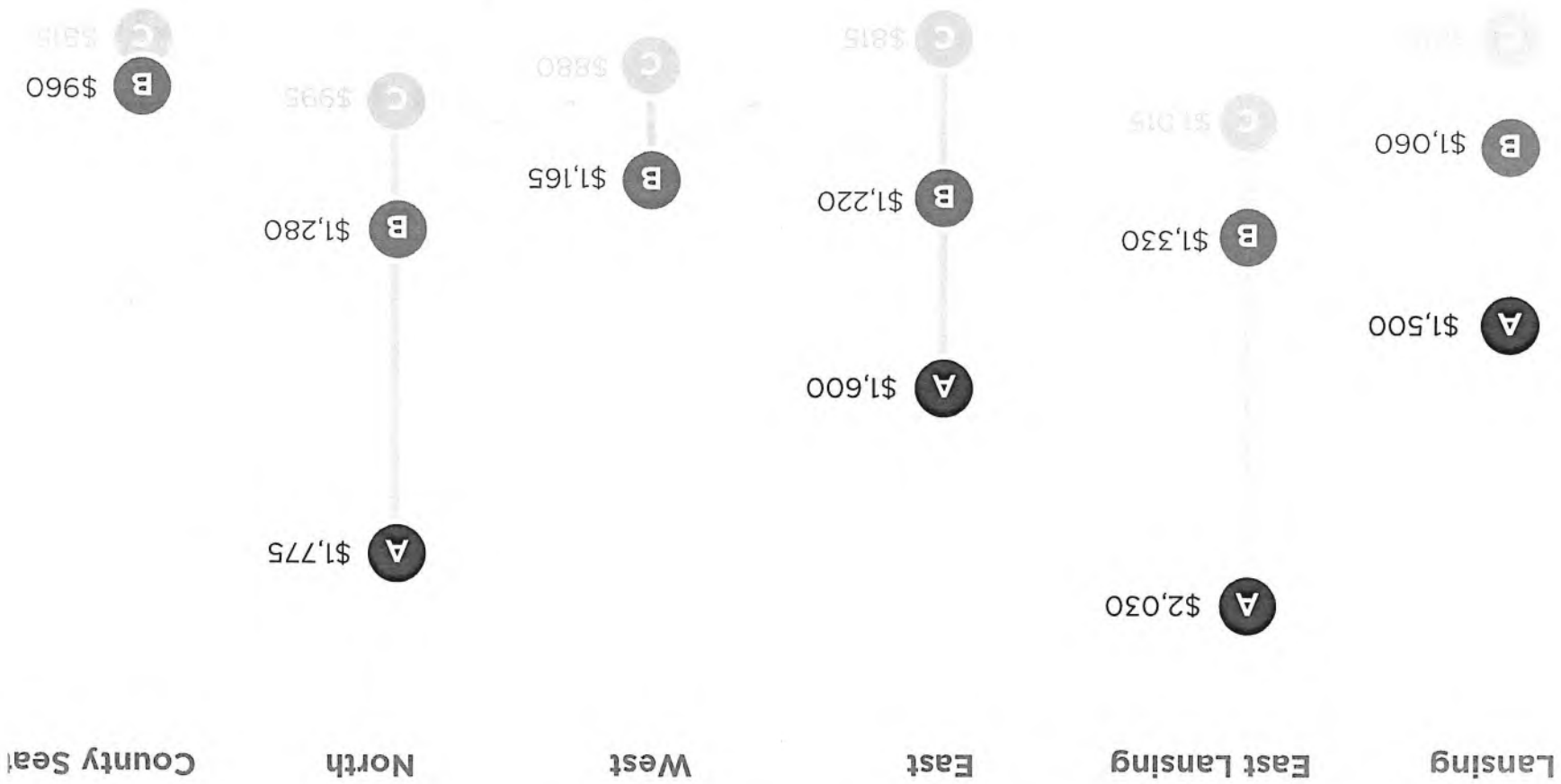


UNDERSTANDING THE INVENTORY  
PRESENCE OF UNIT TYPES IN DIFFERENT SUBMARKETS

# What type of rental properties are available? Where?



# UNDERSTANDING THE INVENTORY RENTS BY CLASS IN EACH SUBMARKET

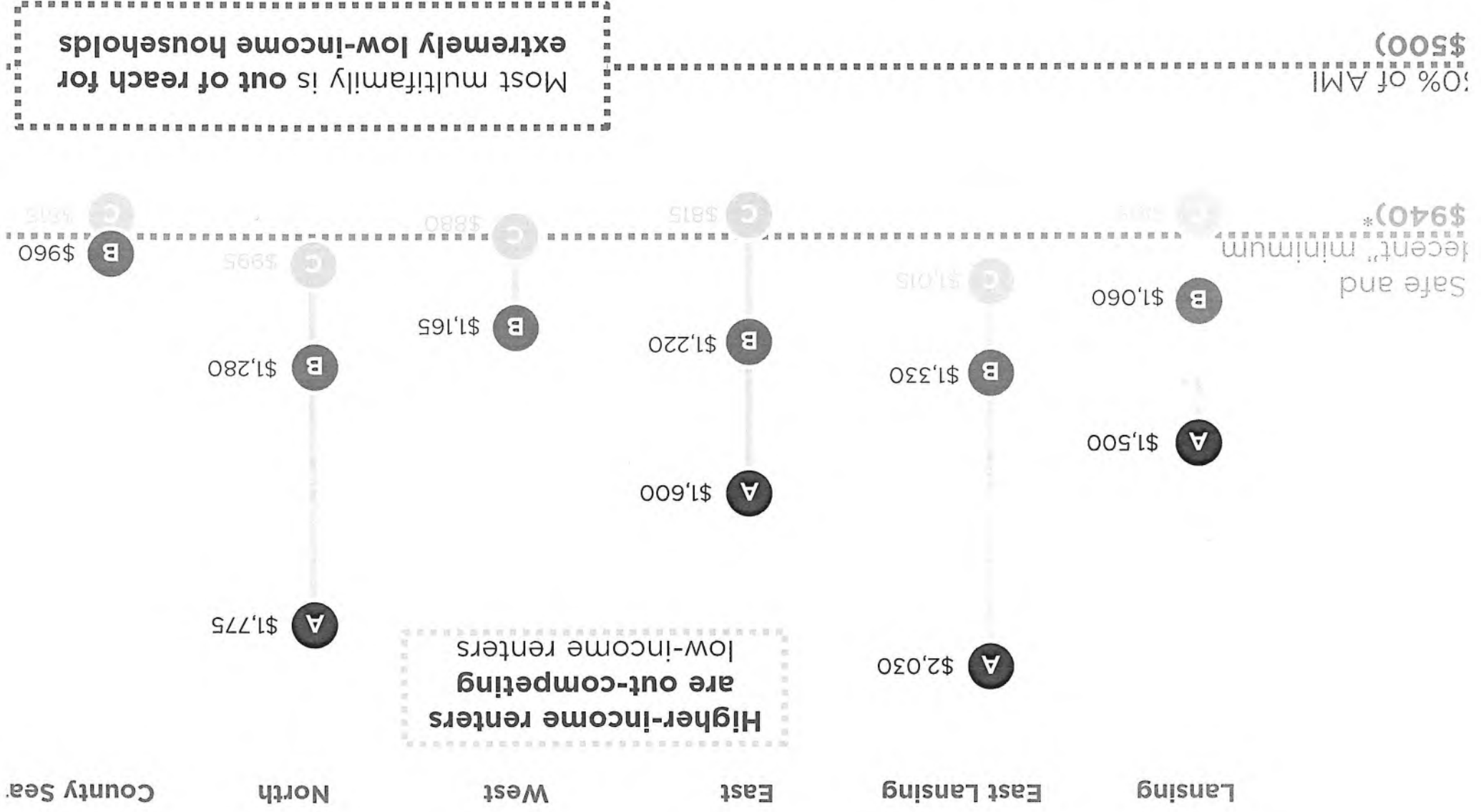


Source: CoStar. \*reflects net rent, estimated \$150 utility

# UNDERSTANDING THE INVENTORY RENTS BY CLASS IN EACH SUBMARKET



UNDERSTANDING THE INVENTORY RENTS BY CLASS IN EACH SUBMARKET



In several markets, the average older property is likely to be in **very poor condition**

Source: Costar, reflects net rent, estimated \$150 utility

# Data Summary Book

## KEY REGIONAL FINDINGS

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

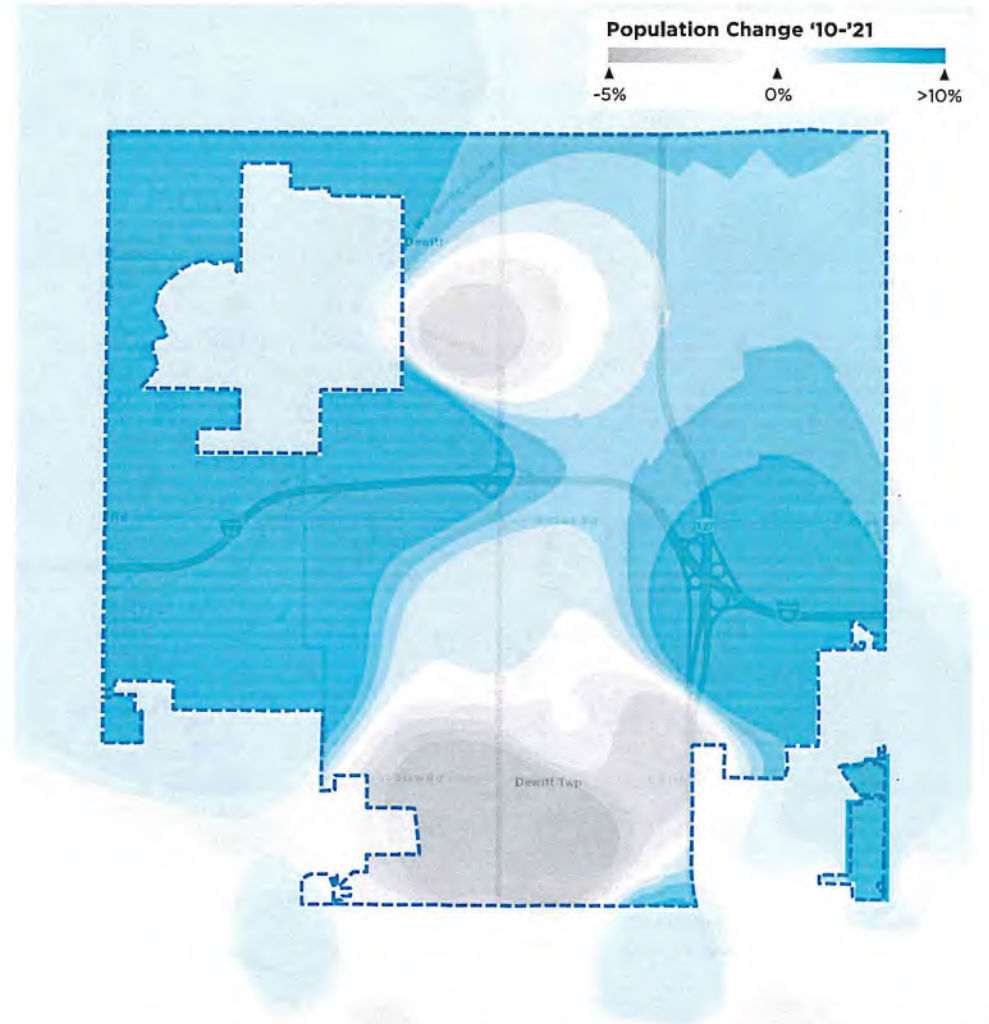
The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
DeWitt Charter  
Township

**DEMOGRAPHIC KEY METRICS**

	Population		Households		Median Household Income		Median Age		% Population > 65 years	
	15,180	473,535	6,075	192,320	\$75,050	\$66,640	41.2	37.2	2,790	80,630
	REGION		REGION		REGION		REGION		REGION	
<b>REGIONAL COMPARISON</b>	3% of regional population		3% of regional households		1.1x of area median income		Older than the region		3% of regional population > 65 years	

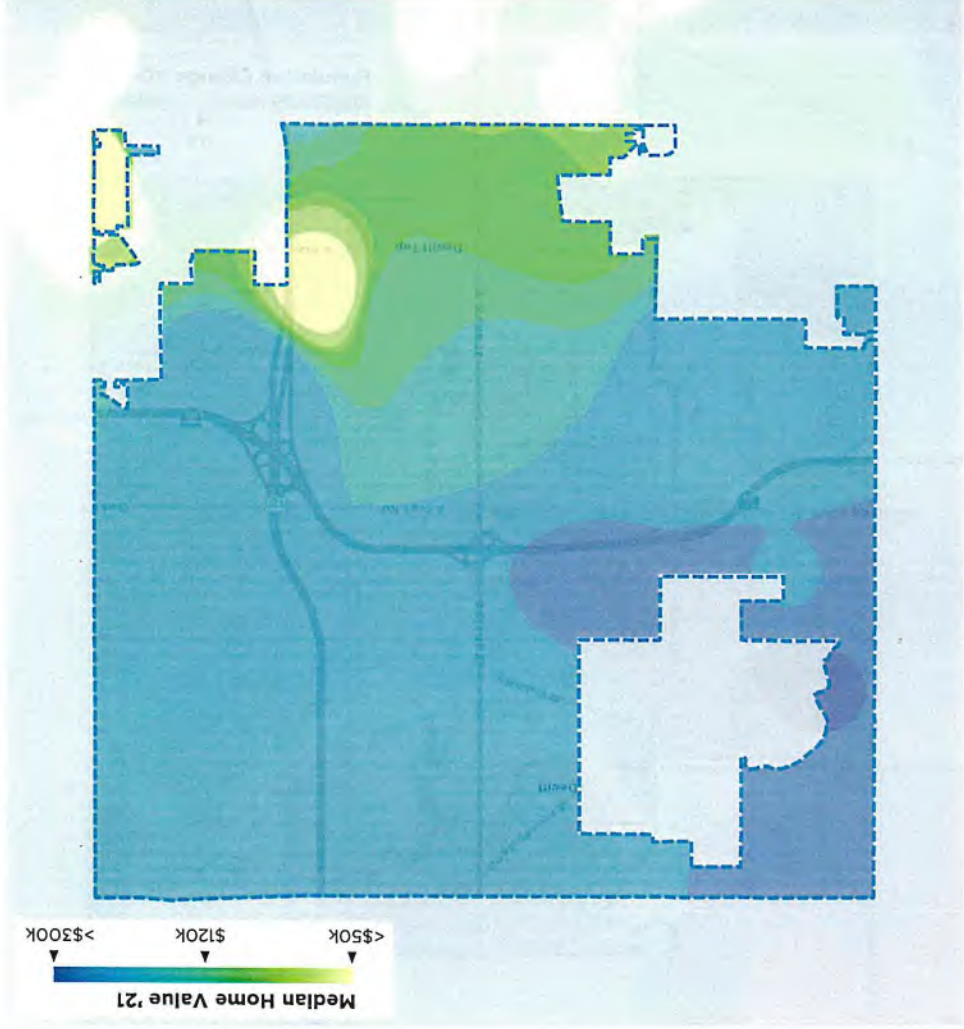
- DeWitt Charter Township is part of Clinton County in the tri-county region.
- It has **15,180 residents** and **grew at a faster rate** (5.5 percent) than the region during the last decade.
- DeWitt Charter Township added **511 households** during the past decade, a **faster growth rate** (7.4 percent) than the tri-county region, as well as ten of the other selected municipalities.
- The median household income in DeWitt Charter Township is approximately **\$11,400 higher than in the region**, with 63 percent of jobs in the township having median wages \$50,000 or higher.
- The median age is **higher than the region**. The largest cohort, ages 50-64 (*Empty Nesters*), makes up a fifth of all households.
- The fastest-growing cohort, ages 65 and older, makes up 18 percent of all households. This cohort is anticipated to grow substantially, indicating a **need for housing options that support aging in place**.



**KEY OBSERVATIONS**

- Will need more housing units to support growth.
- Is likely to continue growing faster than the other municipalities.

HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	6,240	206,680	3% of regional housing units
Vacancy Rate	7%	5%	2% less than the region
Median Home Value	\$232,900	\$196,925	1.2x of regional home values
Median Rent	\$877	\$898	At par with region
% Units < 10 years old	5.8	3.6	Higher than the region
Median Sale Price	\$274,000		137% of region



➤ DeWitt Charter Township's median sale price of \$274,000 (about \$129 per sq.ft.) is well above that of the Clinton County (\$199,725 @ \$117 per sq.ft.).

➤ **Single-family homes are the predominant housing typology** (76 percent). Only nine percent of all housing is multi-family. The township needs a more diverse mix of housing types, including missing middle products.

➤ The township has the **highest proportion of mobile homes** (14 percent) compared to other municipalities.

➤ Aging housing stock with nearly **33 percent** of housing units **built prior to 1970s**. The preservation and renovation of these units will be critical to meeting future housing demand.

➤ DeWitt Charter Township has approximately 1.5 percent of the region's dedicated affordable housing supply, and nearly three percent of the region's households. The township could use more affordable housing to better balance the market.

The township needs policies and programs that support the senior populations and diversify housing types and housing affordability levels to provide more opportunity for moderate and lower-income households, as well as to better support projected job growth.

# DEWITT CHARTER TOWNSHIP HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, the township would need 545 units over the next five years.
- Approximately half of this demand will be at a more attainable price point for moderate-income households earning between \$39,900 and \$99,700.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Lack of diversity of price-points in housing supply
- Lack of diversity of types of housing supply

#### Opportunities for meeting the Housing Demand

- Diversify housing types
- New development
- Preserve/renovate older housing stock

### KEY ASSUMPTIONS

Share of Tri-County Region Households	<b>3%</b>
Within the <a href="#">North Submarket</a>	
Submarket Population Capture	<b>39%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	456	87	<b>543</b>
<i>Avg. Units/Year</i>	91	17	108

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	17	<\$475	9	26
\$19,900 to \$39,900	\$58k-\$128k	30	\$475-\$1,000	34	63
\$39,900 to \$79,800	\$128k-\$305k	140	\$1,000-\$2,000	38	178
\$79,800 to \$99,700	\$305k-\$403k	95	\$2,000-\$2,500	3	98
\$99,700 to \$133,000	\$403k-\$648k	73	\$2,500-\$3,325	2	75
More than \$133,000	>\$648k	101	>\$3,325	1	102

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
City of DeWitt

**DEMOGRAPHIC KEY METRICS**

Population	Households	Median Household Income	Median Age	% Population > 65 years
4,780 REGION	1,900 REGION	\$111,540 REGION	41.9 REGION	864 REGION
473,535 REGION	192,320 REGION	\$66,640 REGION	37.2 REGION	80,630 REGION

**REGIONAL COMPARISON**

1% of regional population	1% of regional households	1.7x of area median income	Older than the region	1% of regional population > 65 years
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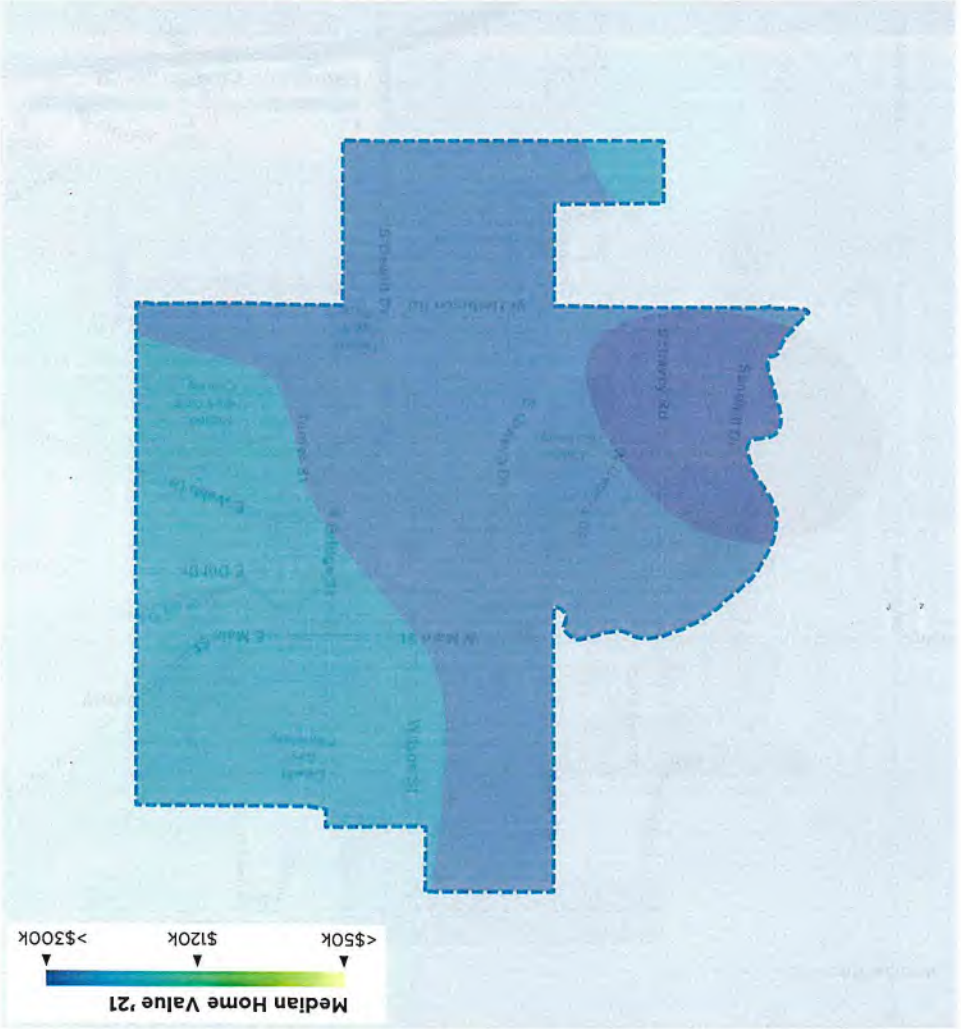
- City of DeWitt is part of Clinton County in the tri-county region.
- It has **4,780 residents** and **grew at a faster rate** (7.5%) than the region during the last decade.
- City of DeWitt added **178 households** during the past decade, a **faster growth rate** (9.2%) than the tri-county region, as well as third fastest amongst other selected municipalities.
- The median household income in the city is approximately **\$47,900 higher than in the region**, with 67 percent of jobs in the city having median wages \$50,000 or higher.
- The median age is **higher than the region**. The largest cohort, ages 50-64 (*Empty Nesters*), makes up nearly a quarter (23 percent) of all households.
- Its proportion of seniors (65 and older) is consistent with the tri-county region (17 percent), and this cohort is anticipated to grow substantially, indicating a need for housing options that support aging in place.



**KEY OBSERVATIONS**

- Will need more housing units to support growth.
- Is likely to continue growing faster than the other municipalities.

HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	1,970	206,680	1% of regional housing units
Vacancy Rate	3%	7%	4% less than the region
Median Home Value	\$297,250	\$196,925	1.5x of regional home values
Median Rent	\$888	\$898	At par with region
% Units < 10 years old	8.1	3.6	Higher than the region
Median Sale Price	\$270,000		135% of region



➤ The city's median sale price of \$270,000 (about \$139 per sq.ft.) **is well above** that of the Clinton County (\$199,725 @ \$117 per sq.ft.).

➤ **Single-family homes are the predominant housing typology.** In fact, the city has the largest proportion of single-family homes (86 percent) compared to other municipalities in the region. Only nine percent of all housing is multi-family. The township needs more diverse mix of housing types, including missing middle products.

➤ Some aging housing stock with nearly **26 percent** of housing units **built prior to 1970s**. The preservation and renovation of these units will be critical to meeting future housing demand.

➤ **The city does not have any of the region's dedicated affordable housing supply**, and could use more attainable housing to better balance the market and meet the needs of the growing workforce.

The city needs policies and programs **that support the senior populations and diversify housing types and housing affordability levels** to provide more opportunity for moderate and lower-income households, as well as to better support the projected job growth.

# CITY OF DEWITT HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, the City of DeWitt would need 170 units over the next five years.
- Approximately half of this demand will be at a more attainable price point for moderate-income households earning between \$39,900 and \$99,700.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Lack of diversity of price-points in housing supply

#### Opportunities for meeting the Housing Demand

- Diversify housing types
- New development

### KEY ASSUMPTIONS

Share of Tri-County Region Households Within the <a href="#">North Submarket</a>	<b>1%</b>
Submarket Population Capture	<b>12%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	144	27	<b>171</b>
<i>Avg. Units/Year</i>	29	5	34

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	5	<\$475	3	8
\$19,900 to \$39,900	\$58k-\$128k	9	\$475-\$1,000	11	20
\$39,900 to \$79,800	\$128k-\$305k	44	\$1,000-\$2,000	12	56
\$79,800 to \$99,700	\$305k-\$403k	30	\$2,000-\$2,500	1	31
\$99,700 to \$133,000	\$403k-\$648k	23	\$2,500-\$3,325	1	24
More than \$133,000	>\$648k	32	>\$3,325	0	32

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
Bath Charter Township

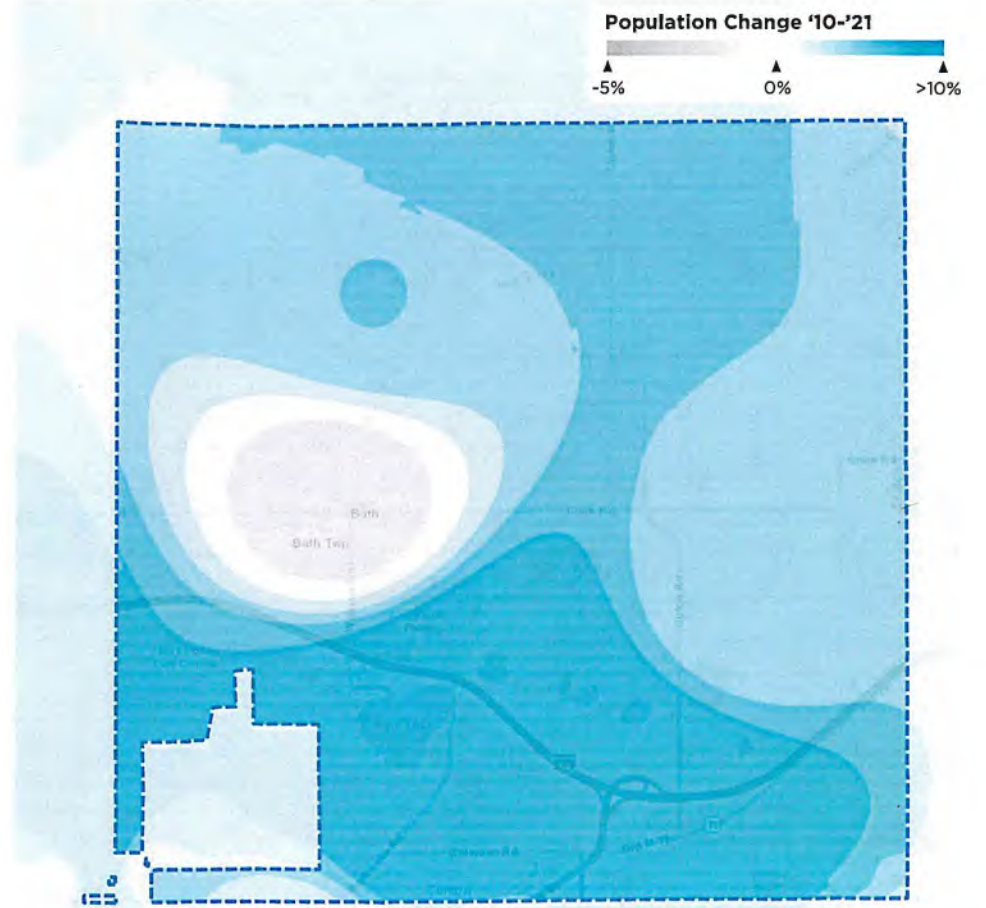
**DEMOGRAPHIC KEY METRICS**

Population		Households		Median Household Income		Median Age		% Population > 65 years	
13,300	473,535 REGION	5,470	192,320 REGION	\$69,930	\$66,640 REGION	35.7	37.2 REGION	2.190	80,630 REGION

**REGIONAL COMPARISON**


3% of regional population	3% of regional households	At Par with area median income	Younger than the region	3% of regional population > 65 years
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- Bath Charter Township is part of Clinton County in tri-county region.
- It has **13,300 residents** and **grew at a much faster rate** (15.8%) than the region during the last decade.
- Bath Charter Township added **984 households** during the past decade, a **faster growth rate** (19.6%) than the tri-county region, also fastest among the selected municipalities.
- The median household income in Bath Charter Township is approximately **\$6,300 higher than in the region**, with 55 percent of jobs in the township having median wages \$50,000 or higher.
- The median age is **lower than the region**.
- The fastest-growing cohort, ages 65 and older, makes up 18 percent of all households. This cohort is anticipated to grow substantially, indicating a **need for housing options that support aging in place**.
- **The second fastest-growing group, ages 25-34 (Early Workforce)**, makes up 12 percent of all households—similar to the proportion regionally, indicating a need for more diverse housing options.



**KEY OBSERVATIONS**

- Will need more housing units to support growth.
- Is likely to continue growing faster than the other municipalities.

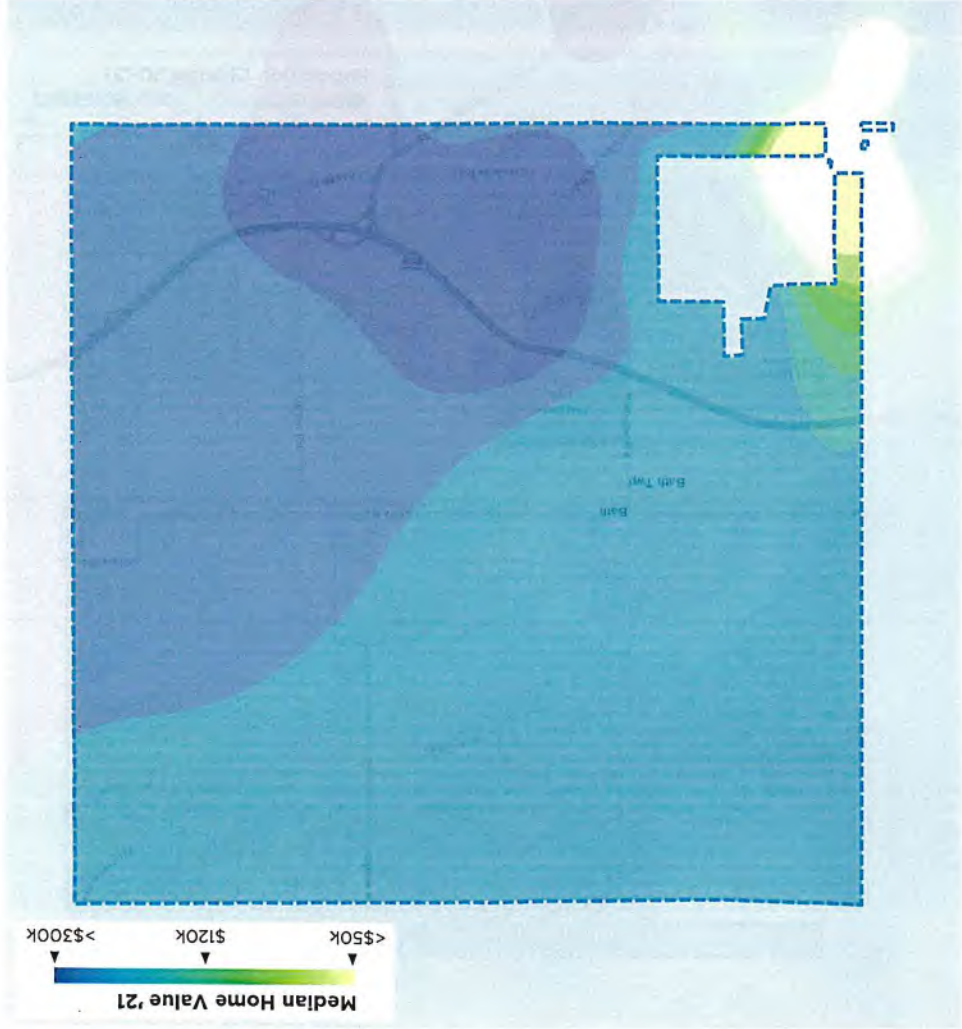
 <b>HOUSING KEY METRICS</b>		Housing Units 5,880 206,680 REGION	Vacancy Rate 7% 7% REGION	Median Home Value \$313,350 \$196,925 REGION	Median Rent \$1,021 \$898 REGION	% Units < 10 years old 10.6 3.6 REGION	Median Sale Price \$287,250 SINGLE FAMILY
<b>REGIONAL COMPARISON</b>		3% of regional housing units	At Par with the region	1.6x of regional home values	1.1x than the region	Higher than the region	144% of region

- Bath Charter Township's median sale price of \$287,250 (about \$141 per sq.ft.) **is well above** that of the Clinton County (\$199,725 @ \$117 per sq.ft.).

- The township has some of the more diverse mix of housing types in the region, including some missing middle products.

- Relatively newer housing stock with only **19 percent** of housing units **built prior to 1970s**. Maintaining affordability of these units will be critical to meeting future housing demand.

- **Bath Charter Township does not have any of the region's dedicated affordable housing supply**, and could use more attainable housing to better balance the market and meet the needs of the current and future residents.



The township needs policies and programs **that support diversifying housing types and housing affordability levels** to provide more opportunity for moderate and lower-income households, as well as to better support projected job growth.

# BATH CHARTER TOWNSHIP HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, Bath Charter Township would need 475 units over the next five years.
- Approximately half of this demand will be at a more attainable price point for moderate-income households earning between \$39,900 and \$99,700.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Lack of a diversity of price-points in housing supply

#### Opportunities for meeting the Housing Demand

- Diversify housing types
- Maintaining affordability of existing units
- New development at a variety of price-points.

### KEY ASSUMPTIONS

Share of Tri-County Region Households Within the <b>North Submarket</b>	<b>3%</b>
Submarket Population Capture	<b>12%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	400	75	<b>476</b>
<i>Avg. Units/Year</i>	80	15	95

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	15	<\$475	8	23
\$19,900 to \$39,900	\$58k-\$128k	26	\$475-\$1,000	30	56
\$39,900 to \$79,800	\$128k-\$305k	123	\$1,000-\$2,000	33	156
\$79,800 to \$99,700	\$305k-\$403k	83	\$2,000-\$2,500	2	85
\$99,700 to \$133,000	\$403k-\$648k	64	\$2,500-\$3,325	2	66
More than \$133,000	>\$648k	88	>\$3,325	1	89

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
City of St. Johns

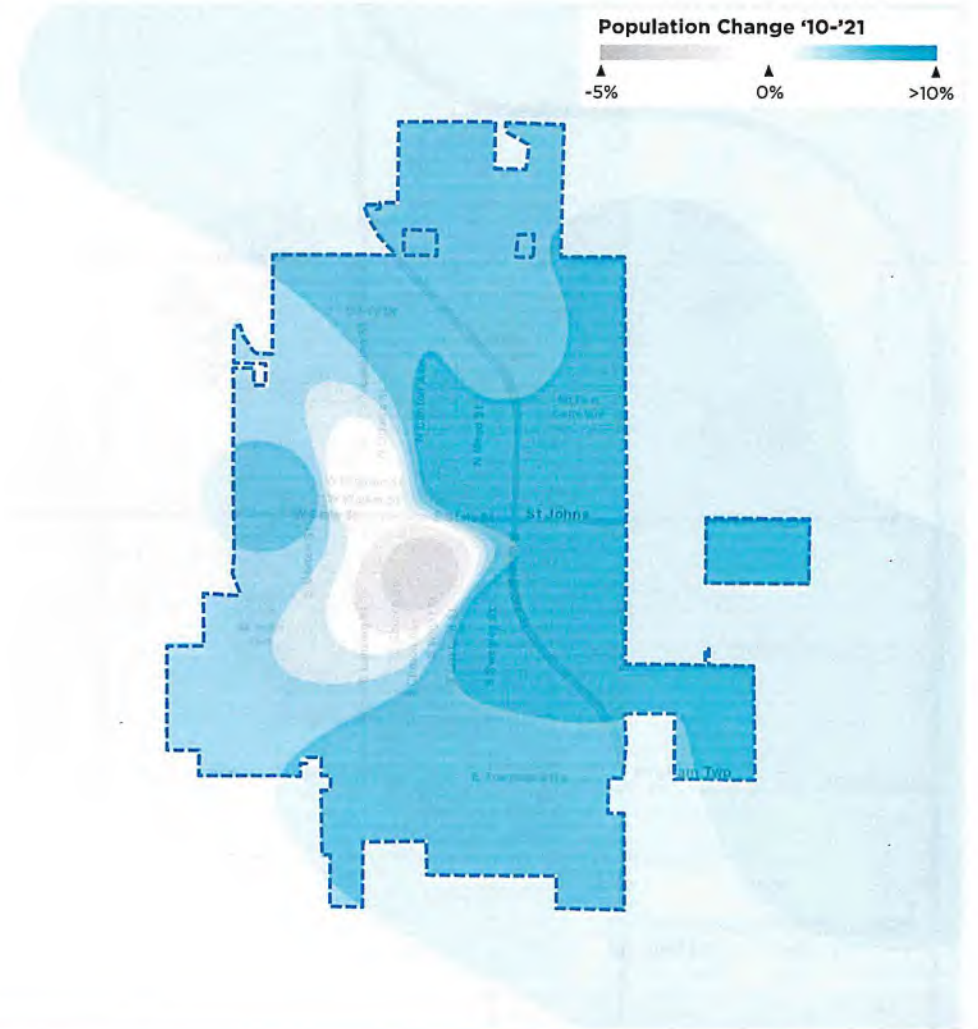
**DEMOGRAPHIC KEY METRICS**

Population	Households	Median Household Income	Median Age	% Population > 65 years
7,800	3,325	\$62,800	39.2	1,410
473,535 REGION	192,320 REGION	\$66,640 REGION	37.2 REGION	80,630 REGION

**REGIONAL COMPARISON**

2% of regional population	2% of regional households	0.9x of area median income	Older than the region	2% of regional population > 65 years
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- City of St. Johns is the county seat of Clinton County.
- It has **7,800 residents** and had a **moderate growth rate** (1.1 percent) during the last decade.
- City of St. Johns **added 160 households** during the past decade, at similar growth rate (4.4 percent) as the tri-county region.
- The median household income in City of St. Johns is approximately **\$3,840 lower than in the region**, with 57 percent of jobs in the city having median wages \$50,000 or higher.
- The median age is **higher than the region**. The largest cohorts, ages 35-49 (*Family Years*) and ages 50-64 (*Empty Nesters*), collectively make up 38 percent of all households.
- It has a marginally larger proportion of seniors 65 and older compared to the tri-county region (18% vs. 17%), and this cohort is anticipated to grow substantially, indicating a **need for housing options that support aging in place.**



**KEY OBSERVATIONS**

- The modest growth rate is indicative of the general lack of new housing construction.
- Will need to identify locations for new housing if it wants to take advantage of its location and capture growth.



REGIONAL COMPARISON

Housing Units	3,580	206,680	REGION
Vacancy Rate	7%	7%	REGION
At Par with	the region		
0.8x of regional home values	\$164,700	\$196,925	REGION
Median Home Value	\$770	\$898	REGION
Median Rent	% Units < 10 years old	2.0	3.6
Lower	than the region		
0.9x of the region	home values		
86% of region	the region		
Median Sale Price	\$171,500		
SINGLE FAMILY	region		

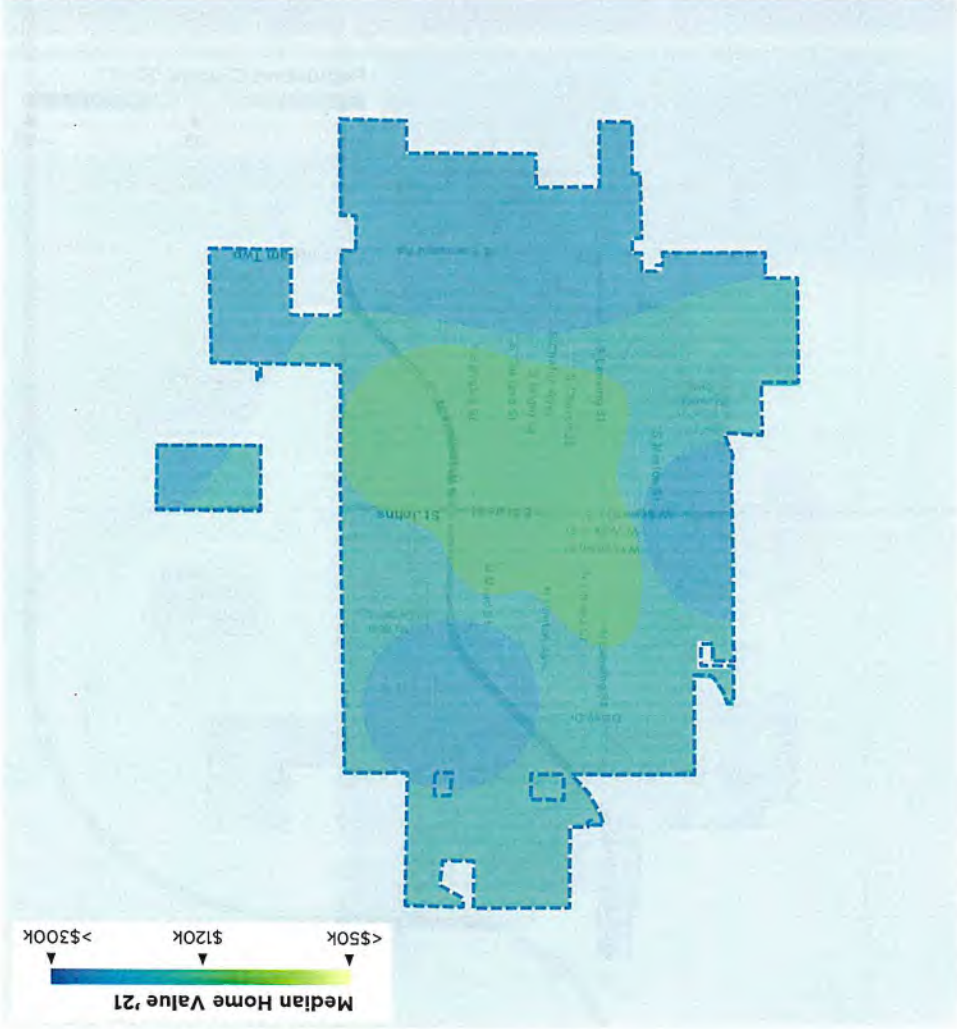
- City of St. Johns' median sale price of \$171,500 (about \$108 per sq.ft.) is slightly below that of the Clinton County (\$199,725 @ \$117 per sq.ft.).

- **Single-family homes are the predominant housing typology** (75 percent). Only 14 percent of all housing is multi-family. The city needs more diverse mix of housing types, including missing middle products.

- Severely aging housing stock with nearly **57 percent** of housing units **built prior to 1970s**. The preservation and renovation of these units will be critical to meeting future housing demand.

- City of St. Johns has approximately **one percent of the region's dedicated affordable housing supply**, and nearly two percent of the region's households. The city could use more affordable housing to better balance the market.

Most of the county seats are surrounded by submarkets that are growing more rapidly, have higher incomes, and higher housing values. A focus for these areas might be to **preserve the older homes, support aging-in place, and diversify the housing stock.**



# CITY OF ST. JOHNS HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, City of St. Johns would need 135 units over the next five years.
- More than half (58 percent) of this demand will be at a more attainable price point for moderate-income households earning between \$39,900 to \$99,700.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Aging housing stock

#### Opportunities for meeting the Housing Demand

- Home repair, renovation, & rehab
- Support aging in place
- Diversify housing types

### KEY ASSUMPTIONS

Share of Tri-County Region Households Within the <a href="#">County Seats Submarket</a>	<b>2%</b>
Submarket Population Capture	<b>30%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	95	41	<b>136</b>
<i>Avg. Units/Year</i>	19	8	27

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	3	<\$475	9	12
\$19,900 to \$39,900	\$58k-\$128k	13	\$475-\$1,000	12	25
\$39,900 to \$79,800	\$128k-\$305k	40	\$1,000-\$2,000	17	57
\$79,800 to \$99,700	\$305k-\$403k	21	\$2,000-\$2,500	2	23
\$99,700 to \$133,000	\$403k-\$648k	11	\$2,500-\$3,325	1	12
More than \$133,000	>\$648k	8	>\$3,325	0	8

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
Delta Charter  
Township

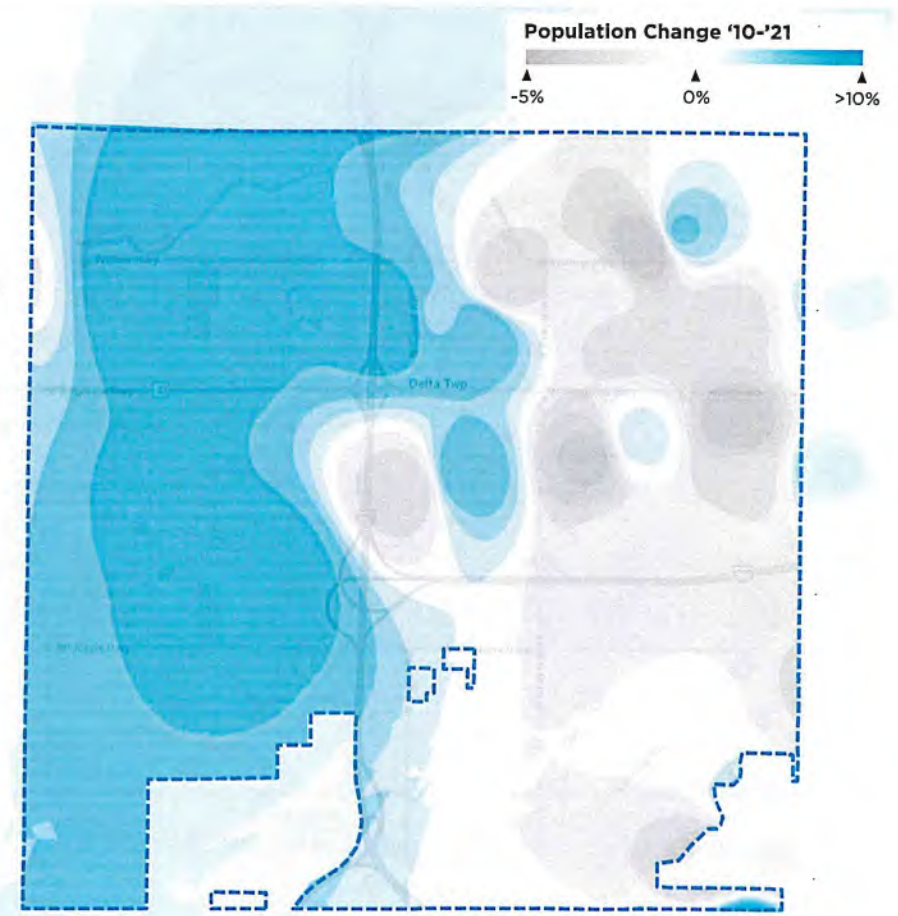
**DEMOGRAPHIC KEY METRICS**

Population	Households	Median Household Income	Median Age	% Population > 65 years
32,870	14,750	\$75,760	43.8	7.330
473,535 REGION	192,320 REGION	\$66,640 REGION	37.2 REGION	80,630 REGION

**REGIONAL COMPARISON**

7% of regional population	8% of regional households	1.1x of area median income	Older than the region	9% of regional population > 65 years
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- Delta Charter Township is part of Eaton County in tri-county region.
- It has **32,870 residents** and **grew at a similar rate** (2.3%) compared to the region during the past decade.
- Delta Charter Township added **562 households** during the past decade, a **slightly slower growth rate** (3.8%) than the tri-county region.
- The median household income in Delta Charter Township is approximately **\$12,100 higher than in the region**, with 65 percent of jobs in the township having median wages \$50,000 or higher.
- The median age is **higher than the region**. The largest cohort, ages 50-64 (*Empty Nesters*), makes up nearly a fifth (21 percent) of all households.
- It has a larger proportion of seniors 65 and older compared to the tri-county region (22% vs. 17%), and this cohort is anticipated to grow substantially, indicating a **need for housing options that support aging in place.**

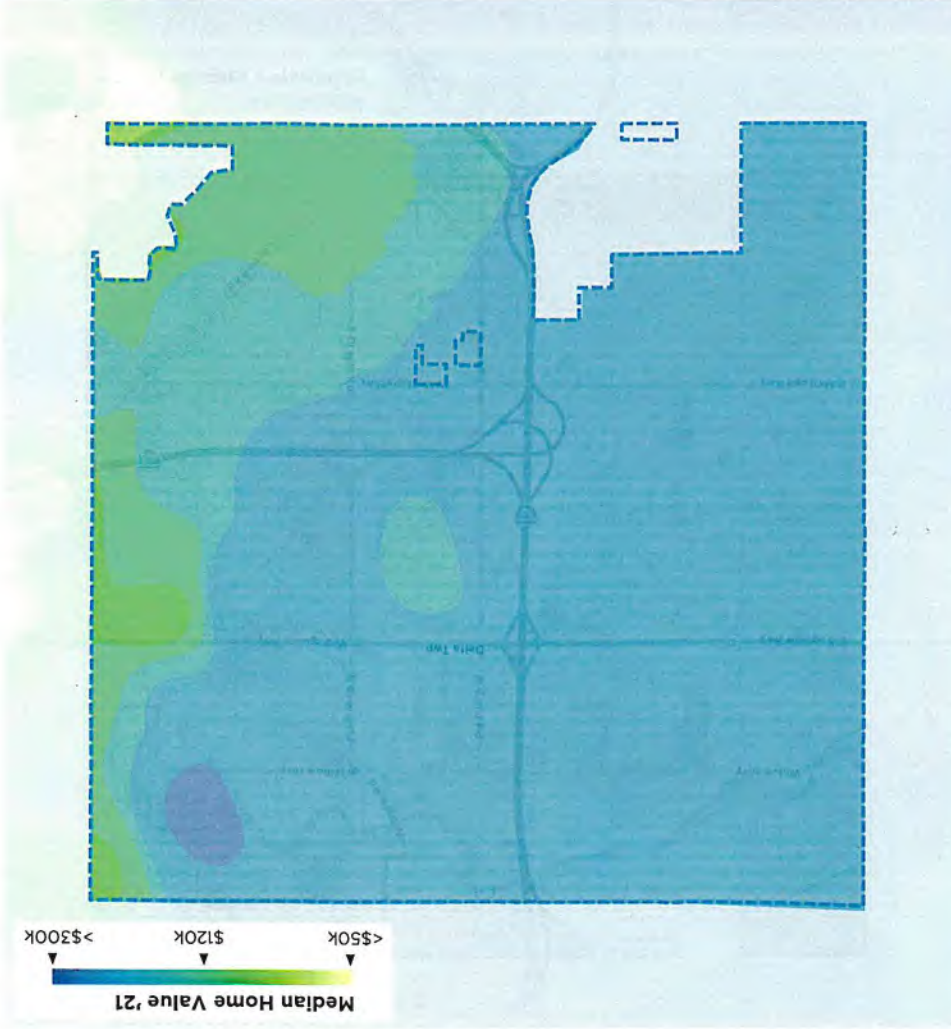


**KEY OBSERVATIONS**

- Modest growth rate. Very high owner-occupied housing rates and senior population shares and growth rates.

<b>HOUSING KEY METRICS</b>	<b>REGIONAL COMPARISON</b>
Housing Units 15,365	3% of regional housing units
206,680	3% less than the region
4%	At Par regional home values
7%	1.1x than the region
Median Home Value \$197,720	Lower than the region
\$196,925	120% of region
Median Rent \$963	Median Sale Price \$250,000
\$898	% Units < 10 years old 2.8
3.6	

- Delta Charter Township's median sale price of \$250,000 (about \$120 per sq.ft.) **is slightly above** that of the Eaton County (\$208,200 @ \$119 per sq.ft.).
- The township has a diverse mix of housing types in the region, with nearly a third of the supply in the multi-family typology.
- Aging housing stock with nearly **32 percent** of housing units **built prior to 1970s**. The preservation and renovation of these units will be critical to meeting future housing demand.
- Delta Charter Township has approximately **nine percent of the region's dedicated affordable** housing supply, and eight percent of the region's households. The township seems to maintain a good balance of attainable vs. market rate development in the region.



As the township matures with continued growth, greater diversity in affordability and housing types, including rental housing will be crucial. Senior housing options will also be important.

# DELTA CHARTER TOWNSHIP HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, Delta Charter Township would need 525 units over the next five years.
- More than half (59 percent) of this demand will be at a more attainable price point for moderate-income households earning between \$39,900 to \$99,700.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Lack of a diversity of price-points in housing supply

#### Opportunities for meeting the Housing Demand

- Diversify housing types
- Maintaining affordability of existing units
- New development at a variety of price-points

### KEY ASSUMPTIONS

Share of Tri-County Region Households Within the <a href="#">West Submarket</a>	<b>7%</b>
Submarket Population Capture	<b>52%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	362	163	<b>524</b>
<i>Avg. Units/Year</i>	72	32	104

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	4	<\$475	30	34
\$19,900 to \$39,900	\$58k-\$128k	44	\$475-\$1,000	40	84
\$39,900 to \$79,800	\$128k-\$305k	133	\$1,000-\$2,000	82	215
\$79,800 to \$99,700	\$305k-\$403k	92	\$2,000-\$2,500	3	95
\$99,700 to \$133,000	\$403k-\$648k	52	\$2,500-\$3,325	7	59
More than \$133,000	>\$648k	36	>\$3,325	1	37

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

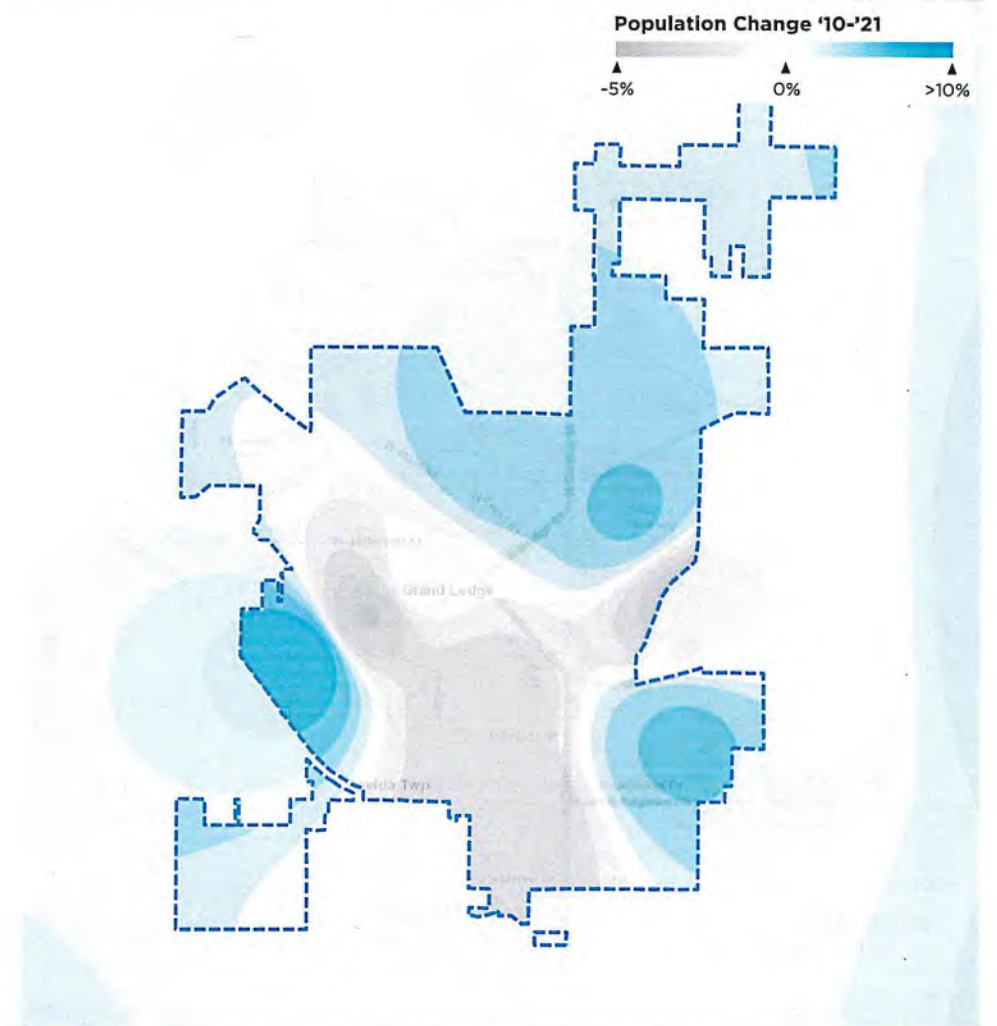
**Data Summary**  
City of Grand Ledge

**DEMOGRAPHIC KEY METRICS**

Population	Households	Median Household Income	Median Age	% Population > 65 years
7,775	3,450	\$64,600	41.7	1,545
473,535 REGION	192,320 REGION	\$66,640 REGION	37.2 REGION	80,630 REGION
<b>2%</b> of regional population	<b>2%</b> of regional households	<b>At Par</b> with area median income	<b>Older</b> than the region	<b>2%</b> of regional population > 65 years

**REGIONAL COMPARISON**

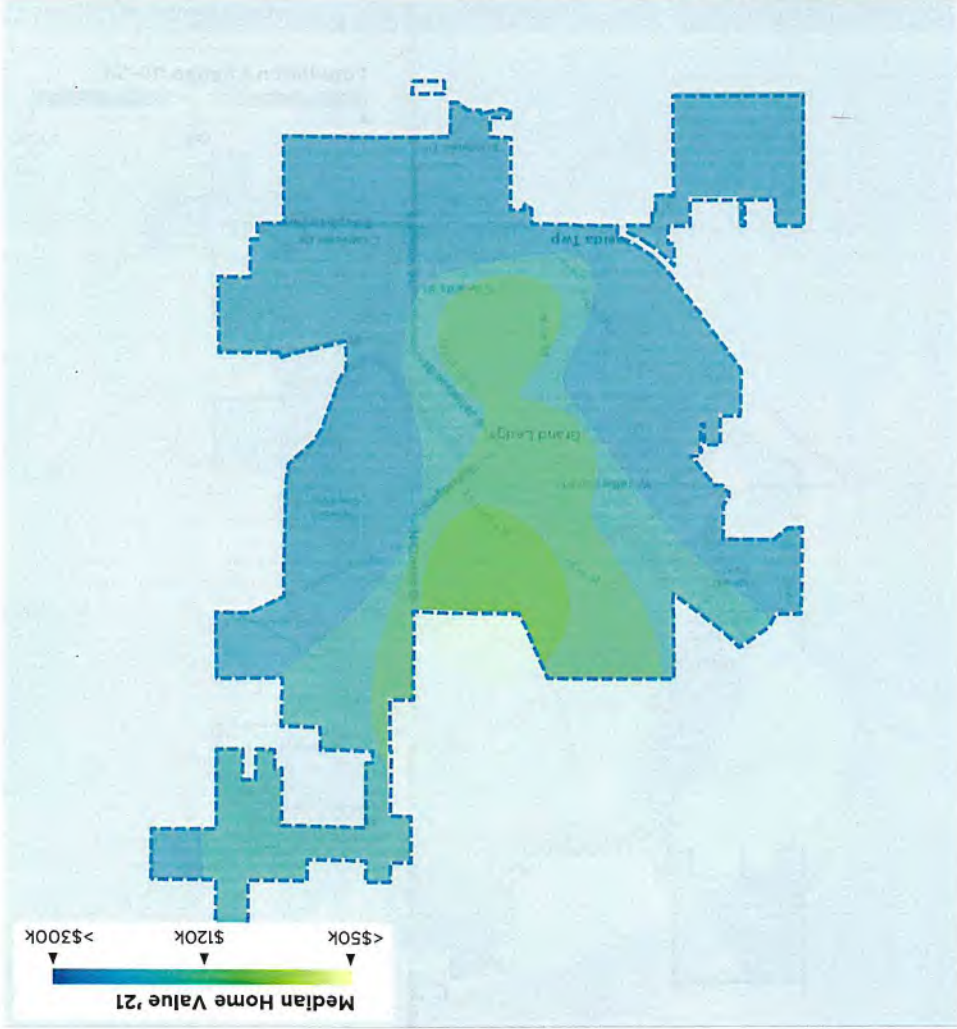
- City of Grand Ledge is part of Eaton County in the tri-county region.
- It has **7,775 residents** and **grew at a slower rate** (0.8 percent) during the past 10 years than the region.
- City of Grand Ledge added **151 households** during the past decade, at **slower growth rate** (2.8 percent) than the tri-county region.
- The median household income in City of Grand Ledge is approximately **\$2,000 higher than in the region**, with 56 percent of jobs in the city having median wages \$50,000 or higher.
- The median age is **higher than the region**. The fastest-growing cohort, ages 65 and older, makes up a fifth of all households. This cohort is anticipated to grow substantially, indicating a **need for housing options that support aging in place**.
- **The second fastest-growing group, ages 25-34 (Early Workforce)**, makes up 14 percent of all households—similar to the proportion regionally, indicating a need for more diverse housing options that support the needs of this group.



**KEY OBSERVATIONS**

- Modest growth rate. Very high owner-occupied housing rates, as well as senior population share and growth rate.

As the city matures with continued growth, greater diversity in affordability and housing types, including rental housing, will be crucial. Senior housing options will also be important.



- City of Grand Ledge's median sale price of \$189,900 (about \$126 per sq.ft.) is slightly below that of the Eaton County (\$208,200 @ \$119 per sq.ft.).
- The city has a more diverse mix of housing types in the region, including missing middle products.
- Aging housing stock with nearly 41 percent of housing units built prior to 1970s. The preservation and renovation of these units will be critical to meeting future housing demand.
- City of Grand Ledge has approximately two percent of the region's dedicated affordable housing supply, and two percent of the region's households. The city seems to maintain a good balance of attainable vs. market rate development in the region.

HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	3,830	206,680	2% of regional housing units
Vacancy Rate	7%	10%	3% higher than the region
Median Home Value	\$185,300	\$196,925	0.9x of regional home values
Median Rent	\$845	\$898	0.9x of the region
% Units < 10 years old	2.1	3.6	Lower than the region
Median Sale Price	\$189,900	\$189,900	91% of region

# CITY OF GRAND LEDGE HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, City of Grand Ledge would need 125 units over the next five years.
- More than half (58 percent) of this demand will be at a more attainable price point for moderate-income households earning between \$39,900 to \$99,700.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Aging housing stock
- Limited rental options

#### Opportunities for meeting the Housing Demand

- Home repair, renovation, & rehab
- Diversify housing types
- Maintaining affordability of existing units
- New development at a variety of price-points

### KEY ASSUMPTIONS

Share of Tri-County Region Households Within the <a href="#">West Submarket</a>	<b>2%</b>
Submarket Population Capture	<b>12%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	86	38	<b>124</b>
<i>Avg. Units/Year</i>	17	8	25

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	1	<\$475	7	8
\$19,900 to \$39,900	\$58k-\$128k	10	\$475-\$1,000	9	19
\$39,900 to \$79,800	\$128k-\$305k	31	\$1,000-\$2,000	19	50
\$79,800 to \$99,700	\$305k-\$403k	22	\$2,000-\$2,500	1	23
\$99,700 to \$133,000	\$403k-\$648k	12	\$2,500-\$3,325	2	14
More than \$133,000	>\$648k	9	>\$3,325	0	9

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

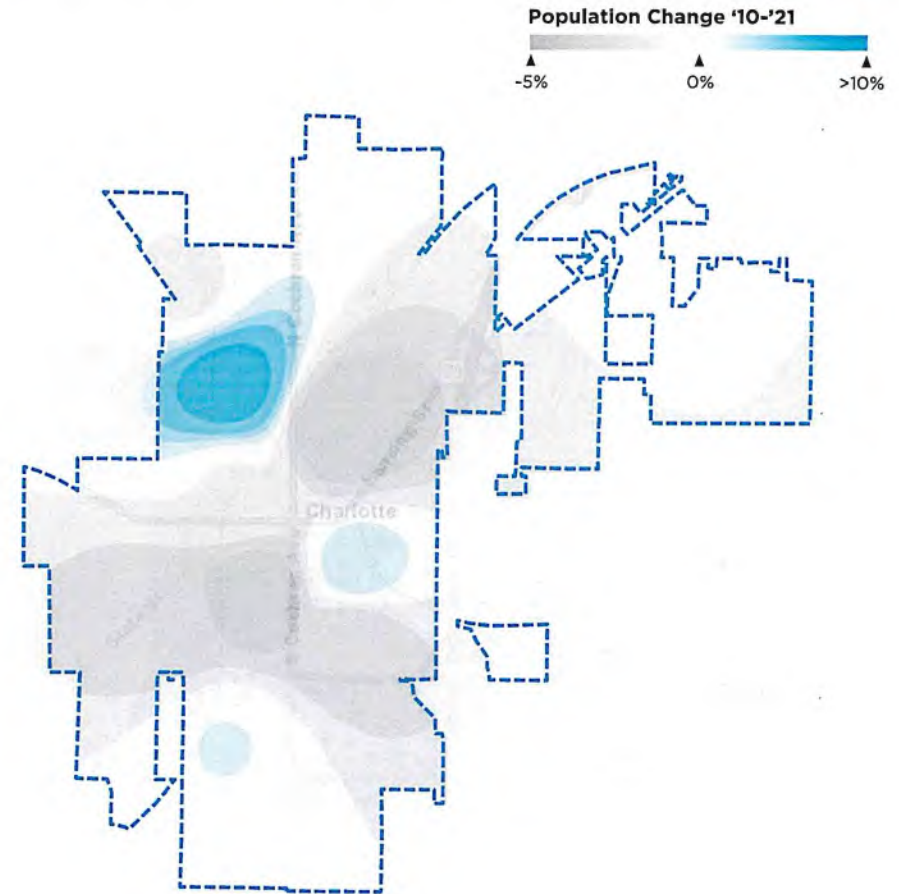
There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
City of Charlotte

DEMOGRAPHIC KEY METRICS	Population		Households		Median Household Income		Median Age		% Population > 65 years	
	City	REGION	City	REGION	City	REGION	City	REGION	City	REGION
REGIONAL COMPARISON	2% of regional population		2% of regional households		0.9x of area median income		Older than the region		2% of regional population > 65 years	

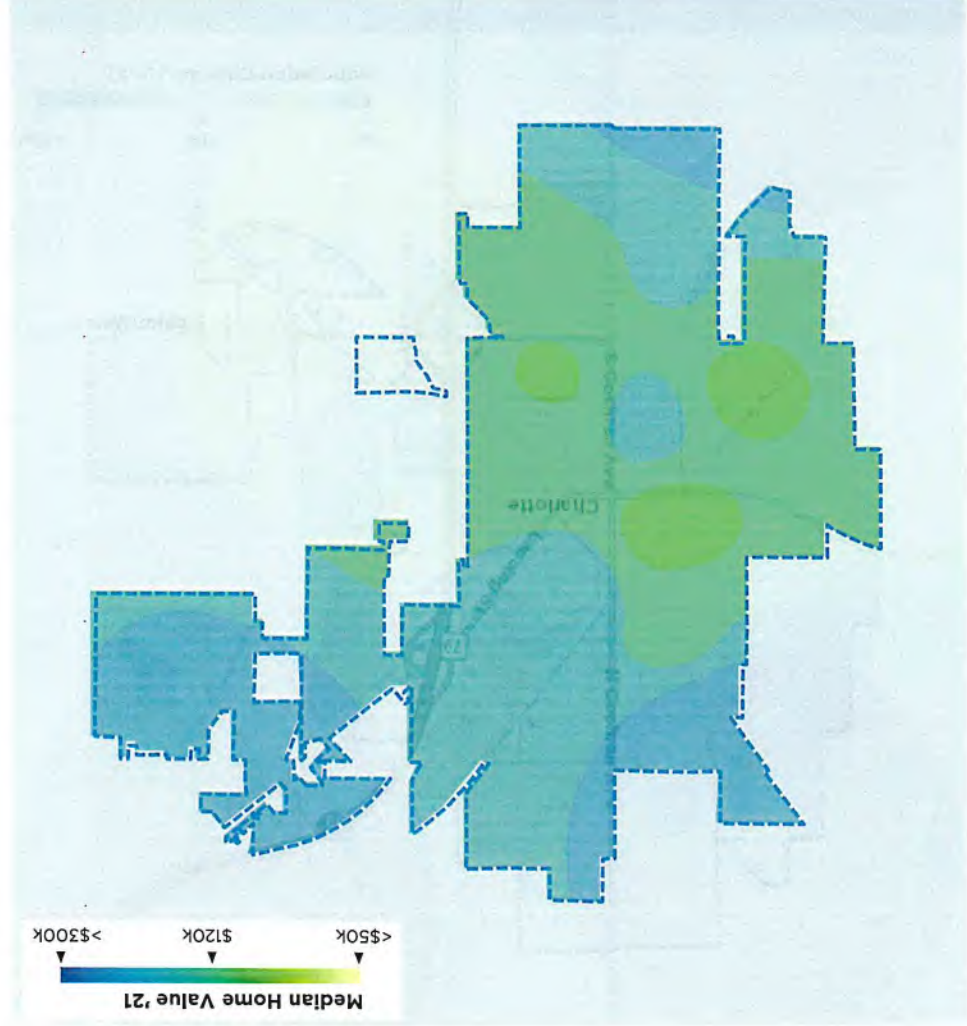
- City of Charlotte is the county seat of Eaton County.
- It has **9,260 residents** and **grew at a slower rate** (1.3 percent) than the region during the past decade.
- City of Charlotte added **120 households** during the past decade, at **slower growth rate** (3.2 percent) than the tri-county region.
- The median household income in City of Charlotte is approximately **\$3,000 lower than in the region**, with 65 percent of jobs in the city having median wages \$50,000 or higher.
- The median age is **slightly higher than the region**. The fastest-growing cohorts, ages 25 to 34 (*Early Workforce*) and ages 50 to 64 (*Empty Nesters*), make up a third of all households combined and typically lead to demand for more housing for young professionals, families, as well as senior housing.
- It has the same proportion of seniors 65 and older compared to the tri-county region, and this cohort is anticipated to grow substantially, indicating a need for **housing options that support aging in place.**



## KEY OBSERVATIONS

- The modest growth rate is indicative of the general lack of new housing construction
- Will need to identify locations for new housing if it wants to take advantage of its location and capture growth.

HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	4,060	206,680	2% of regional housing units
Vacancy Rate	7%	6%	1% less than the region
Median Home Value	\$149,700	\$196,925	0.8x of regional home values
Median Rent	\$695	\$898	0.8x of the region
% Units < 10 years old	0.2	3.6	Lower than the region
Median Sale Price	\$155,500	SINGLE FAMILY	75% of region



- City of Charlotte's median sale price of \$155,500 (about \$103 per sq.ft.) **is well below** that of the Eaton County (\$208,200 @ \$119 per sq.ft.).
- The city has a more diverse mix of housing types in the region, including missing middle products. In fact, **it has the highest share of duplexes and fourplexes (14 percent) in the region.**
- Severely aging housing stock with nearly **57 percent** of housing units **built prior to 1970s**. The preservation and renovation of these units will be critical to meeting future housing demand.
- City of Charlotte has approximately 1.5 percent of the region's dedicated affordable housing supply, and two percent of the region's households, indicating a **healthy proportion of attainable housing to meet the needs of the residents.**

Most of the county seats are surrounded by submarkets that are growing more rapidly, have higher incomes, and higher housing values. A focus for these areas might be to **preserve the older homes, support aging-in place, and diversify the housing stock.**

# CITY OF CHARLOTTE HOUSING NEEDS OVERVIEW

## DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, City of Charlotte would need 160 units over the next five years.
- More than half (58 percent) of this demand will be at a more attainable price point for moderate-income households earning between \$39,900 to \$99,700.

## CONCLUSIONS:

### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Aging housing stock

### Opportunities for meeting the Housing Demand

- Home repair, renovation, & rehab
- Support aging in place
- Diversify housing types



## DEMAND SUMMARY

### KEY ASSUMPTIONS

Share of Tri-County Region Households	<b>2%</b>
Within the <a href="#">County Seats Submarket</a>	
Submarket Population Capture	<b>35%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	113	49	<b>162</b>
<i>Avg. Units/Year</i>	22	10	32

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	3	<\$475	10	13
\$19,900 to \$39,900	\$58k-\$128k	15	\$475-\$1,000	14	29
\$39,900 to \$79,800	\$128k-\$305k	47	\$1,000-\$2,000	20	67
\$79,800 to \$99,700	\$305k-\$403k	25	\$2,000-\$2,500	2	27
\$99,700 to \$133,000	\$403k-\$648k	13	\$2,500-\$3,325	1	14
More than \$133,000	>\$648k	9	>\$3,325	0	9

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
City of Lansing

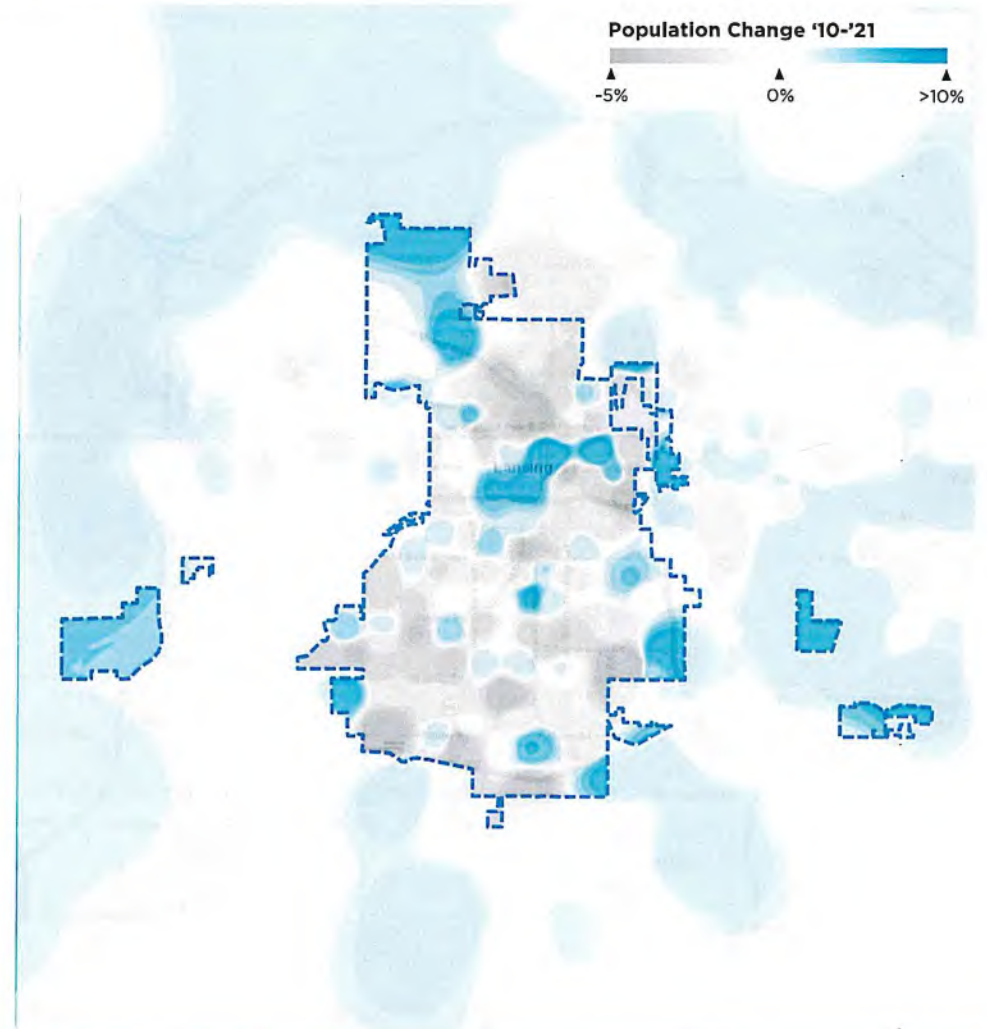
**DEMOGRAPHIC KEY METRICS**

Population	Households	Median Household Income	Median Age	% Population > 65 years
113,430	49,850	\$45,900	34.5	15,470
473,535 REGION	192,320 REGION	\$66,640 REGION	37.2 REGION	80,630 REGION

**REGIONAL COMPARISON**

24% of regional population	26% of regional households	0.7x of area median income	Younger than the region	19% of regional population > 65 years
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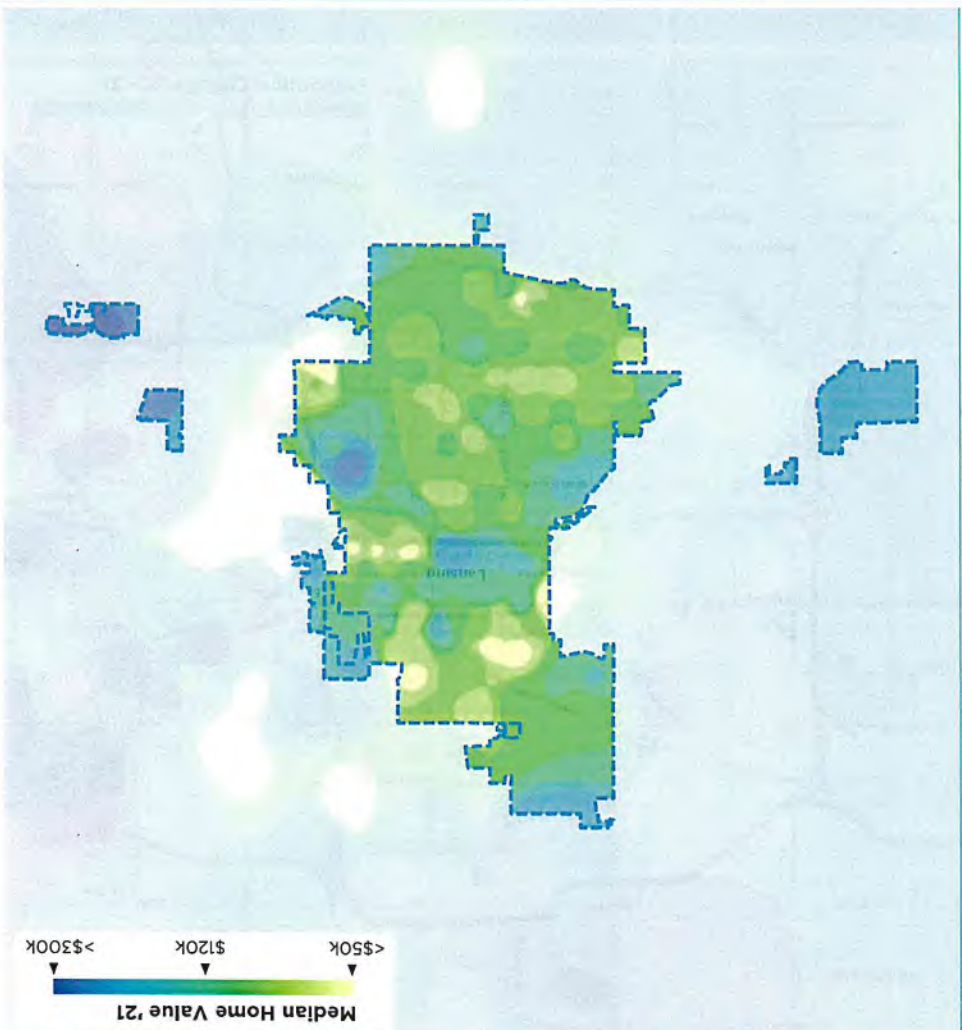
- City of Lansing is part of Ingham County in tri-county region.
- It has **113,430 residents** and had a **negative growth rate** (-2.1 percent) during the last decade.
- City of Lansing added **1,178 households** during the past decade, at a **much slower growth rate** (1.7 percent) than the tri-county region. The city lost population and added households because the average households size decreased.
- The median household income in City of Lansing is approximately **\$17,700 lower than in the region**, with 56 percent of jobs in the city having median wages \$50,000 or higher.
- The median age is **slightly lower than the region**. The largest cohort, ages 35-49 (*Family Years*), makes up nearly a fifth (19 percent) of all households.
- It has a smaller proportion of seniors 65 and older compared to the tri-county region (14% vs. 17%), yet this cohort is anticipated to grow substantially, indicating a **need for housing options that support aging in place.**



**KEY OBSERVATIONS**

- The City of Lansing has the greatest concentration of jobs and transit in the region, yet it also has many of the region’s most challenging housing situations, including cost burden, condition challenges, and other factors.

The priorities for the city would be to focus on improving the condition and quality of the existing stock, improving options for homeownership, creating opportunity for more market-rate for-sale and rental opportunities, and pursuing infill development, among other initiatives.



HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	55,130	27% of regional housing units	3% higher than the region
Vacancy Rate	10%	7%	10% higher than the region
Median Home Value	\$105,600	\$196,925 REGION	0.5x of regional home values
Median Rent	\$847	\$898 REGION	0.9x of the region
% Units < 10 years old	2.1	3.6 REGION	Lower than the region
Median Sale Price	\$119,500	\$119,500 SINGLE FAMILY	68% of region

- City of Lansing's median sale price of \$119,500 (about \$96 per sq.ft.) is well below that of the Ingham County (\$176,000 @ \$115 per sq.ft.).
- Single-family homes are the predominant housing typology (70 percent). Twenty percent of all housing is multi-family. The city needs more diverse mix of housing types, including missing middle products.
- The City has the largest concentration of affordable housing stock in the region, yet decades of disinvestment have created marketability, and other, challenges.
- Severely aging housing stock with nearly 67 percent of housing units built prior to 1970s. The preservation and renovation of these units will be critical to meeting future housing demand.
- City of Lansing has approximately 50 percent of the region's dedicated affordable housing supply, yet only 26 percent of the region's households. The city could use more market-rate development to better balance the market.

# CITY OF LANSING, MI

## HOUSING NEEDS OVERVIEW

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, City of Lansing would need 1,652 units over the next five years.
- Approximately two-thirds (64 percent) of this demand will be at a more attainable price points for lower- and moderate-income household-earning between \$19,900 to \$79,800.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Aging housing stock

#### Opportunities for meeting the Housing Demand

- Home repair, renovation, & rehab
- Infill development
- Improve options for homeownership
- Opportunity for more market-rate for-sale and rental opportunities



## DEMAND SUMMARY

### KEY ASSUMPTIONS

Share of Tri-County Region Households Lansing City Submarket	<b>24%</b>
Submarket Population Capture	<b>100%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	909	743	<b>1,652</b>
<i>Avg. Units/Year</i>	180	148	330

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	45	<\$475	230	274
\$19,900 to \$39,900	\$58k-\$128k	187	\$475-\$1,000	232	419
\$39,900 to \$79,800	\$128k-\$305k	402	\$1,000-\$2,000	239	641
\$79,800 to \$99,700	\$305k-\$403k	175	\$2,000-\$2,500	27	202
\$99,700 to \$133,000	\$403k-\$648k	67	\$2,500-\$3,325	16	83
More than \$133,000	>\$648k	32	>\$3,325	0	32

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housing stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
City of East Lansing

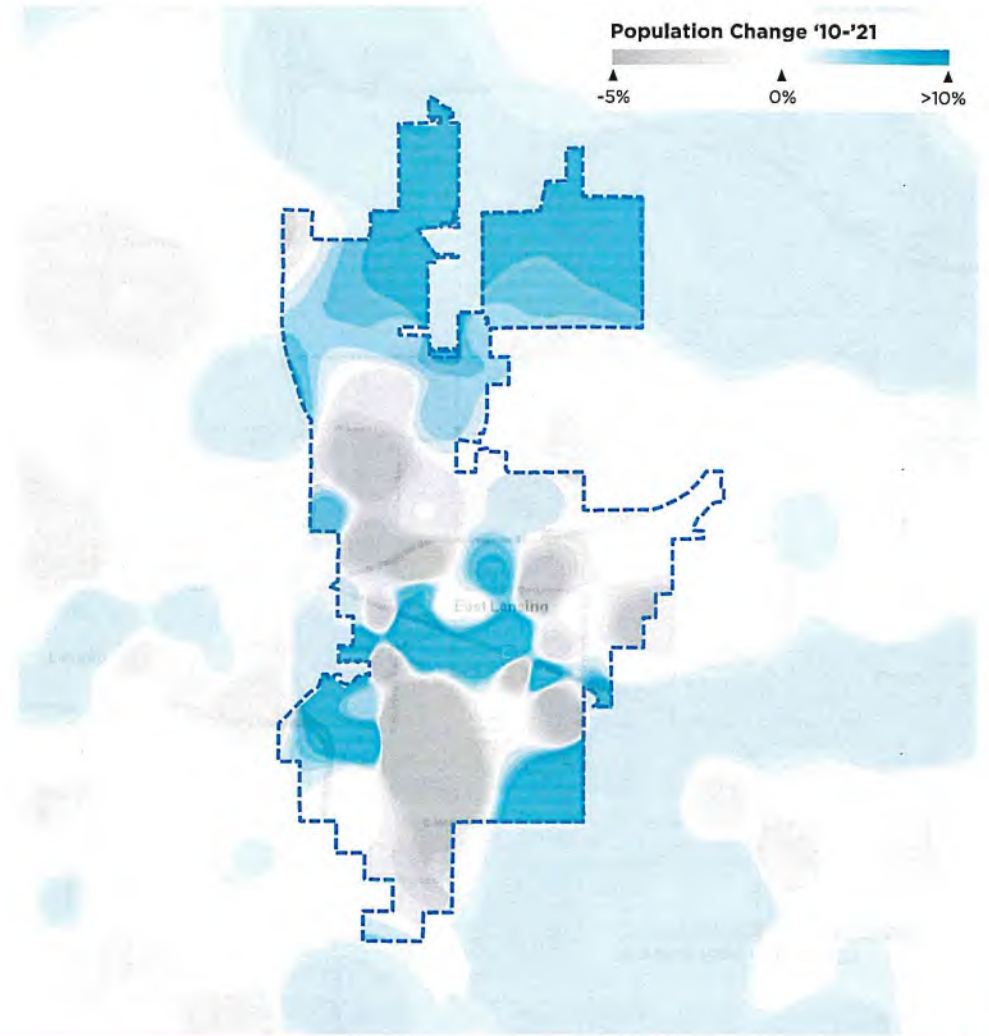

**DEMOGRAPHIC  
KEY METRICS**

Population	Households	Median Household Income	Median Age	% Population > 65 years
47,700 REGION	15,000 - 192,320 REGION	\$46,350 REGION	23.0 REGION	4,880 REGION
473,535 REGION		\$66,640 REGION	37.2 REGION	80,630 REGION

**REGIONAL  
COMPARISON**

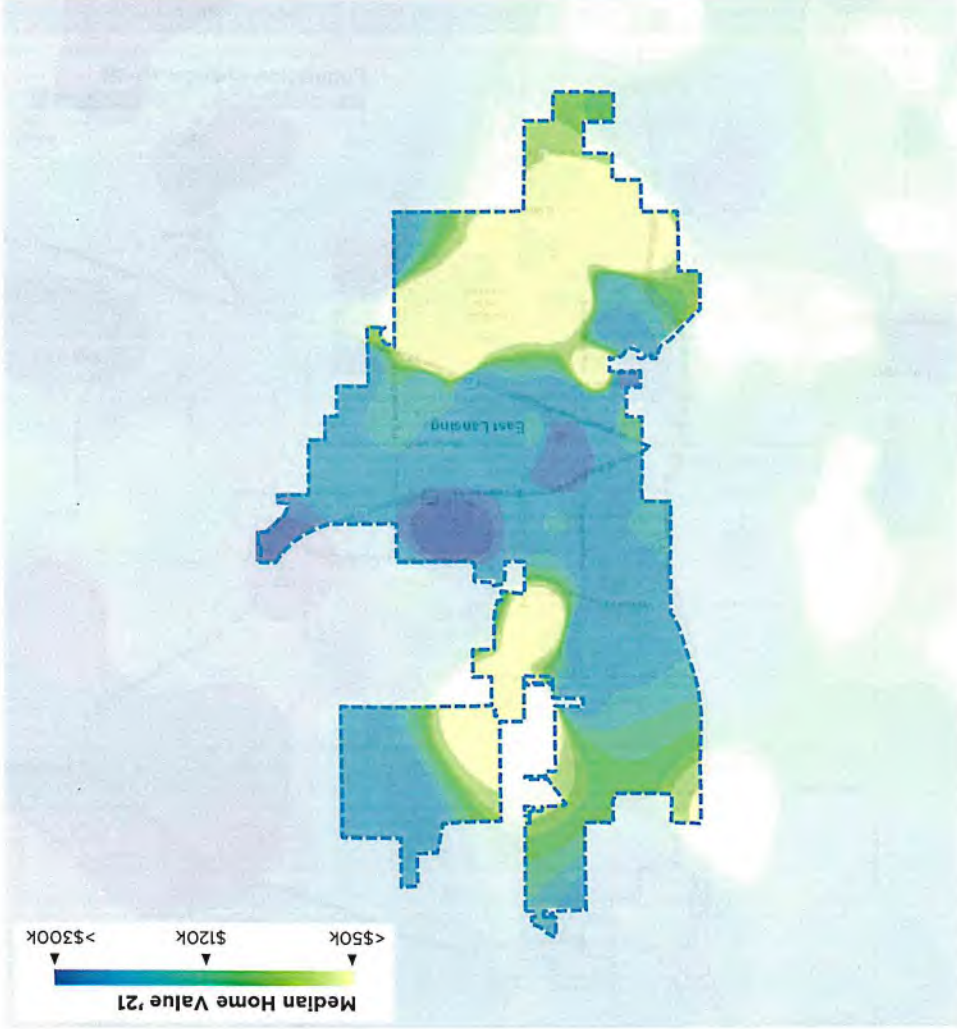
10% of regional population	8% of regional households	0.7x of area median income	Younger than the region	6% of regional population > 65 years
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- City of East Lansing is part of Ingham County in the tri-county region.
- It has **47,700 residents** and **had a negative growth rate** (-1.9 percent) during the last decade.
- City of East Lansing added **184 households** during the past decade, **the slowest growth rate** (0.5 percent) in the tri-county region's selected geographies. The city lost population and added households because the average households size decreased.
- The median household income in City of East Lansing is approximately **\$17,300 lower than in the region**, with only 32 percent of jobs in the city having median wages \$50,000 or higher.
- The median age is **skewed much younger than the region**, an impact of the presence of Michigan State University. The fastest-growing group, ages 65 and older, makes up only 15 percent of all households.


**KEY OBSERVATIONS**

- The City of Lansing is home to MSU and has a concentration of jobs and transit in the region, yet it also has many of the region's most challenging housing situations, including cost burden, condition challenges, and other factors.

The City of East Lansing should consider approaches that include ensuring there are diverse housing options for non-students, including **graduating students who want to remain in the region.**



- City of East Lansing's median sale price of \$248,100 (about \$137 per sq.ft.) **is well above** that of the Ingham County (\$176,000 @ \$115 per sq.ft.).
- The city has the most diverse mix of housing types in the region, including some missing middle products.
- Aging housing stock with nearly **43 percent** of housing units **built prior to 1970s**. The preservation and renovation of these units will be critical to meeting future housing demand.
- City of East Lansing has approximately 3.7 percent of the region's dedicated affordable housing supply, and nearly eight percent of the region's households. The city could use more attainable housing development to better balance the market.

<p><b>HOUSING KEY METRICS</b></p> <p>Housing Units: 16,700</p> <p>206,680 REGION</p>	<p><b>REGIONAL COMPARISON</b></p> <p>8% of regional housing units</p>	<p>3% higher than the region</p> <p>10% REGION</p> <p>7% REGION</p>	<p>1.2x of regional home values</p> <p>\$239,100 REGION</p> <p>\$196,925 REGION</p>	<p>1.1x of the region</p> <p>\$969 REGION</p> <p>\$898 REGION</p>	<p>Higher than the region</p> <p>3.9 REGION</p> <p>3.6 REGION</p>	<p>141% of region</p> <p>\$248,100 SINGLE FAMILY</p>
<p>Median Home Value</p>	<p>Median Rent</p>	<p>% Units &lt; 10 years old</p>	<p>Median Sale Price</p>	<p>Vacancy Rate</p>	<p>Median Home Value '21</p>	<p>Region</p>

# CITY OF EAST LANSING HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, City of East Lansing would need 1,100 units over the next five years.
- More than two-thirds (69 percent) of this demand will be at a more attainable price point for lower- and moderate-income household earning below \$79,800.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Aging housing stock

#### Opportunities for meeting the Housing Demand

- Home repair, renovation, & rehab
- Infill development
- Housing options for graduating students

### KEY ASSUMPTIONS

Share of Tri-County Region Households	<b>10%</b>
<i>East Lansing Submarket</i>	
Submarket Population Capture	<b>100%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	386	714	<b>1,100</b>
<i>Avg. Units/Year</i>	77	142	330

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	3	<\$475	151	154
\$19,900 to \$39,900	\$58k-\$128k	16	\$475-\$1,000	221	237
\$39,900 to \$79,800	\$128k-\$305k	82	\$1,000-\$2,000	288	370
\$79,800 to \$99,700	\$305k-\$403k	103	\$2,000-\$2,500	28	132
\$99,700 to \$133,000	\$403k-\$648k	76	\$2,500-\$3,325	24	100
More than \$133,000	>\$648k	106	>\$3,325	4	109

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

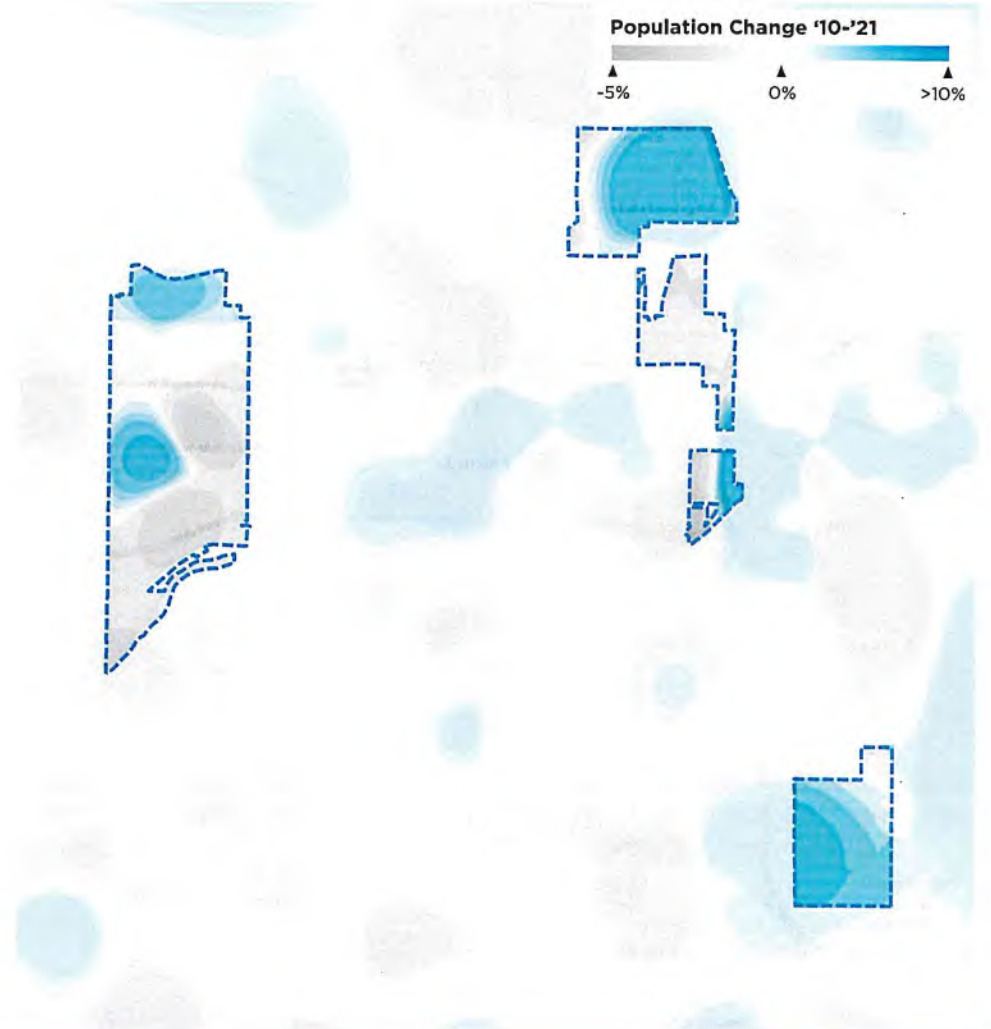
The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
Lansing Charter  
Township

**DEMOGRAPHIC KEY METRICS**

	Population		Households		Median Household Income		Median Age		% Population > 65 years	
	8,170	473,535 REGION	4,000	192,320 REGION	\$53,660	\$66,640 REGION	38.8	37.2 REGION	1,500	80,630 REGION
<b>REGIONAL COMPARISON</b>	2% of regional population		2% of regional households		0.8x of area median income		Older than the region		2% of regional population > 65 years	

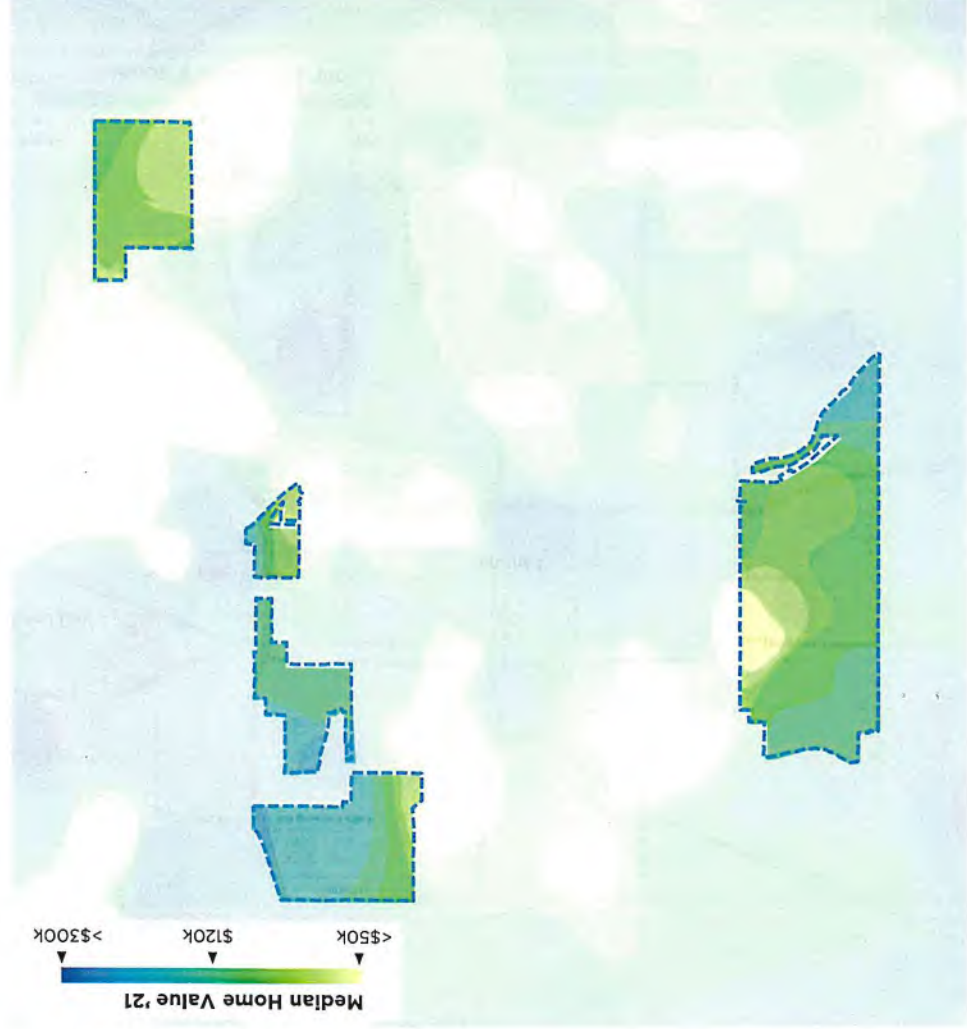
- Lansing Charter Township is part of Ingham County in the tri-county region.
- It has **8,170 residents** and **grew at a marginal rate** (0.1 percent) compared to the region during the last decade.
- Lansing Charter Township added **66 households** during the past decade, a **slower growth rate** (2.3 percent) than the tri-county region.
- The median household income in Lansing Charter Township is approximately **\$9,960 lower than in the region**, with 59 percent of jobs in the township having median wages \$50,000 or higher.
- The median age is **slightly higher than the region**. It has a marginally larger proportion of seniors 65 and older compared to the tri-county region (18% vs. 17%), and this cohort is anticipated to grow substantially, indicating a need for housing options that support aging in place.



**KEY OBSERVATIONS**

- The modest growth rate is indicative of the general lack of new housing construction

HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	4,375	206,680	2% of regional housing units
Vacancy Rate	8%	7%	1% higher than the region
Median Home Value	\$127,100	\$196,925	0.6x of regional home values
Median Rent	\$836	\$898	0.9x than the region
% Units < 10 years old	1.3	3.6	Lower than the region
Median Sale Price	\$155,000		88% of region



➤ Lansing Charter Township's median sale price of \$155,000 (about \$112 per sq.ft.) is slightly below that of the Ingham County (\$176,000 @ \$115 per sq.ft.).

➤ More than half of all housing supply is within the single-family typology. Still, this township has a diverse mix of housing types in the region, including the highest share of smaller multi-family typology (28 percent).

➤ Severely aging housing stock with nearly 63 percent of housing units built prior to 1970s. The preservation and renovation of these units will be critical to meeting future housing demand.

➤ Lansing Charter Township does not have any of the region's dedicated affordable housing supply, and could use more attainable housing to better balance the market and meet the needs of the current and future residents.

The priorities of the township should be to focus on improving the condition and quality of the existing stock, improving options for homeownership, creating opportunity for more market-rate for-sale and rental opportunities, and pursuing infill development, among other initiatives.

# LANSING CHARTER TOWNSHIP HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, Lansing Charter Township would need 120 units over the next five years.
- Approximately two-thirds (64 percent) of this demand will be for households earning between \$19,900 to \$79,800.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Aging housing stock

#### Opportunities for meeting the Housing Demand

- Home repair, renovation, & rehab
- Infill development

### KEY ASSUMPTIONS

Share of Tri-County Region Households Within the <a href="#">Lansing City Submarket</a>	<b>2%</b>
Submarket Population Capture	<b>7%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	66	54	<b>120</b>
<i>Avg. Units/Year</i>	<i>13</i>	<i>11</i>	<i>24</i>

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	3	<\$475	17	20
\$19,900 to \$39,900	\$58k-\$128k	13	\$475-\$1,000	17	30
\$39,900 to \$79,800	\$128k-\$305k	29	\$1,000-\$2,000	17	46
\$79,800 to \$99,700	\$305k-\$403k	13	\$2,000-\$2,500	2	15
\$99,700 to \$133,000	\$403k-\$648k	5	\$2,500-\$3,325	1	6
More than \$133,000	>\$648k	2	>\$3,325	0	2

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
Meridian Charter  
Township

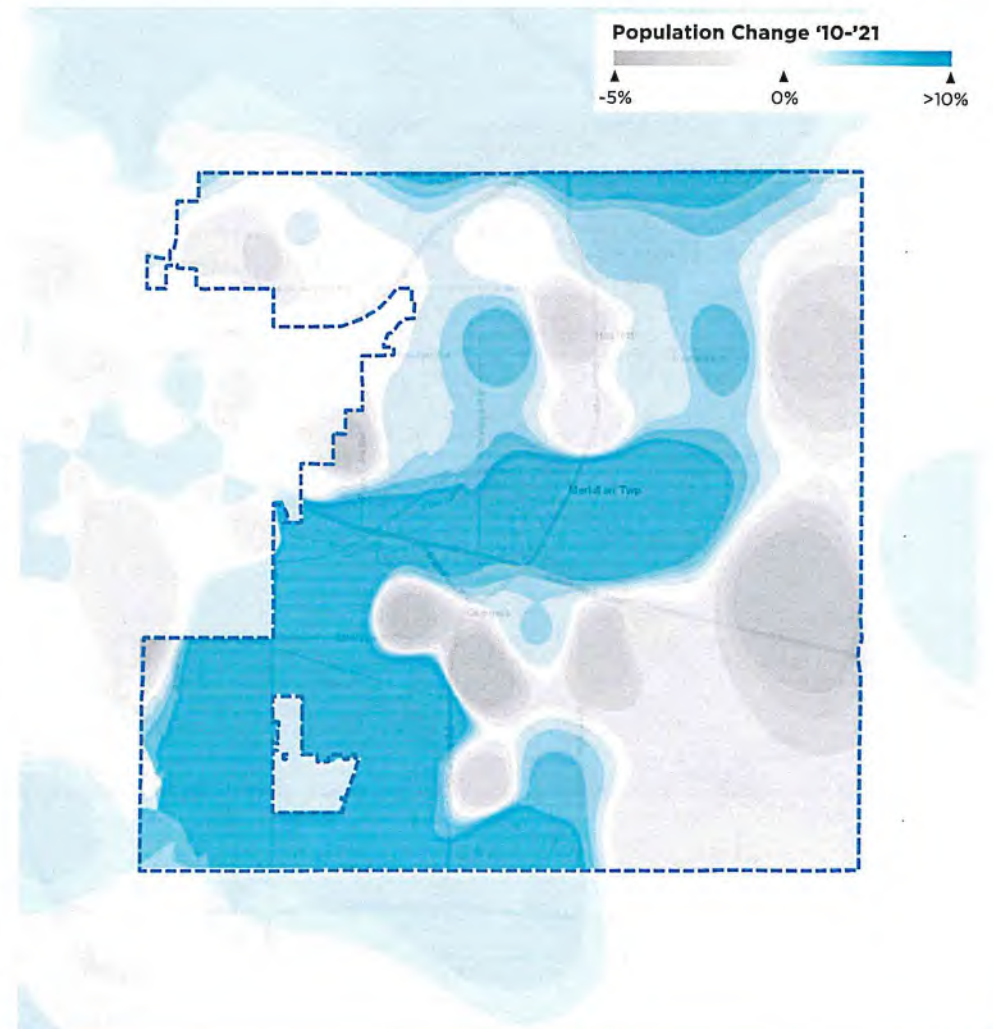

**DEMOGRAPHIC  
KEY METRICS**

Population		Households		Median Household Income		Median Age		% Population > 65 years	
43,880	473,535 REGION	18,880	192,320 REGION	\$83,000	\$66,640 REGION	38.9	37.2 REGION	8,630	80,630 REGION

**REGIONAL  
COMPARISON**

9% of regional population	10% of regional households	1.2x of area median income	Older than the region	11% of regional population > 65 years
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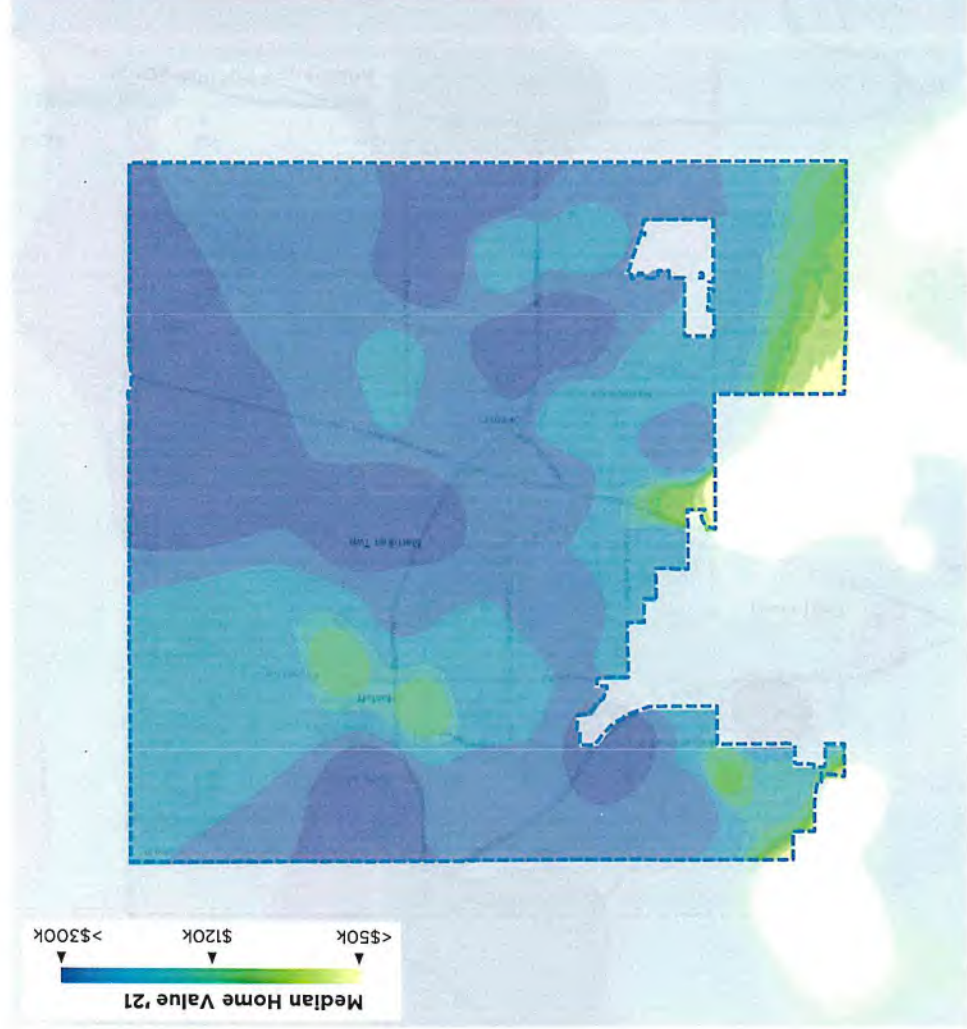
- Meridian Charter Township is part of Ingham County in the tri-county region.
- It has **43,880 residents** and **grew at a much faster rate** (11.4%) compared to the region during the last decade.
- Meridian Charter Township added **1,657 households** during the past decade, a **faster growth rate** (9.3%) than the tri-county region, also second fastest amongst other selected municipalities.
- The median household income in Meridian Charter Township is approximately **\$19,400 higher than in the region**, with 54 percent of jobs in the township having median wages \$50,000 or higher.
- The median age is **slightly higher than the region**. The fastest-growing cohort, ages 65 and older, makes up a fifth of all households. This cohort is anticipated to grow substantially, indicating a **need for housing options that support aging in place**.
- **The second fastest-growing group, ages 25-34 (Early Workforce), makes up 16 percent of all households**—slightly higher than the proportion regionally, indicating a need for more diverse housing options that support the needs of this group.


**KEY OBSERVATIONS**

- Will need more housing units to support growth.
- Is likely to continue growing faster than the other municipalities.

 <b>HOUSING KEY METRICS</b>	<b>REGIONAL COMPARISON</b>		
Housing Units	20,100	206,680	REGION
Vacancy Rate	7%	6%	REGION
Median Home Value	\$278,700	\$196,925	REGION
Median Rent	\$977	\$898	REGION
% Units < 10 years old	6.6	3.6	REGION
Median Sale Price	\$290,200	165%	SINGLE FAMILY

- Meridian Charter Township's median sale price of \$290,200 (about \$130 per sq.ft.) **is well above** that of the Ingham County (\$176,000 @ \$115 per sq.ft.).
- The township has a diverse mix of housing types relative to the region, with nearly a third of the supply in the multi-family typology.
- Some aging housing stock with nearly **28 percent** of housing units **built prior to 1970s**. The preservation and renovation of these units will be critical to meeting future housing demand.



The township needs policies and programs **that support the senior populations and diversity housing types and housing affordability levels** to provide more opportunity for moderate and lower-income households, as well as to better support the projected job growth.

# MERIDIAN CHARTER TOWNSHIP HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, Lansing would need 1,652 units over the next five years.
- More than half (53 percent) of this demand will be for households earning below \$79,800.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Lack of diversity of price-points in housing supply

#### Opportunities for meeting the Housing Demand

- Diversify housing types
- New development
- More affordable housing options

### KEY ASSUMPTIONS

Share of Tri-County Region Households	<b>9%</b>
Within the <a href="#">East Submarket</a>	
Submarket Population Capture	<b>61%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	956	492	<b>1,448</b>
<i>Avg. Units/Year</i>	<i>192</i>	<i>98</i>	<i>290</i>

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	15	<\$475	116	131
\$19,900 to \$39,900	\$58k-\$128k	86	\$475-\$1,000	123	208
\$39,900 to \$79,800	\$128k-\$305k	229	\$1,000-\$2,000	206	436
\$79,800 to \$99,700	\$305k-\$403k	250	\$2,000-\$2,500	26	276
\$99,700 to \$133,000	\$403k-\$648k	176	\$2,500-\$3,325	18	194
More than \$133,000	>\$648k	200	>\$3,325	3	203

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

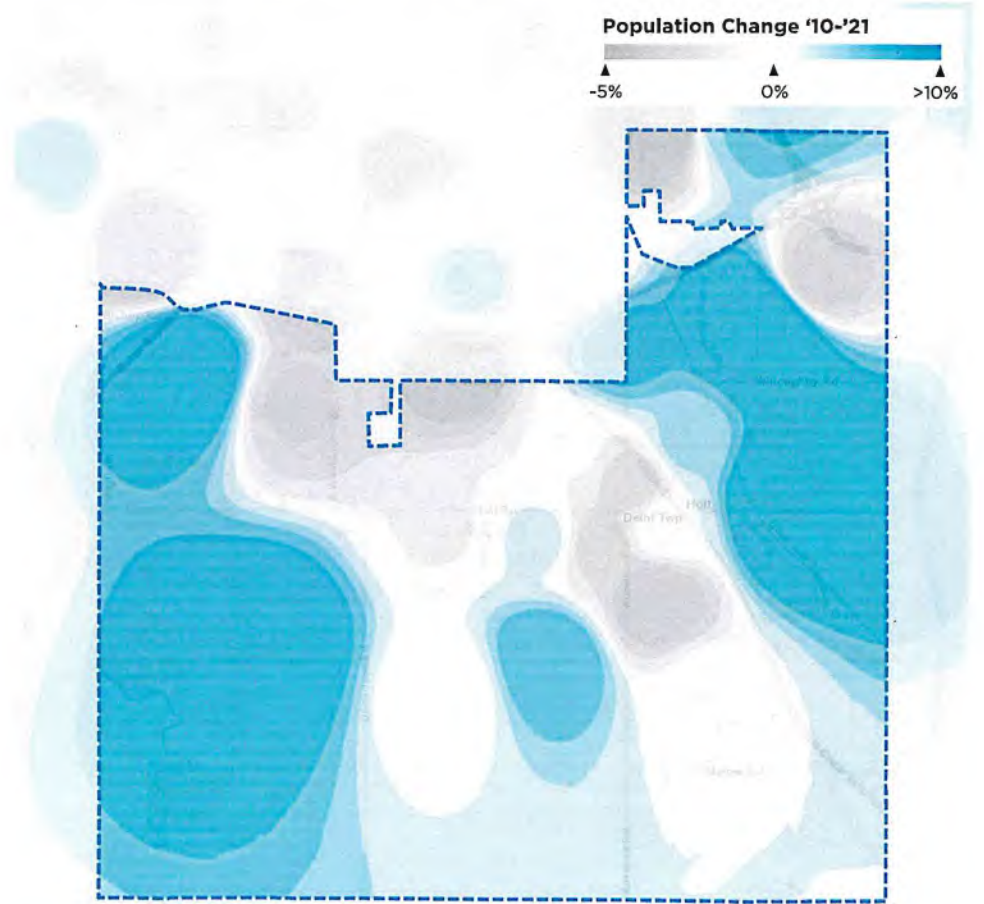
There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
Delhi Charter Township

DEMOGRAPHIC KEY METRICS	Population		Households		Median Household Income		Median Age		% Population > 65 years	
	27,740	473,535 REGION	11,200	192,320 REGION	\$75,500	\$66,640 REGION	40.2	37.2 REGION	4,685	80,630 REGION
REGIONAL COMPARISON	6% of regional population		6% of regional households		1.1x of area median income		Older than the region		6% of regional population > 65 years	

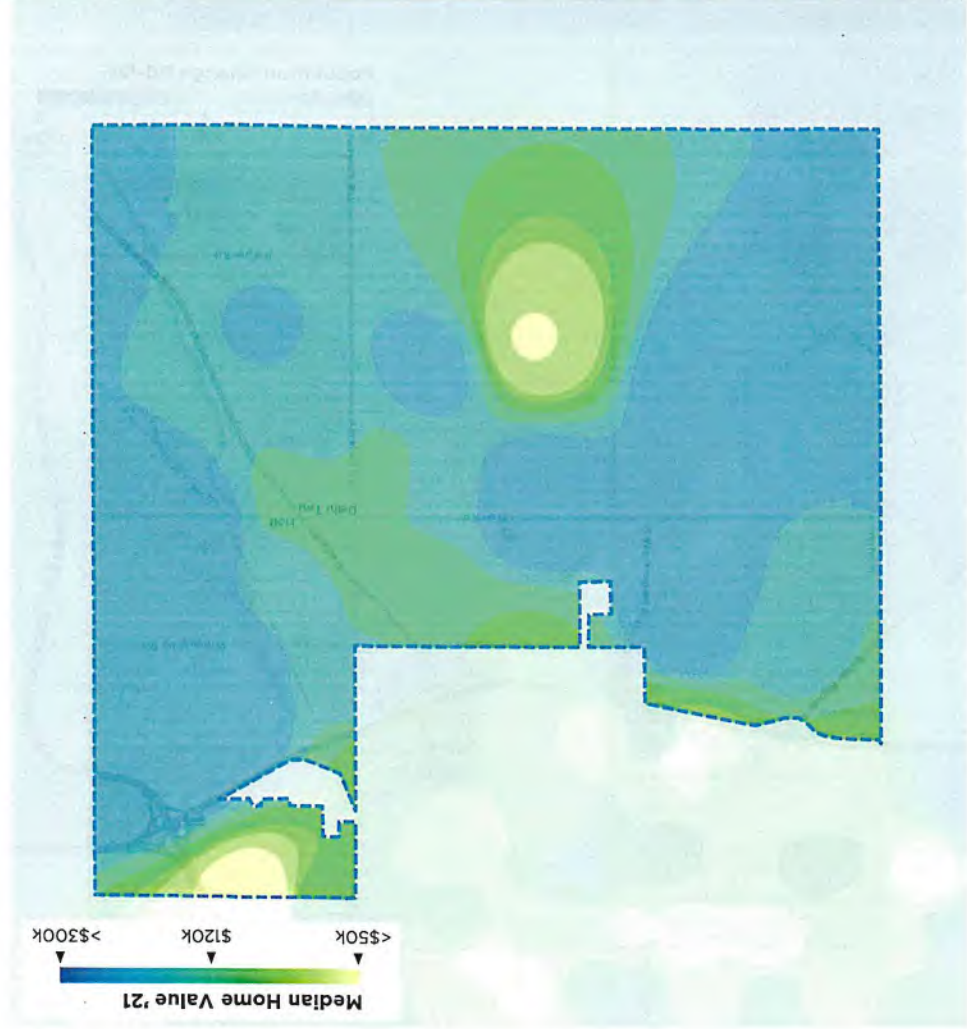
- Delhi Charter Township is part of Ingham County in the tri-county region.
- It has **27,740 residents** and **grew at a faster rate** (6.4 percent) compared to the region during the last decade.
- Delhi Charter Township added **984 households** during the past decade, a **faster growth rate** (nine percent) than the tri-county region.
- The median household income in Delhi Charter Township is approximately **\$11,800 higher than in the region**, with 59 percent of jobs in the township having median wages \$50,000 or higher.
- The median age is **higher than the region**. The fastest-growing group, age 65 or older, makes up 18 percent of all households.
- It has a similar proportion of seniors 65 and older compared to the tri-county region (17 percent), and this cohort is anticipated to grow substantially, indicating **a need for housing options that support aging in place**.



## KEY OBSERVATIONS

- Will need more housing units to support growth.
- Is likely to continue growing faster than the other municipalities.

HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	11,840	206,680	6% of regional housing units
Vacancy Rate	7%	5%	2% less than the region
Median Home Value	\$192,000	\$196,925	At Par with regional home values
Median Rent	\$1,010	\$898	1.1x than the region
% Units < 10 years old	7.4	3.6	Higher than the region
Median Sale Price	\$248,000		141% of region



➤ Delhi Charter Township's median sale price of \$248,000 (about \$123 per sq.ft.) **is well above** that of the Ingham County (\$176,000 @ \$115 per sq.ft.).

➤ **Single-family homes is the predominant housing typology** (70 percent). A fifth of all housing is multi-family. The township needs more diverse mix of housing types, including missing middle products.

➤ Some aging housing stock with nearly **28 percent** of housing units **built prior to 1970s**. The preservation and renovation of these units will be critical to meeting future housing demand.

➤ Delhi Charter Township has approximately **four percent of the region's dedicated affordable** housing supply and six percent of the region's households, and could use more attainable housing to better balance the market and meet the needs of the current and future residents.

The township needs policies and programs **that support the senior populations and diversity housing types and housing affordability levels** to provide more opportunity for moderate and lower-income households, as well as to better support the projected job growth.

# DELHI CHARTER TOWNSHIP HOUSING NEEDS OVERVIEW

## DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, Lansing would need 1,652 units over the next five years.
- Approximately 43 percent of this demand will be for households earning between \$39,900 to \$99,700.

## CONCLUSIONS:

### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Lack of diversity of price-points in housing supply

### Opportunities for meeting the Housing Demand

- Diversify housing types
- New development
- More affordable housing options



## DEMAND SUMMARY

### KEY ASSUMPTIONS

Share of Tri-County Region Households	<b>6%</b>
Within the <b>East Submarket</b>	
Submarket Population Capture	<b>38%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	604	116	<b>720</b>
<i>Avg. Units/Year</i>	121	23	144

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	9	<\$475	74	<b>83</b>
\$19,900 to \$39,900	\$58k-\$128k	54	\$475-\$1,000	4	<b>58</b>
\$39,900 to \$79,800	\$128k-\$305k	145	\$1,000-\$2,000	3	<b>148</b>
\$79,800 to \$99,700	\$305k-\$403k	158	\$2,000-\$2,500	8	<b>166</b>
\$99,700 to \$133,000	\$403k-\$648k	111	\$2,500-\$3,325	0	<b>111</b>
More than \$133,000	>\$648k	126	>\$3,325	27	<b>153</b>

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housing stock is a challenge.

There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

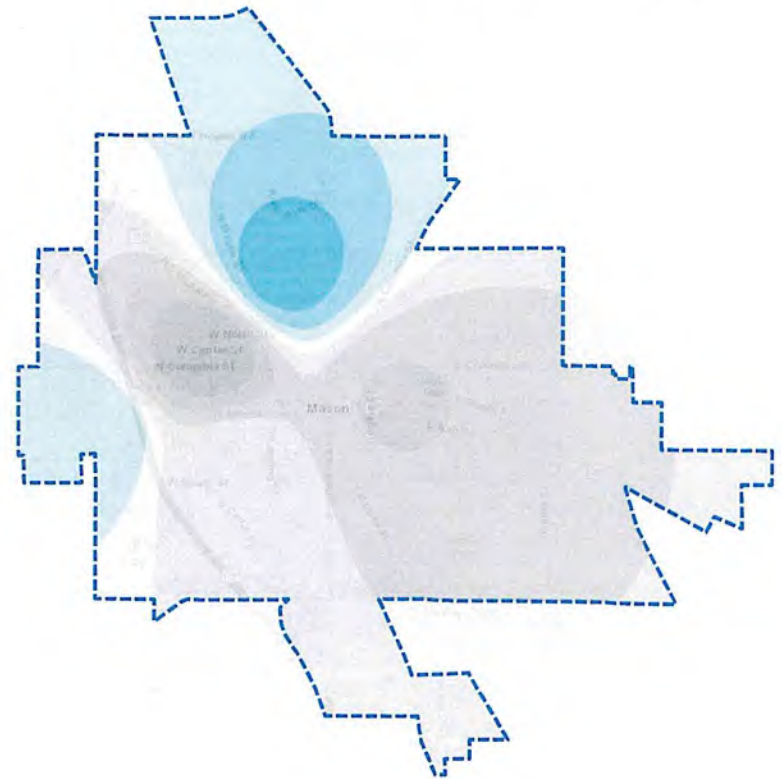
**Data Summary**  
**Book**  
City of Mason

**DEMOGRAPHIC KEY METRICS**

Population	Households	Median Household Income	Median Age	% Population > 65 years
8,230	3,480	\$69,500	41.9	1,650
473,535 REGION	192,320 REGION	\$66,640 REGION	37.2 REGION	80,630 REGION
<b>2%</b> of regional population	<b>2%</b> of regional households	<b>At Par</b> with area median income	<b>Older</b> than the region	<b>2%</b> of regional population > 65 years

**REGIONAL COMPARISON**

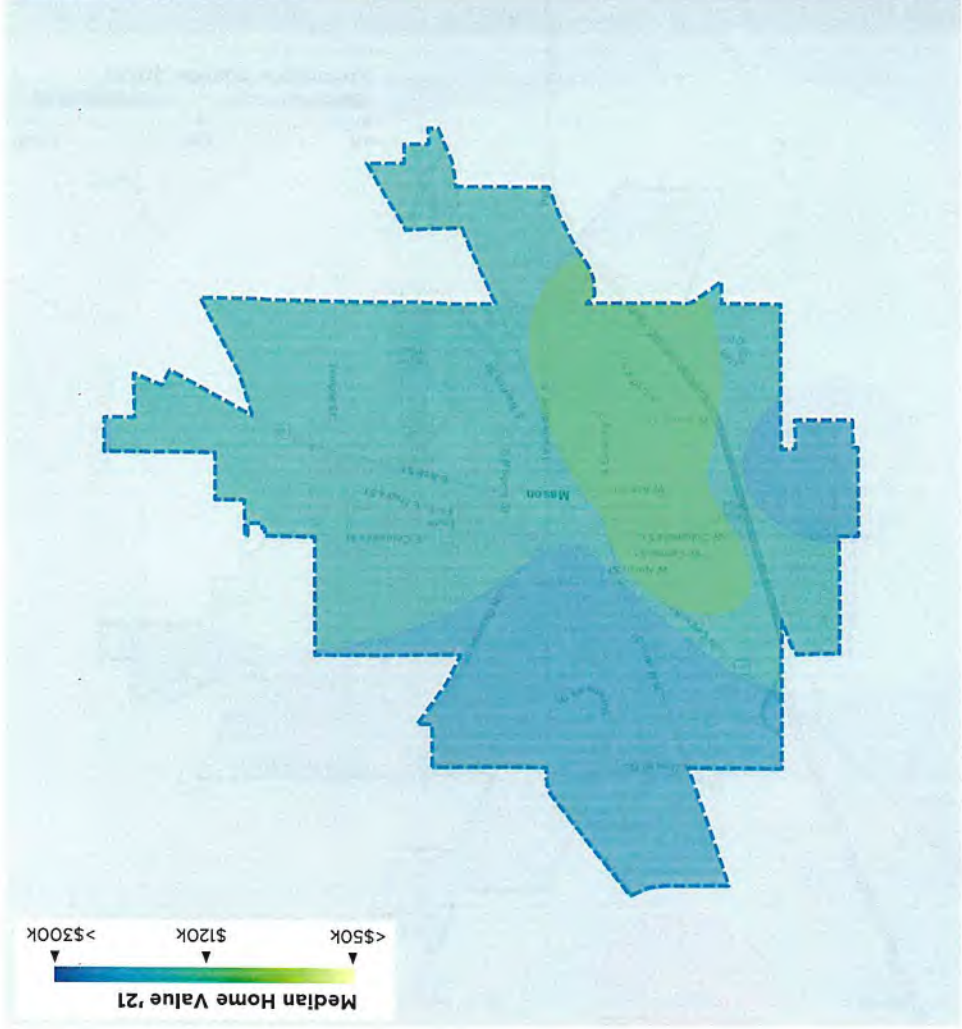
- City of Mason is the county seat of Ingham County.
- It has **8,230 residents** and **had no growth** during the last decade.
- City of Mason added **192 households** during the past decade, a **faster growth rate** (6.2 percent) than the tri-county region.
- The median household income in City of Mason is approximately **\$5,900 higher than in the region**, with 64 percent of jobs in the city having median wages \$50,000 or higher.
- The median age is **higher than the region**. The fastest-growing group, ages between 55 and 64, makes up 18 percent of all households.
- It has a larger proportion of seniors 65 and older compared to the tri-county region (20% vs. 17%), and this cohort is anticipated to grow substantially, indicating **a need for housing options that support aging in place.**



**KEY OBSERVATIONS**

- The modest growth rate is indicative of the general lack of new housing construction
- Will need to identify locations for new housing if it wants to take advantage of its location and capture growth.

HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	3,660	206,680	2% of regional housing units
Vacancy Rate	7%	5%	2% less than the region
Median Home Value	\$201,200	\$196,925	At Par with regional home values
Median Rent	\$934	\$898	At Par with the region
% Units < 10 years old	3.1	3.6	Higher than the region
Median Sale Price	\$190,250	\$190,250	108% of region



- City of Mason's median sale price of \$190,250 (about \$120 per sq.ft.) is slightly above that of the Ingham County (\$176,000 @ \$115 per sq.ft.).
- The city has a more diverse mix of housing types in the region, with nearly a quarter of the supply (24 percent) within the multi-family typology.
- Aging housing stock with nearly 44 percent of housing units built prior to 1970s. The preservation and renovation of these units will be critical to meeting future housing demand.
- City of Mason does not have any of the region's dedicated affordable housing supply, and could use more attainable housing to better balance the market and meet the needs of the current and future residents.

Most of the county seats are surrounded by submarkets that are growing more rapidly, have higher incomes, and higher housing values. A focus for these areas might be to preserve the older homes, support aging-in-place, and diversify the housing stock.

# CITY OF MASON HOUSING NEEDS OVERVIEW



## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, Lansing would need 1,652 units over the next five years.
- Approximately three-quarters (76 percent) of this demand will be for households earning between \$19,900 to \$99,700.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Aging housing stock

#### Opportunities for meeting the Housing Demand

- Home repair, renovation, & rehab
- Support aging in place
- Diversify housing types and affordability levels

### KEY ASSUMPTIONS

Share of Tri-County Region Households	<b>2%</b>
Within the <a href="#">County Seats Submarket</a>	
Submarket Population Capture	<b>31%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	101	43	<b>144</b>
<i>Avg. Units/Year</i>	20	9	29

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	3	<\$475	9	12
\$19,900 to \$39,900	\$58k-\$128k	14	\$475-\$1,000	13	26
\$39,900 to \$79,800	\$128k-\$305k	42	\$1,000-\$2,000	18	60
\$79,800 to \$99,700	\$305k-\$403k	22	\$2,000-\$2,500	2	24
\$99,700 to \$133,000	\$403k-\$648k	12	\$2,500-\$3,325	1	13
More than \$133,000	>\$648k	8	>\$3,325	0	8

**KEY REGIONAL FINDINGS**

There is a mismatch between what is being built and what is attainable.

Growth in senior population will drive demand for housing.

Home prices escalated rapidly, pricing many out of the market.

Many residents continue to struggle to make monthly housing payments.

The condition of the older housings stock is a challenge.

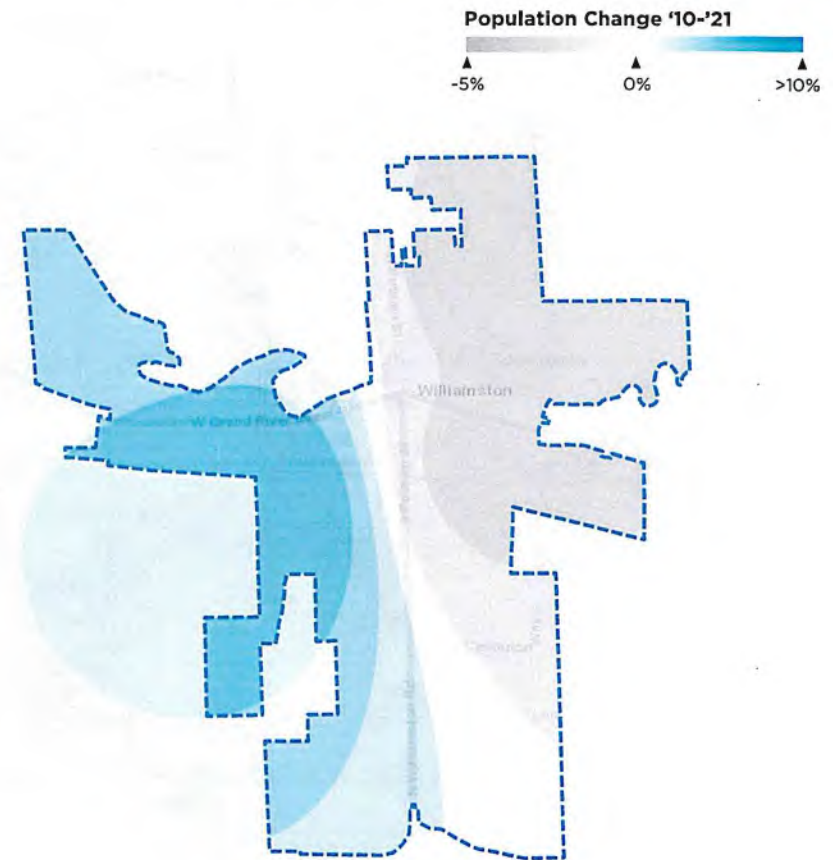
There is a jobs, housing, and transportation mismatch.

The region's reliance on institutions creates unique challenges.

**Data Summary**  
**Book**  
City of Williamston

DEMOGRAPHIC KEY METRICS	Population		Households		Median Household Income		Median Age		% Population > 65 years	
	City	REGION	City	REGION	City	REGION	City	REGION	City	REGION
	3,760	473,535	1,660	192,320	\$93,400	\$66,640	38.7	37.2	603	80,630
REGIONAL COMPARISON	1% of regional population		1% of regional households		1.4x of area median income		Older than the region		1% of regional population > 65 years	

- City of Williamston is part of Ingham County in the tri-county region.
- It has **3,760 residents** and **grew at a lower growth rate** (0.8 percent) during the past 10 years than the region.
- City of Williamston added **46 households** during the past decade, with a **similar growth rate** (4.1 percent) as compared the tri-county region.
- The median household income in City of Williamston is approximately **\$29,800 higher than in the region**, with 66 percent of jobs in the city having median wages \$50,000 or higher.
- The median age is **slightly higher than the region**. The fastest-growing group, ages between 55 and 64, makes up a fifth of all households.
- It has a marginally smaller proportion of seniors 65 and older compared to the tri-county region (16% vs. 17%), yet this cohort is anticipated to grow substantially, indicating **a need for housing options that support aging in place.**

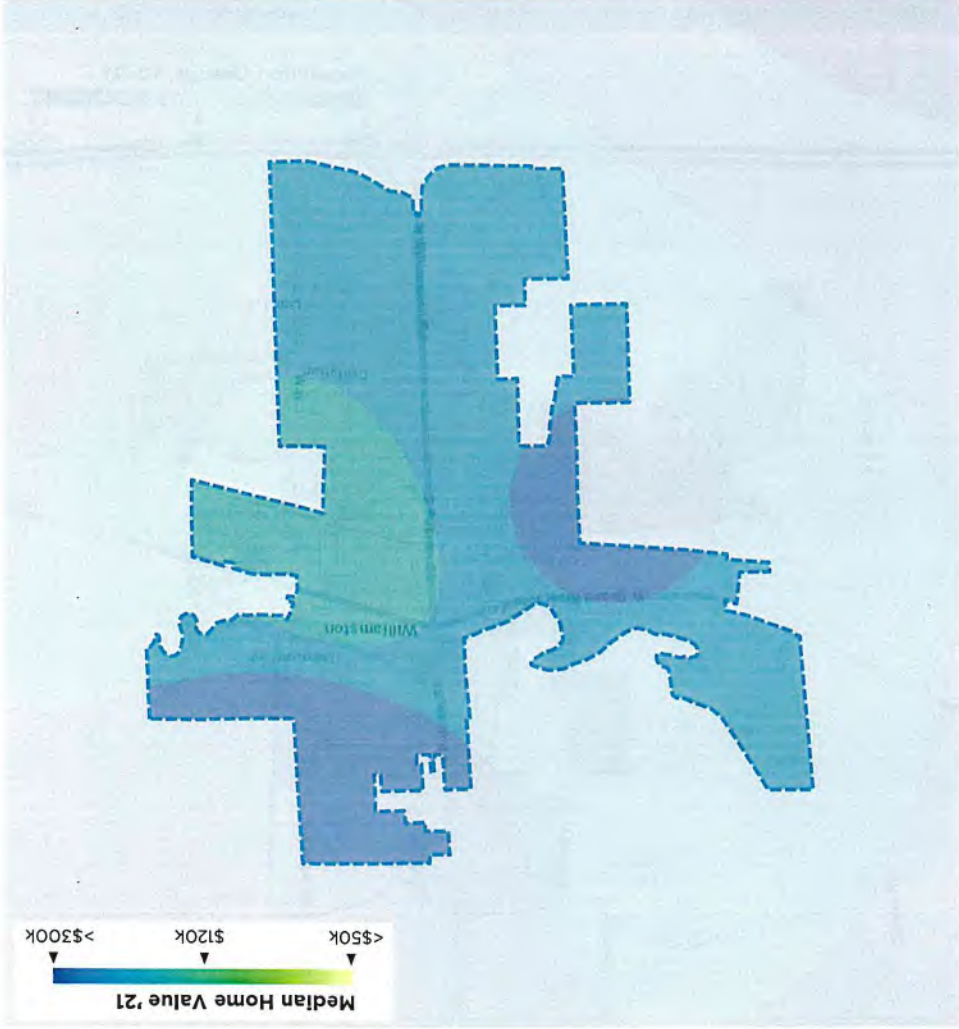


### KEY OBSERVATIONS

- Modest growth rate. Very high owner-occupied housing rates and senior population shares and growth rates.

HOUSING KEY METRICS		REGIONAL COMPARISON	
Housing Units	1,800	206,680	1% of regional housing units
Vacancy Rate	7%	8%	1% higher than the region
Median Home Value	\$255,900	\$196,925	1.3x of regional home values
Median Rent	\$870	\$898	At Par with the region
% Units < 10 years old	0	3.6	Lower than the region
Median Sale Price	\$205,000	\$205,000	116% of region

- City of Williamston's median sale price of \$205,000 (about \$128 per sq.ft.) is slightly above that of the Ingham County (\$176,000 @ \$115 per sq.ft.).
- Aging housing stock with nearly 34 percent of housing units built prior to 1970s. The preservation and renovation of these units will be critical to meeting future housing demand.
- City of Williamston does not have any of the region's dedicated affordable housing supply, and could use more attainable housing to better balance the market and meet the needs of the current and future residents.



As the city matures with continued growth, greater diversity in affordability and housing types, including rental housing would be crucial. Senior housing options will also be important.

# CITY OF WILLIAMSTON HOUSING NEEDS OVERVIEW

## DEMAND SUMMARY

### DEMAND & HOUSING NEEDS:

- Assuming the *current growth rate*, Lansing would need 1,652 units over the next five years.
- Half of this demand will be for households earning between \$39,900 to \$99,700.

### CONCLUSIONS:

#### Key Challenges:

- Tight housing market
- Economics of housing development
- Production continues to lag demand
- Lack of a diversity of price-points in housing supply

#### Opportunities for meeting the Housing Demand

- Diversify housing types
- Maintaining affordability of existing units
- New development at a variety of price-points

### KEY ASSUMPTIONS

Share of Tri-County Region Households	<b>1%</b>
Within the <a href="#">Far East Submarket</a>	
Submarket Population Capture	<b>23%</b>

### 5 YEAR DEMAND PROJECTIONS

	For-Sale	Rental	TOTAL
Housing Units Needed	35	7	<b>42</b>
<i>Avg. Units/Year</i>	7	1	8

### DEMAND PROJECTIONS BY INCOME RANGE

	Affordable Home Price Range	For-Sale Demand	Affordable Rent Range	Rental Demand	Total Demand
Less than \$19,900	<\$58k	0	<\$475	1	1
\$19,900 to \$39,900	\$58k-\$128k	3	\$475-\$1,000	1	4
\$39,900 to \$79,800	\$128k-\$305k	8	\$1,000-\$2,000	3	11
\$79,800 to \$99,700	\$305k-\$403k	9	\$2,000-\$2,500	1	10
\$99,700 to \$133,000	\$403k-\$648k	6	\$2,500-\$3,325	0	6
More than \$133,000	>\$648k	8	>\$3,325	0	8



**Ad Hoc on Homelessness and Solutions Committee  
2023**

**Topics to consider based on 2023 meetings:**

1. Review and discuss Homeless Management Information System (HMIS).
2. Review and discuss the Service Prioritization Decision Assistance Tool (SPDAT).
3. Review and discuss City of Lansing Supported Agencies and funding allocation amounts.
4. Review and discuss regional outreach and collaboration. What are other municipal partners doing to address homelessness crisis and how is HRCS working with our regional partners.
5. Ensure Lansing Housing Commission and other agency's that administer vouchers in the region to ensure timely payments and better access.
6. Review and discuss Permanent Supportive Housing (PSH) program which aids chronic homeless with disabilities etc.
7. Review and discuss 24 hour warming and cooling centers.
8. Identify the total number of affordable housing units in the region. i.e., Lansing vs East Lansing, Holt, Mason, Grand Ledge, Dewitt, Okemos, and Haslett.
9. Discuss advocacy and legal support for residents of Lansing having difficulty with "slumlords" and code compliance issues.
10. Review and discuss how the City of Lansing collaborates and/or provides support to Lansing residents/ Lansing School District students and families who are facing homelessness or are currently homeless.
11. Define and discuss required soft skills and DEI training for provider agencies by an outside organization that is not receiving HRCS funds to help the homeless and other vulnerable populations.
12. Review and discuss a Medical Respite model to triage and serve people facing homelessness or who are currently homeless.
13. Review and discuss eligibility, process, and documentation requirements for those seeking homeless services.
14. Review and discuss the exact job description and duties of the Housing Ombudsmen.
15. Review and discuss policy and procedure of pink and red tagging properties and how the city what system is in place to address homelessness because of being tagged. Further are there any additional systems in place for people with disabilities whose home is being tagged.
16. Review and discuss legislation that will hold landlord accountable for temporary housing when their property is out of compliance.
17. Review and discuss how city of Lansing is collaborating and coordinating care for people with mental health issues who are facing or currently homeless.
18. 54-District Court Eviction Diversion Program reports 60% of people facing homelessness document having a disability. How is the city of Lansing addressing the barriers "disabilities" causing homelessness.
19. Review and discuss current state and federal legislation and potential changes needed to address homelessness.
20. Update on pink/red tags of owner-occupied vs rental from Code. Review and discuss.
21. Review and discuss any input HRCS have provided to Rep Emily D. relating to housing and homelessness as the front-line city department.

**Resolution #2023-014**

By Council Member Wood

Resolved by the City Council of the City of Lansing

WHEREAS, the City Council has a duty to represent the citizens of Lansing and ensuring a safe and healthy community; and

WHEREAS, an Ad Hoc Committee on the Homelessness and Solutions will be established to review policies, services and resources to recommend assistance to connect the homeless to those services and resources; and

WHEREAS, the Ad Hoc Committee on Homelessness and Solutions will meet with service providers in the community and city staff to address the best path in providing direction to the homeless population in the City of Lansing.

NOW BE IT RESOLVED, Lansing City Council President Wood appoints Council Member Brown as Chair of the Ad Hoc Committee on the Homelessness and Solutions, Council Member Hussain as Vice Chair, and Council Member Spitzley as Member.

BE IT FURTHER RESOLVED, the Ad Hoc Committee on the Homelessness and Solutions will report their findings and recommendations to the Committee of the Whole no later than September 11, 2023.

BE IT FURTHER RESOLVED, with the establishment of the Ad Hoc Committee on Homelessness and Solutions, the Council President has also reviewed the functions of all the standing committees and those functions are consistent with the duties outlined in Council Rule 16.

BE IT FINALLY RESOLVED, the Ad Hoc Committee on the Homelessness and Solutions will meet on the days and times set by the Committee and will be dissolved by December 11, 2023.



**Minutes**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, January 24, 2023 @ 3:30 p.m.**  
**City Council Conference Room**

**CALL TO ORDER**

Council Member Brown called the meeting to order at 3:30 p.m.

**PRESENT**

Council Member Brown, Chair  
Council Member Hussain, Vice-Chair  
Council Member Spitzley, Member- excused

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Lisa Hagen-Lawrence, OCA  
Matt Staples, OCA  
Judge Cynthia Ward, 54- A District Court Judge  
Jody Washington  
Tamara Carter  
Ulises Rosa, 54-A District Court Advocacy

**PUBLIC COMMENT**

No public comment at this time.

**DISCUSSION/ACTION**

**DISCUSSION – Establish the AD HOC on Homelessness & Solutions Goals and Timeline**

Council Member Brown read the resolution into the record;

WHEREAS, the City Council has a duty to represent the citizens of Lansing and ensuring a safe and healthy community; and

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BE IT FINALLY RESOLVED, the Ad Hoc Committee on the Homelessness and Solutions will meet on the days and times set by the Committee and will be dissolved by December 11, 2023.

Council Member Brown started the conversation with talking about the plans for the Committee and asked Council Member Hussain for his thoughts on goals.

Council Member Hussain began by stating Review policies, services and resources to recommend assistance to connect the homeless to those services and resources;

-Meet with service providers in the community and city staff to address the best path to addressing homelessness (we also need to include some of the top advocates in our community that work on behalf of the homeless population, and engage members of the homeless community)

- Will report back to COW by September 11th

- Homeless Management Information System (HMIS) is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Our HMIS analyst position has been vacant since September 2021. Who manages HMIS and how is this vacancy affecting the efficacy of HMIS? We need to ensure we are following federal law when it comes to our HMIS system.
- [Service Prioritization Decision Assistance Tool \(SPDAT\)](#); supposed to be used by Continuum of Care by law. This is an assessment tool for front-line workers at agencies that work with homeless clients to prioritize which of those clients should receive assistance first.
- Inventory of and audit City of Lansing Supported Agencies. What are the services being provided? Is there unnecessary duplication? Have we conducted a void analysis to determine what services we are not providing that we should be?
- Regional outreach and collaboration. What are our municipal partners doing to address the homelessness crisis? How do we partner?
- Work with LHC (Public Housing Agency) and others that administer vouchers in the region to ensure timely payments and better access.
- Delve into Permanent Supportive Housing (PSH) Program which provides rental assistance for hard-to-serve chronic homeless individuals with disabilities and chronic homeless (two-person) families with disability issues with a Housing First approach. How many units does Lansing/Ingham County have? Do we know what the need is in terms of units? Who do we partner with to increase the number of units?
- Address the idea of a 24-hour warming shelter

Council Member Brown agreed, noting that fact finding will be handled, what is the true accessibility and talking to speaking to homeless individuals for accurate examples, what are the qualifying eligibility to receive services, and start with groups with the City. This would include HRCS, City housing services and programs, and then work out to agencies and advocacy groups; DLI, Mayor's Officer, LPD, LFD, HRCS and get the stance on what they are seeing. As an outside agency, they would invite CMH. Council Member Hussain agreed to all statements by Council Member Brown.

Council Member Hussain referred to the recent arrive of public and noted that there was public comment at the Council meeting on 1/23/2023 and those same people are present and he would like to hear their public comment now.

Council Member Brown noted each member of the public would be given two (2) minutes and Council Member Hussain disagreed and asked not to time the speakers, but then added it is up to the Chairperson.

Ms. Washington spoke on her experience with working with the homeless in the community, her frustration with the funding being given but services not being provided and asked for research into agencies on what they are doing with the funds they are getting. She expanded on educating the homeless when they are provided housing, to teach them how to maintain their homes. She then provided statistics on low income housing units with Grand Ledge having 2 multi-family and Council Member Hussain asked how many units in those and she was not able to provide that but stated the Committee should research that. She then expanded on the numbers:

East Lansing – 7

Holt – 4

Haslett 3

Williamston -2

Lansing- 57

Meridian Township-0

Ms. Washington provided examples of services the homeless should be provided.

Council Member Hussain stated that the Committee should plan to have LHC, CMH, LFD, CATA, CADL and the Cardboard Prophets.

Ms. Washington asked them not to include Homeless Angels, and she would compile a list also and provide at the next meeting.

Council Member Brown acknowledge the information and stated the Committee will take inventory, ask for documentation on the services the agencies provide, who are the individuals doing the services. He also intends to individually go into the shelters and area to see what is happening. Ms. Washington recommended he visit shelters unannounced, and added that if HRCS cannot address the issues the department should be eliminated, and not to rely on anyone who receives funding from COC.

Council Member Brown added he will also include and add the court systems to the invites so they can provide documentation on what is taking place.

Mr. Rosa provided an updated on the court program and his role as the eviction diversion facilitator. His goal is to work with the families to help them elevate themselves so they don't need eviction funding.

Council Member Brown wrapped up the meeting by detailing to the public that the Committee needs to report by 9/11/2023 and dissolve 12/11/2023. This allows for 13 meetings before the 9/11/2023 date with the last one being 8/22/2023. There are options to add meetings after that if needed, but the last meeting he will invite people for input will be 7/25/2023 allowing the Committee two meetings to finalize the report.

Ms. Carter voiced her concerns on the access to funding the need for an organization that can provided funding. Council Member Brown stated his intention is to invite groups that provide for support services, one on one support, to make sure there are life skills, advocacy and they have the means to access what is available.

Council Member Hussain asked to prioritize who Council Member Brown invites and start with the people on the front-line, and Council Member Brown agreed.

**Adjourn**

Adjourned at 4:04 p.m.

Submitted by,

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee February 28, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, February 28, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

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

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Patricia Spitzley, - excused

**OTHERS PRESENT**

Renee Richmond, Council Staff  
Lisa Hagen-Lawrence, OCA  
Matt Staples, OCA  
Jennifer West, LSD  
Rose Taphouse, LSD  
Belinda Fitzpatrick  
Jason Gray, Seventh Day Homelessness Outreach Advocates  
Ulices Rosa – 54A District Court Advocacy  
Jody Washington  
David (guest)  
Daniel Arnold,  
Gabriel Biber, Haven House  
Tamera Carter, Lake Trust CU  
Tessa Reeves, Lake Trust CU  
Julie Reinhardt, Downtown Lansing Inc  
Linda Appling  
Gail Sawyer

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF JANUARY 24, 2023, AS PRESENTED. MOTION CARRIED 2-0.

**PUBLIC COMMENT**

Mr. Arnold introduced himself and is attendee to listen and take information back to the streets.

Ms. Carter stated she works at Lake Trust CU and have members that encounter roadblocks and experiences with landlords and is attendee to listen and share information.

Ms. Washington stated she brought a guest to share his story and that she intended to bring guest to future meetings as well so the committee could hear their stories.

David stated he is nervous talking in front of groups but has gone from tent to tent, been homeless on the streets, and in shelters and now has a place and goes to the doctors at CMH or New Hope, but they cancel his appointments repeatedly. He doesn't believe the agencies are there to help, it takes 4-6 weeks to get a return call, adding that he feels he talks to someone different each time and has to start all over again. Ms. Washington asked him to speak on his transportation issues. David stated he can't get a bus pass because he needs the bus to get money, they say they will help him but he said they don't.

Councilmember Brown thanked him for sharing and asked what he would say is causing his struggle, is it not working. David said he is not working and the agencies don't seem to want to help him and I have to walk. Councilmember Hussain thanked David for sharing his story and for being nervous said he did very well.

Mr. Biber stated he is from Haven House in East Lansing and wanted to listen to the presentations and see how they could help.

Ms. Appling stated she lives in the City of Lansing in Eaton County and urged the Committee not to forget those that are in Eaton County. She continued that everyone always talks about Ingham and not Eaton. Ms. Appling mentioned that assisting people and allowing them to put money into escrow may encourage landlords into doing repairs, as well as adding that legal representation for those being evicted is needed.

## **PRESENTATIONS**

### **PRESENTATION – Lansing School District**

Ms. West stated she has been with the LSD for 23 years and a resident of Lansing for three decades on the southside, Ms. Taphouse stated she has been with LSD for 28 years. Councilmember Brown asked that they explain what their program is. Ms. West spoke on the following and handed out cards with the information and a QR Code:

The Families Overcoming Rough Times (F.O.R.T.) Program is a new program that assists Lansing School District students who are living in temporary or inadequate living situations.

The F.O.R.T. Program assists qualified students with:

- transportation to and from school from wherever the student is living
- access to the free meals programs at the school
- uniforms and clothing necessary for the child to attend and participate in school
- school supplies to the student
- cap and gown so they may participate in graduation commencement
- enrolling students within 24 hours even when the student does not have birth certificate and other vital record
- & many other needs that the student may need so that they may fully participate and achieve at school

Ms. West continued that in a typical they see maybe 500 cases in a full year, but into February already of 2023 and it is between 500-600 already in temporary or no housing. They are seeing a lot on the streets and try to get them connected with hotels, or like the Advent House. They are doing summer camps to build resilience to the trauma they see, education support, and mental health support for students as well as staff. Ms. West referenced a large packeted, stating that even to access free mental health they have to read all this first and that is a barrier along with transportation, bus passes, clothing, food, etc. the list goes on.

Ms. Taphouse concurred and added that the program gives them a chance to graduate, go to college, and be successful. Laundry is also a hurdle because hotels don't have access for that, some families don't speak English or read and the communication is difficult so we've started provided cell phones when we can.

Ms. West talked about families losing their house and being red tagged, losing jobs, domestic violence, and the older siblings are couch surfing and then the absences rise and even just missing two days a month is astronomical with a child. Councilmember Hussain spoke that the numbers are catastrophic and they see it in his school district but not to that extent, there is a need for affordable housing and to take this regionally as well as in the city. Ms. West indicated they are doing gas cards when they can, the best outcome is if they can stay in the district they started even if they temporarily move out so they don't have to make new friends, adjust to different teaching.

Councilmember Hussain informed the group that the committee's intention for the first few months is to listen to the presentations and then maybe locally through ordinance, budgetary, or community partners come up with a solution and report out to Council in September.

Ms. West continued that they are probably under reporting the amount, and Ms. Taphouse added that they have the opportunity to identify those at risk but parents are protecting their kids and finding shelter on their own and then are no longer eligible for assistance. Ms. West finished that at the end of the day they are an education entity and are doing everything they can to remove barriers, they do not hire mental health professionals but are contracting those services. Councilmember Brown asked Ms. West if they could send that list of providers to them, and they agreed.

#### PRESENTATION – Seventh Day Homelessness Outreach Advocates

Mr. Gray started the homeless outreach in 2017 with Greg Pratt, he was discharged from the Army and after two years got addicted to pain medication, hit rock bottom, and then found Christ. He had everything to be happy about, wife and kids and then was homeless, saying it can happen to anybody. He continued he is a vet and has trouble getting mental health, if the VA says they don't have the resources, then who does.

Councilmember Brown as an advocate on a typical week what services and obstacles do you see. Mr. Gray responded they handout sleeping bags, food, wood, call ahead for shelters to get beds. One struggle recently during the code blue is turning people away. He indicated he went 'under cover' and Holy Cross denied him and then dodged his calls when he followed up. Councilmember Brown asked if they had beds available during the code blue, and Mr. Gray said they told him no. Hotels aren't any options for homeless so they end up in red tagged homes, under bridges, in parks all places they can't be, and that he is currently trying to get tents but they are expensive.

Councilmember Hussain thanked Mr. Gray and stated that himself, Councilmember Brown, and Mr. Pratt sat down and discussed a few things. Speaking generally he is wondering what the biggest issue is, whether HMIS, mental health services, service providers, etc.

Councilmember Brown thanks Mr. Gray for coming and speaking to the committee.

#### **DISCUSSION/ACTION**

##### DISCUSSION – Committee Intentions

Councilmember Hussain asked if items for the next meeting have been determined. Ms. Richmond indicated that Sparrow Hospital and Cardboard Prophets have confirmed and McLaren is still pending. Councilmember Brown mentioned the next meeting is March 14<sup>th</sup>, and the schedule is the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month.

**OTHER**

Ms. Reeves spoke that this is dear to her heart and that she was homeless at one point, a teenage single mother and still hearing the same problems of no resources. Councilmember Brown asked what her biggest barriers, Ms. Reeves stated judgement that people had toward her and transportation as she would need a job near the bus route and sometimes had to take three different buses.

Councilmember Brown lastly questioned what training of soft skills are being done for the providers, everyone gets burnt out and it leaves a negative impact, are they just processing the numbers.

**ADJOURN**

Adjourned at 4:53pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on March 14, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, March 14, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

Council Member Brown called the meeting to order at 3:31pm

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Patricia Spitzley, Member – arrived at 3:34pm

**OTHERS PRESENT**

Renee Richmond, Council Staff  
Lisa Hagen-Lawrence, OCA  
Matt Staples, OCA  
John Shaski, Sparrow Hospital  
Mike Karl, Cardboard Prophets  
Linda Karl, Cardboard Prophets  
Gail Sawyer  
Daniel Arnold  
Belinda Fitzpatrick  
Michael Lynn  
Councilmember Jackson  
Norma Bauer  
Jody Washington  
Sherri Davio  
Tasha Reeves

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF FEBRUARY 28, 2023, AS PRESENTED. MOTION CARRIED 2-0.

**PRESENTATIONS**

**Sparrow Hospital**

Mr. Shaski is the Government Relations Officer and has been with Sparrow for 15 years, throughout 127 years they have provided compassionate care partnering with various local organizations like Cristo Rey, Holy Cross (which used to be VOA).

Councilmember Spitzley arrived at 3:34

Mr. Shaski continued they also operate a mobile clinic staffed by physician and family medical residents to help bridge the gap. Councilmember Brown said he hears the vision and the support with the health

center but is looking on if there is an uptick and what is the hospital doing. Mr. Shaski stated that trends have been consistent with 5-10 patients per day in the ER for services. Councilmember Brown asked about during COVID, Mr. Shaski did not know specifically during 2020. Adding that they come in seeking shelter, food, respite, over the counter medications and they see a modest increase in cold weather, during the polar vortex years ago we had a number seeking shelter in the lobby. Mr. Shaski mentioned Joan Jackson Johnson and how she had a way with people and would come in and talk with people, was amazing and yielded respect, he continued to read a comment from case management:

There is difficulty in the homeless population when they have medical needs and a homeless shelter is unable to accommodate. We do encounter many of these very vulnerable, and often very ill, adult patients. In the Detroit market, the Salvation Army has initiated a "Medical Respite" clinic. This innovative approach to care transitions of the homeless is something completely lacking in the mid-Michigan area

Many of the Medical health plans subsidize this type of setting. The Sparrow case managers have referred cases to the medical respite site when the patient has the appropriate subsidizing health plan. This type of setting allows a homeless individual to recover and heal in a supportive setting, connects them to medical care, and transitions them to the appropriate housing situation when recovery is complete.

Mr. Shaski indicated in his roll he is aware the state is focused on number of issues, medical respite care centers, and they will advocate for those. Councilmember Spitzley asked what the cost breakdown for respite clinic and partners are, Mr. Shaski didn't have specifics and would be happy to dig in and check, he will follow up with Ms. Richmond.

Councilmember Brown indicated he would like to have Mr. Shaski return to speak on medical respite, Mr. Shaski responded that he didn't know if Sparrow would lead the charge on that and suggested Ingham Community Health.

Councilmember Hussain inquired about the UM takeover, everybody talks about disruption but not preventing and hope that Sparrow and McLaren continue to care and be concerned. Councilmember Spitzley asked if a representative with McLaren was present. Ms. Richmond stated she received confirmation but has not seen anybody. Councilmember Spitzley continued that she has heard that EMTs and EMS are told to go to Sparrow and not McLaren, so it is like there is only one hospital. Mr. Shaski stated that Sparrow is a Trauma 1 hospital and on the night of the MSU tragedy they also had three traumatic vehicle accidents and if the next nearest is Grand Rapids and Ann Arbor.

Councilmember Brown asked if there is any vision for supporting homeless directly, Mr. Shaski said he did not know, but it is a concern and this is their city too and these are their community members. He finished with staff challenges he is unaware of what more can be done but is open for ideas.

#### McLaren Hospital

No one present.

#### Cardboard Prophets

Mr. Karl gave a brief introduction, he's been doing street outreach since 2010 and after being with the Homeless Angel, in 2017 decided to do something separate. He is the founder of Cardboard Prophets along with his mother Linda Karl who runs the Capital Area Diaper Bank. He proceeded to handout a folder to the Committee Members. Stating that the biggest hurdle is to get a category 1 for homeless, there is way too much paperwork from the State of Michigan (SOM), in the packet there is a verification form and they need this and an HMIS card# to be documented. The shelters like City Rescue Mission (CRM) do not use the number, using religious exemptions but still get money from the city.

Councilmember Spitzley commented if they are claiming religious exemption how are getting money from the state and city, and the people aren't documented, Mr. Karl voiced he didn't know, but then they can't get to the next level. Councilmember Brown asked as an example if he is homeless and goes to

CRM and not documented he can't get housing support, Mr. Karl said not without the HMIS but you can still go to CRM. Councilmember Brown asked what other shelters, Mr. Karl indicated Holy Cross and Advent House. Councilmember Brown asked Mr. Shaski if Holy Cross is the shelter connected to the health center, Mr. Shaski confirmed.

Mr. Karl continued that the shelters aren't following the process, stating that Tim Bays owns a mortgage company that owns one of the hotels so he is benefiting, saying holding people for a year then moving to personal properties. Councilmember Brown asked if he had documentation on this, and Mr. Karl referenced the pink binder clipped portion of the folder he handed out. Mr. Karl said there is a scale from 1-10 rating the severity of homelessness and 4 is chronically homeless. Receiving permission to share Sam's story he stated she has been homeless 100 times but things were missing, on paper she qualified for housing (9+), put in rapid housing in Todd Dowrick homes that didn't meet habitability standards, sewage in basements, electrical not done so Sam went back into the system. Councilmember Spitzley asked when you go to CRM you have to demonstrate homelessness for x amount of day, Mr. Karl confirmed.

Councilmember Brown asked how Capital Area Housing is and Mr. Karl responded they control the housing money. Councilmember Brown said if he has this case study why are these groups passing money and the system broken how do we have these fiduciary's passing money, Mr. Karl did not know.

Mr. Karl said he brought a guest, Jessica to give her story if the committee allowed.

Councilmember Jackson left the meeting at 4:00pm

Jessica stated she became homeless the end of 2021 due to a domestic violence situation, was dropped off at the Causeway Hotel by CPS and they paid for three days. She reached out to Holy Cross and they advised her they were not a domestic violence shelter and wasn't able to help, so Jessica reached back out to CPS and they extended her another two weeks in the hotel. After that ended, she went to America's Best saying it is not a safe hotel and holy cross continued to refuse her help or put her on a hotel program. Councilmember Brown stated for the record why do we keep giving money if this continues to happen and this began in December 2021. Councilmember Spitzley asked if anyone from HRCS contacted her, Jessica said no. Continuing, Jessica was passed to the Advent House still with no verification or HMIS ID, they used all her funds to pay for the hotel from Dec 31 to June 15, she was on a Section 8 waitlist and found her funds were being used illegally. Every time she asked a case worker, she was told they'd look into it and then she got a different one. Until Mr. Karl reached out and put pressure on them for an ID, they said they couldn't. Jessica added that by using her funds illegally they put her "address" as Holy Cross not the hotel.

Councilmember Brown commented he was on the HRCS Board and they had grants.

Jessica added she finally got a Section 8 voucher but was told by the LHC it would be 9 months to get it because money going to Holy Cross and that when she found out they changed her "address". The first three months were paid upfront but for some reason she had late fees and the apartment complex told her they were aware that LHC is always late and even though she was incurring \$50/monthly late fees she wouldn't have to pay. Jessica finally added that she received assistance from a gracious person and paid the apt. complex.

Mr. Karl added the big issue is when not documented is messes up everyone, he reference the folders he gave the committee and there is a list of names and numbers for them. Councilmember Spitzley asked him for three things they should do. Mr. Karl responded:

1. First issue is HMIS, every person in a shelter should have an intake and get an ID
2. He challenges them to walk up to just one homeless person in a shelter and ask for their HMIS ID, more than likely they won't have one

3. Address the demerits received in shelters, like if someone misses chapel they get a demerit and if it happens again they get another.

Councilmember Brown thanked Jessica for sharing and Mr. Karl for his presentation and stated he would like to look through the folder and possibly have him back to a meeting. Councilmember Spitzley asked Jessica if she's spoken to the Housing Ombudsman, Jessica didn't know there was one.

### **DISCUSSION/ACTION**

#### **DISCUSSION – Committee Intension**

Councilmember Brown is waiting on a few follow-ups and will confirm with Ms. Richmond.

### **PUBLIC COMMENT**

Ms. Washington expressed her gratitude towards Cardboard Prophets and all she's learned from them, and commented that CoC is broken, Housing Ombudsman is worthless, the grants are a joke.

Mr. Lynn mentioned that the passion out of this committee is amazing and can't wait to see the actions that come out.

Ms. Davio mentioned she has worked in housing and care, she loves what Cardboard Prophets are doing, unsure how she can help but has the skills to do so and has volunteered with Habitat for Humanity, Sparrow Nest, etc.

Ms. Bauer mentioned she has seen people sleeping in the corner at Sparrow lobby, Cedar Place is terrible, locks broken, and there are lots of places that the homeless aren't counted, so keep an eye out.

Mr. Arnold spoke on his approval and likes what is happening in this committee.

### **OTHER**

#### **ADJOURN**

Adjourned at 5:10pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on March 28, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, March 28, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

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

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice Chair - *excused*  
Council Member Patricia Spitzley, Member

**OTHERS PRESENT**

Renee Richmond, Council Staff  
Lisa Hagen-Lawrence, OCA  
Dr. Adenike Shoyinka, Medical Health Officer ICHC  
Kris Drake, Executive Director, ICHC  
Roselyn Williams  
Marcy Doozan  
Cheryl Campbell  
Sara Fase  
Shelia & Steve Antes  
Chrstopher  
Mike Karl  
Greg Pratt  
Tesha Reeves  
Judge Cynthia Ward, 54A District Court  
Ulices Rosa, 54A District Court  
Michael Lynn  
Farhan Sheikh-Omar  
Kyle Richard  
Jody Washington  
Linda Appling  
Gail Sawyer  
Schnika McKissic  
Sherri Davio  
Linda Karl  
Belinda Fitzpatrick  
Jeffrey Filip

**MINUTES**

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE MINUTES OF MARCH 14, 2023, AS PRESENTED. MOTION CARRIED 2-0.

## **PRESENTATIONS**

### **Ingham Community Health Centers**

Dr. Shoyinka acknowledged the great turnout from the public, introducing herself she is the Chief Medical Officer for Ingham County and they are a federal health center and department that gives them the opportunity to provide a range of services up to primary care. ICHC is essentially a comprehensive primary care and can provide other care as needed, created patient center so providers can give and overcome barriers. They have 11 sites throughout Lansing with one dedicated to those experiencing homelessness under 330H program that provides federal grants, and others with Behavioral Health Services, Substance Abuse, General Health, and Nursing Services within Holy Cross. Adding the Community Health workers are the main connection to those that walk in, once they do they get a housing assessment, and whether they need food, vouchers, legal resources, clothing, etc. Councilmember Brown asked that she talks about Holy Cross is that their facility, she stated no, they are just located in the building and just lease space. Councilmember Spitzley asked out of the 11 sites where are they located. Mr. Drake indicated all 11 are throughout the Greater Lansing area, some free standing and some in schools like Eastern, Sexton, Pattengill, Gardner, and Everett. Willow Community Health Center on Pennsylvania, the one at Holy Cross, Birch Community Center on Jolly, and the Human Services Building holds the Women's Health Center, they also have a mobile dental service.

Councilmember Brown asked if the New Hope Health Center at Holy Cross is only accessible by those at Holy Cross, Mr. Drake responded no those who identify as homeless can access any location. Councilmember Spitzley stated for the ones located in the schools she is worried about accessibility but sounds like they are off major bus lines, Mr. Drake confirmed and they offer vouchers as well. Councilmember Brown asked about any other organizations besides those mentioned that they are partnering with. Dr. Shoyinka restated there are 15 of the 330h federal funded to specifically provide services, there are other free clinics that they've partnered with in the past but were dismantled during the Pandemic. He continued Spartan Street Medicine included vaccinations, minor wound care and referrals to the ER when needed.

Councilmember Brown asked they had a number on how many homeless, Dr. Shoyinka said that is difficult to give a certain number, when you think of housing one indicator is number of those who use more than 30% of income, that is 1/3 of our population, East Lansing is #1 and that is at 48%, Lansing is at 46%. Councilmember Spitzley mentioned EL is skewed because of the students. Councilmember Brown asked how many served at new hope and Dr. Shoyinka said in 2021 it was 2,250 which would be 8% in all 15 sites across the state, with approximately 30,000 served total in all programs. Councilmember Brown asked for clarification when she mentions statewide, Dr. Shoyinka repeated that ICHC is federal funded in the 330h, there are 15 sites and they share one with New Hope. Adding that in Michigan they service 30,000 and that is our 2,250. Councilmember Brown asked how many patients, Mr. Drake answered appropriately 20,000 – 30,000 and nearly 2,250 of them are homeless. Dr. Shoyinka stated they don't have numbers for 2023, in 2022 it was about 2,137. Mr. Drake included in 2020 was about 2,259 (hard to say because of COVID). Dr. Shoyinka added that 2019 and 2018 would be close to the same but shelters couldn't take as many people because of isolation. Dr. Shoyinka concluded that even though they don't do direct care they identify homelessness as a public health crisis and want to make sure they are having conversations with the right people.

## **DISCUSSION/ACTION**

### **DISCUSSION – Rosalyn Williams; Lansing Resident Advocate Discussion Human Relations & Community Services and Red Tags**

Ms. Williams said she is here as a resident of Autumn Ridge, Councilmember Spitzley asked if she was talking on behalf of HRCS or not. Councilmember Brown said no her and him have been in conversation about red tags and she is facing homelessness. Ms. Williams continued that AR has 600+ units and she was pink tagged Nov. 2019 with a simple violation of the ventilation needing cleaning and the complex didn't get it done. Adding the unit next to her is horrible having mice and bed bugs and she paid to have it cleaned because she didn't want it in her place. But it is still not up to

code and AR never shows up when you call, now seeing pests, on Feb. 24<sup>th</sup> the furnace went out and AR brought her two space heaters to heat bedrooms upstairs and living area, she had to turn the oven on it was red tagged by code and she was told to leave. Councilmember asked if between it being pink and red tagged to best of her knowledge was code there, Ms. Williams responded yes that Dave Klein always comes out. Ms. Williams indicated to was injured and Councilmember Spitzley asked if it was onsite, she answered yes, they had some palettes out that covered some ground and it was wobbly and she stepped on it and it tilted and broke. Councilmember Brown asked where she's been staying since February and she said a hotel, that they offered a City hotel but that one is horrible so she went to a different one, she was told she still can't go home, Consumers shut gas off, maintenance took the tag off, so she can't live there. Councilmember Spitzley asked if she's spoke to the Housing Ombudsman and asked for a yes or no, Ms. Williams said yes and he told her he couldn't do anything for her. Councilmember Spitzley asked if he's provided counseling or your rights, she said no she's been doing it on her own.

Councilmember Brown asked what her experience with the City has been, she said they offered to pay her BWL, but she calls one person they say someone else will call back and nobody ever does, and Mr. McDonald asked her if she looked at Zillow and HRCS is no help.

Councilmember Brown and Spitzley confusingly asked about the City hotel, and Ms. Williams said she didn't want to say the name and just knew what hotel they wanted to send her to and it is off S. Pennsylvania by the car dealership. Councilmember Spitzley stated that they've been dealing with AR for some time and didn't know if she could speak, Ms. Hagen-Lawrence stated that litigation is no longer active.

Councilmember Spitzley asked Ms. Williams if she had three suggestions what were they, and Ms. Williams replied:

1. take red tags and offer to residents who want to be homeowners despite credit
2. make people that run the programs live in them
3. do your job, make people accountable and talk to the people

#### DISCUSSION – Committee Intention

CM Brown said he was going to bypass this as the intention of the committee has been stated several times.

#### PUBLIC COMMENT

Mike Karl spoke on HMIS again and gave a handout to the Committee of guidelines and said he handed out to people and added that if the homeless ask for a HMIS number they are threatened to be removed.

Sheila Antes spoke on three family's homes are red tagged and code won't release because the landlord doesn't have property listed as a rental, he's taken \$40,000 from these families that put money into fixing issues. Advent House said they would only help women/children so the men are sleeping in cars. She continues that every time she calls Joe McDonald he doesn't call back. Councilmember Brown asked if she escalated the call to Director Coleman of HRCS, Ms. Antes said no, she hasn't heard that name. Councilmember Spitzley regrettably stated the person that spend \$40,000 on repairs doesn't own the house and the landlord doesn't have a rental certificate, it is the responsibility of the landlord.

Mike Lynn spoke on financial accountability to the landlords and hitting them in the pocket, they've been having red tag convo's since 2019. Councilmember Spitzley agreed and stated they were fining and sending notices to Autumn Ridge. Mr. Lynn acknowledged that Code is extremely understaffed, and Councilmember Spitzley said it is budget time and Council speaks through resolution so it will be looked at. Then asked Ms. Hagen-Lawrence to share the penalty of removal, Ms. Hagen-Lawrence

responded it is a criminal misdemeanor with \$500 fine and 90 days in jail but has not seen any recently but is limited in her role.

Greg Pratt spoke on that he is with 7<sup>th</sup> Day Adventist Outreach and every Thursday is handing out sleeping bags, food, jackets, and hand warmers. He believes the Mayor needs a city of emergency for the homeless, he witnessed that pass Friday four LPD officers evicted a homeless person out of a shed without calling a social worker. Finished that there are only two shelters for men, they are all full and in winter nowhere to go.

Cheryl Campbell spoke on being homeless for two years, advent house paid for a hotel, but HMIS report is blank and shows she is a single person and she had six people in her family that are right now in a hotel. She is working two jobs, kids aren't going to school no what to get there, averaging three hours of sleep because all of them are sleeping sideways on the bed. Finishing that she qualifies for rapid housing but nothing in the HMIS report.

Councilmember Spitzley stepped out of the meeting at 4:42pm. Councilmember Brown paused the meeting with no quorum present at the time.

Councilmember Brown reconvened at 4:46pm

Councilmember Brown asked if she contacted HRCS, Ms. Campbell said no.

Farhan Sheikh-Omar spoke on the only difference now is the news is covering this and the mayor is not standing up because nobody has a plan on how to fix, need a concrete plan moving forward. He continued maybe hire outside investigator to look into it, it's a disgrace what's happening in this city.

Schnika McKissic is a resident of Lansing, works for the school district, a health science master, and receiving disability section 8 voucher and is being evicted from 212 E. Cavanaugh Rd which has never been up to code. She moved into the home in 2019, LHC was supposed to inspect and owner stole \$20,000 because nothing was ever fixed. Ms. McKissic paid upfront and doesn't own anything and she was forcefully removed and evicted on February 6, 2023.

Jody Washington spoke on the HRCS meeting tonight at 5:30pm and asked Ms. Richmond if she could look up the locations. Continuing that America's Best and Causeway are the worst hotels possible. She is told from Advent House they run out of money all the time and she doesn't understand how when they get so much.

Kyle Richard spoke on his great love for the city and he was a teacher at Sexton. Knew people at Autumn Ridge and the recent letter to the Fledge from the City is disgraceful. Adding to not discount the power of their voice and letterhead, City Hall could've opened during the Code Blue for a 24/7 shelter.

Linda Appling spoke on the city establishing legal aid for those evicted and red tagged, the City of Detroit has it, and Councilmember Spitzley stated Wayne County does too. Ms. Appling continued that the bus services in the city are horrible.

Pat walked out at 5:03, guy upset at being ignored, no quorum.

## **OTHER**

### **ADJOURN**

Adjourned at 5:11pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on May 9, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, April 11, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

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

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Patricia Spitzley, Member - excused

**OTHERS PRESENT**

Renee Richmond, Council Staff  
Matt Staples, OCA  
Hope Lovell, LoveJoy Community Services  
Brooke Hall, CMHA-CEI  
Sara Lurie, CEO CMHA-CEI  
Norma Bauer  
Jazmine Anderson  
Paul Anderson  
Tasha Reeves  
Gail Sawyer  
Ulices Rosa, 54-A District Court

**MINUTES**

Councilmember Brown tabled the minutes from March 28, 2023 until the next meeting, April 25, 2023.

**PRESENTATIONS**

Councilmember Brown explained that the Committee meetings are now streaming on YouTube, when speaking please speak up and come to the table, there will be public comment at the end of the meeting.

**CMHA-CEI; Brooke Hall, Housing & Residential**

Ms. Lurie indicated she just wanted to listen to what everyone had to say and that Brooke Hall was the presenter today. Also, their agency is heavily 85% funded by Medicaid so their flexibility is limited, she brought a few brochures for the group and office to have.

Ms. Hall indicated mental health services provided are their main focus and build on support, their support team has 3 staff, they have 23 internal programs. They look for the least restrictive option available, group homes are ok but for some lose the independence feeling. Her team walks alongside the case managers to find what the particular individual needs best. They try to assist in avoiding eviction, but some cannot care for themselves, they provide and directly operation three foster care

homes, less than 30 beds in the tri-county area. Councilmember Hussain asked where they are located as she states tri-county are they in Lansing, Ms. Hall confirmed Lansing area. Councilmember Brown asked how many in the city total, Ms. Hall said less than 40 adult foster care homes, some are smaller with about 6 beds, about 130 on mental health side. Councilmember Brown thanked for the explanation, with CMH so multi-dimensional and her describing the restrictions because of Medicaid, what are her thoughts on why mental health isn't getting or receiving services. Ms. Hall thinks CMH does provide the services, there are many factors, they may not need inpatient care, may not be appropriately cared for in a shelter environment which could upset them. They have Bridges Crisis Unit as a hospital diversion to get connected to services and onto next steps and that's 16 bed short-term stay maximum 14 days. Ms. Hall added peer support shelters are huge, her team only has one peer support staff, Ms. Lurie added they have two peer recovery coaches that visit shelters on a regular basis. Councilmember Brown cited he lived in Oklahoma previously and they had training with the community and development, will or can CMH do anything within the City, Ms. Hall recommended MDHHS.

Councilmember Hussain asked as a tri-county entity what can be done better as a city maybe policy/budget, what are other municipalities doing. Ms. Hall said nothing, supportive housing projects are here, symptom of urban area and stricter laws, need an advocate at the state level. She added that in order for CMH to help folks they need to move to the area, in places like Colorado and California they work with state government to provide housing support like they are, also rural transportation is an obstacle to navigate because need more support than city bus.

Councilmember Brown asked is there any type of place for the individuals that have mental health challenges, and what kind of numbers for example if they have 1,000 people what percentage are in group homes. Ms. Hall was unsure of accurate data but they support between 6,000-7,000 and estimate 200 are housing instability which means couch homeless, staying at friends or maybe a group home. Ms. Lurie added they try roommate matching to see if can bring people together to share rent but need landlords on board. Councilmember Brown asked if any agencies like Advent House or Holy Cross participate to get grant funds, Ms. Hall said yes they ask but they take the lead and CMH offer support. Councilmember Brown asked what they would say is the number one challenge and how is addiction included, Ms. Hall said the state hospitals have closed beds so less inpatient care and CMH has to manage and community goes back to housing that doesn't support the level of care needed, the addiction portion complicates treatment, could have underlying condition or just primarily substance use, it's an in/out cycle through the ER. Ms. Lurie informed the committee that they are currently working on a Crisis Stabilization Center (CSC) as a pilot project, currently they can only observe for 23 hours and cannot detain unless they go through a petition, in the CSC they could have a secured 72 hour unit to keep if it's a substance abuse issue and withdrawal while in a secure unit. Councilmember Hussain asked where they are in a timeline for it, Ms. Lurie again said pilot is starting in May and still developing, they cannot finalize until state finalizes the certificate process, very specific things in a secure unit, doors have to open a certain way, room sizes, etc. Councilmember Hussain asked how many beds, Ms. Lurie responded eventually 12 adult and 12 youth.

Mr. Rosa introduced himself from 54A District Court and had an individual that needs assistance and would like to speak to CMH afterward and handed is card out.

Ms. Bauer spoke on mental health hospitals that were closed due to abuse and at the time legislators didn't understand the same people victimized needed the services from CMH and severely undercut funding. She hopes someone is working on getting funds from legislature and just realized there is a Tri-County Regional Planning Commission and nobody from the City attends and thinks they should.

Councilmember Hussain asked what other revenue CMH receives besides the 85% from Medicaid, Ms. Lurie responded they get state fund dollars, mental health block grants from the state, one that funds the veterans navigation team, money from counties, contracts for providers like McLaren where they have a crisis staff member, and provide clinical supervision to behavioral health staff under contract

with Ingham County Health Dept. Councilmember Brown asked if they were receiving anything from the City of Lansing, Ms. Lurie apologize they do get some to support Bridges and fills the gaps for room/board and funding for the recovery center. Ms. Hall added that room/board is \$1,027.50 based on the SSI rate which is \$900 and apply for a bump through DHHS. Councilmember Brown asked where the 1027 is room/board is for. Ms. Hall said adult foster care home, Bridges is licensed. Councilmember Brown said so limited housing but our hotel program is 2000/mo. so a supportive environment is 1027. Ms. Lurie reminded that it is a congregate setting, and Ms. Hall indicated it has 6 beds shared room, Councilmember Brown asked typically how many people per room, Ms. Lurie answered two.

Councilmember Hussain mentioned Ms. Bauer spoke on cuts, historically what is the biggest they've seen for example state general funding. Ms. Lurie said in 2015 there was a monumental cut and everybody thought they'd be covered by Medicaid and that wasn't the case. The State reduced by 60%, which they had to stop providing some services and closed Richard's Place. Both Ms. Lurie and Ms. Hall spoke that if it happened again programs not funded by Medicaid would likely be shutdown and if you don't spend what they have, they have to return it.

Paul Anderson asked how they can reduce administration and regulatory barriers continuing to face as community. Ms. Lurie responded she had the opportunity to testify at the house health policy committee, and the amount of accountability of reporting and rules is hinderance, eliminate duplication and wonders if they review actual things, for them more flexible dollars.

Councilmember Brown asked about their support for veterans. Ms. Hall again stated the Veterans Navigation team, they work alongside the homeless and Holy Cross, no barriers so can work with anyone, they coordinate directly with the VA. Councilmember Brown asked how many on the team and approximately how many do they serve, Ms. Lurie indicated three staff and close to 100 and staff are veterans as well.

Councilmember Brown commended both Ms. Hall and Mr. Rosa on their efforts and thanked CMH.

#### LoveJoy Community Services; Hope Lovell, Executive Director

Ms. Lovell explained her role and what LoveJoy Community Services does. They are a provider of CMH, been around for about 15 years around when the psychiatric hospital was closing and jumped in to help people, finding away to keep them integrated into the community setting to avoid institutionalization which in their language looks different, 1) hospital, 2) jail, and 3) nursing home. She started working with various CMHs and hospitals to provide care for those who are at risk for institutionalization. This includes those mentally ill (MI), intellectually/developmentally mentally disable, chronically ill and traumatic brain injury, their goal and guide is to provide support to stay in the community whether it is room/board, group home, or home care which we call community living supports (CLS). CLS is a catch net service for example those that are MI whose level of care say they don't need group home and are 24/7 assistance. We assess to see if they need that support of 1 or 2 staff or do room/board setting and give community living support.

Talking about the homeless, they work with hospitals, VA, CMHs many clients some who may be not guilty by reason of insanity, those are highest risk of homelessness coming out of jail. Work with program called NHFT (Nursing Home Facility Transition), let's say you get someone chronically ill go to the hospital and have stroke or something and all of a sudden they look up and can no longer live alone, hospital moves them to a nursing home and the nursing home says no longer can stay, so they reach out to the community to find housing, maybe Burkhardt, hotel program if no funds, maybe if they have a social security number be part of a senior apt if social security or living with a friend or family. When put into apt with no access to care and then 30 days back in hospital, it's a cycle. Ask ourselves how do homeless get home care, worked with VA and Disability Network, hotel programs, see individuals most at risk not just homeless but that have a form of pre-existing condition (maybe a stroke, speech

problems) if they had a home, they could get a script for an agency to go in, to provide service but with no address they are released.

In About 2015 pushed providers to reimage setting and push for choice (roommate/staff, no rules) unless it is articulated in what we call residential providers upland of care. Many providers found couldn't keep people safe with this new policy push and unfortunately ask about numbers and what happened, the level of care got dropped and rates got dropped and they got discharged. If there was availability for staff, they would get some form of CLS and get room/board but didn't happen for everyone. At that time looked at more supportive services module.

In her, personal experience she has traveled the country looking at various housing programs and adult based, goal is to keep people in the community and housed but give support, whether food stamps, guardianship, coordination of bills, care, assistance with doctor appts, being their voice and advocating for them, or if high needs (traumatic brain injury) found that is supportive housing module. This looks different all over, most unique in Detroit area, in the old yellow pages building (old fox building) had approximately 125 units and made all permanent Supportive Housing and on the main level included PACE (Program with All-inclusive Care for Elderly), it's an all-day adult program. In a shelter in the morning you have to get out so in the adult day program was the safety net program to get them access to doctors, physicals, social workers, activities to help get positive socialization and training, very practical skill building,

Detroit looks different than other environments not a lot of places you're going to go to with that high of a concentration of chronic homeless, at risk of homeless, but it works for them. Also seen like Lansing scattered site type of module where providers don't control or own real estate and but contract with landlords and send case managers. It's great it gives choice, however flip side it's difficult to get that intense support for the individual and keep them in housing. Before you know it they are again living in setting as unsafe or maybe uninhabitable, or just not optimal for their safety or remaining housed.

Councilmember Brown asked about Peckham and if they are helping, Ms. Lurie believes Peckham draws from a number of different populations but not viewed the same way, they are more of an employer with skills training. Councilmember Brown then asked if PACE is a government agency, Ms. Lurie responded own entity for the elderly. Ms. Lovell responded they are like an adult day care on steroids, a senior community services like the VOA and do serve the homeless. Adding as an adult foster care provider they pay her, Councilmember Brown asked if they have to be disabled, Ms. Lovell acknowledged yes and over 55.

Councilmember Brown asked Ms. Lovell what she believes for this committee is the gap that needs to be addressed. Ms. Lovell stated the support for individuals with chronic health conditions/needs, because people don't want to come in, the body breaks down and the risk of high cost of care are the frequent fliers and revolving doors through the system.

Councilmember Hussain asked about the housing piece, Ms. Lovell stated with MSHDA requires of developers in the application is amenities, you get points for, urban area, if you are competitive, one mile away from grocery store, or school/bus stop. So when that developer is looking for a space/site this is taken into consideration.

Councilmember Brown asked Mr. Rosa working with CMH and Hope what is the percentage trying to avert eviction. Mr. Rosa stated the data just started to be collected in March and the biggest number he's seen is a little over 100 surveys with 80% women and 60% claiming disability.

## **DISCUSSION/ACTION**

### **DISCUSSION – Committee Intention**

No discussion.

## **PUBLIC COMMENT**

Jazmine Anderson spoke about working at DLI and just wanted to learn more, be supportive and an advocate. Councilmember Brown asked what she is seeing from working downtown, she replied that the homelessness population is definitely going up and the winter was hard. Ms. Anderson continued that she spoke to an individual recently and is curious if they know what's available or uninterested in what is sometimes. Ms. Hall spoke on the CMH-DEI "Mental Health First Aid" training available that offers a 7-hour training for professionals, community members, caregivers and families to learn the skills needed to reach out and provide initial support to someone who may be developing a mental health, substance use disorder or experiencing a crisis, the number is (517) 346-5232 or [prevention@ceicmh.org](mailto:prevention@ceicmh.org).

Tesha Reeves spoke on also working downtown at Lake Trust and glad that she came to the meeting it was very informative.

## **OTHER**

### **ADJOURN**

Adjourned at 4:51pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on April 25, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, April 25, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

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

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Patricia Spitzley, Member - excused

**OTHERS PRESENT**

Renee Richmond, Council Staff  
Matt Staples, OCA  
Erika Brown-Binion, Executive Director Refugee Development Center  
Mark Pierce, Executive Director Disability Network Center  
Ulices Rosa, 54A District Court  
Judge Ward, District Court  
Jazmine Anderson  
Belinda Fitzpatrick

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF APRIL 11, 2023 AND TABLE MARCH 28, 2023, AS PRESENTED. MOTION CARRIED 2-0.

**PRESENTATIONS**

Refugee Development Center; Erika Brown-Binion, Executive Director

Ms. Brown-Binion gave an overview of the RDC, they have been around for 21 years, they exist because Lansing is a welcome space for refugees, they are the largest program with about 400. When they first arrive, they have the support of case management, most come in speaking different languages so they teach them English, tutoring from k-12, all this is within the first 90 days. They help find employment and to be self-sufficient, in finding apartments or housing. They have a home visiting program for new families with an interpreter and help navigate housing and help with health education along with housing education. Most refugees come from Afghanistan, Syria, Sudan, Iran, Iraq, and more.

Councilmember Brown asked what she is seeing in Lansing and how it's effecting the RDC from the past 10 years, does she have any solutions. Ms. Brown-Binion acknowledged they don't see much homelessness compared to the general population. For the most part culturally refugees live in larger family units than typical, and they emphasize the prevention stages that is one reason they added the housing navigation so they engage in home ownership and not land contract to get taken advantage of.

Councilmember Hussain asked in terms of regional partners who else is opening up or is it just mainly Lansing. Ms. Brown-Binion noted resettlement happens all over like, Grand Rapids, Greater Detroit, Kalamazoo, Battle Creek, and Traverse City. Once they first resettle most end up staying and building roots, only a few may move.

Disability Network Capital Area; Mark Pierce, Executive Director

Mr. Pierce stated he has been with DNC for nine years, they have been around for 47 years and service Ingham, Clinton, Eaton, and Shiawassee Counties. Their Mission Statement is – Transforming thinking to improve the environment and quality of life for people with disabilities. The agency serviced 516 consumers (people), closed out 112, and 30% were minority. One of the biggest concerns is they served 47 consumers that came through direct services and they couldn't speak for themselves. Councilmember Brown asked of those were they homeless and families or individuals, Mr. Pierce responded yes and they only serve individuals, the biggest services is social security benefits, it's a huge piece, whether it's just that or Medicaid.

Mr. Pierce shared a quick story of a person that came from the hospital that had their toes amputated and lived on the street and ended up back in the hospital after being robbed. Social Worker called a transition specialist and they were able to connect with him and get an ID card and into adult protective services. The person is now in the process of getting a checking account at MSUFCU and bringing some normality.

Mr. Pierce added that homelessness means no name on a lease or mortgage, no address for mail. They partnership with other agencies like the Rescue Mission, Haven House, VOA, and more, he then handed out a list for the record that his staff uses to help with hotels or center, etc.

Councilmember Brown asked would he say they've helped about 10% of the people with homelessness, Mr. Pierce noted the big issue landlords, apartments or house that are red tagged, the person with disabilities have no where to go and may access a red tag just to have somewhere to go, they've seen a huge increase because you have interest rates that increase, constraints on Section 8 and the amount of money that is made. Councilmember Brown asked if he was saying people with disabilities are living in red tag houses then having to leave, his response was yes and if they could know ahead of time maybe they could work with them. With the Rescue Mission there is a process they get categorized and some don't understand what is happening. Councilmember Brown asked if he could categorize the people, he services what type of disability stands out that are experiencing homelessness the most, Mr. Pierce said no specific disability stands out but if they have a guardian, they are better off rather than speaking for themselves. In most cases the disability could be emotional, developmental, or intellectual and they don't know what resources they have. Councilmember Brown asked if he would agree there is a gap of support for those with moderate disabilities who aren't able to advocate for themselves, Mr. Pierce agreed adding that during COVID people got assistance with rent and those with disabilities could fill out the paperwork.

Councilmember Hussain asked what he thought the City could do better with the housing navigation, red tags, gaps for service, sounds like these are leading to the increase in homelessness. Mr. Pierce stated trying to find/create enough places ahead of time but it's difficult, there is a 400% increase and if you have 100 homeless how do you find that many. He included just brainstorming but if your unemployed and you get unemployment the employer pays insurance, what if there was red tag insurance, like some people are required to have fire insurance or car insurance.

Councilmember Hussain asked him how other municipality partners doing since you serve four counties. Mr. Pierce said he didn't have a definite answer, rural areas are closed mouth and don't want to talk about it like the inner city is willing. He concluded Lansing, Kalamazoo, places with universities are different they have options not like smaller cities.

## **DISCUSSION/ACTION**

### **DISCUSSION – Committee Intention for next meeting**

The Committee concurred for the next meeting no presenters and to start discussing strategy and how to tackle the issues.

## **PUBLIC COMMENT**

Judge Ward spoke on information she received regarding the special meeting on red tags and questions for Court Administration and what's been filed. She added that numbers were run over the last three years and types of filing for rentals and housing, they are looking over everything and she needs to speak to someone and digest everything before reporting back, she just wanted to give an update.

Belinda Fitzpatrick noted she likes the idea of oca looking into the insurance portion to see if that is possible for landlords to get to avoid eviction. Also, that the term "hoarder" is a protective class and that it's something DNC may run into.

Ulices Rosa requested to ask the presenters a question, Councilmember Brown agreed. Mr. Rosa stated to Ms. Brown-Binion that the refugee's getting work within 30-60 days is amazing and that 90% are experiencing income loss and those are getting hired. Ms. Brown-Binion explained that at the federal level they must find work immediately, whether it's at McDonald's or elsewhere, and most are minimum level wage positions. She added that Peckham helps, some refugee's have PTSD and it may not be their first choice position but it's something, including that self sufficiency is the ultimate goal within 90 days.

Mr. Rosa asked Mr. Pierce who he thinks he handles more of for their evicted people when it comes to disabilities. Mr. Pierce stated there is a stigma around people they don't want to identify as disabled, they do awareness assessments and we would gladly welcome those evicted and please reach out to us, Mr. Rosa confirmed.

## **OTHER**

### **ADJOURN**

Adjourned at 4:24pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee as Amended on May 9, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, May 9, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

Council Member Brown called the meeting to order at 3:42pm

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Patricia Spitzley, Member

**OTHERS PRESENT**

Renee Richmond, Council Staff  
Lisa Hagen-Lawrence, OCA  
Matt Staples, OCA  
Mike Lynn  
Ulices Rosa, 54A District Court  
Rita Dunlop  
Jody Washington

**MINUTES**

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE MINUTES OF MARCH 28, 2023.  
MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER HUSSAIN TO AMMEND THE MINUTES OF APRIL 25, 2023 TO REMOVE LISA HAGEN-LAWRENCE AND ADD MATT STAPLES AS ATTENDING. MOTION CARRIED 3-0.

**DISCUSSION/ACTION**

**DISCUSSION – Committee Recommendations and Reporting**

Councilmember Brown indicated there were no presentations today and wanted to review what's been discussed previously and look towards recommendations and reporting out. Councilmember Spitzley noted the presenters so far have been very helpful but feels input from the Administration or HRCS is needed prior to any recommendations, otherwise what's submitted is delegitimized. Councilmember Hussain agreed and mentioned bringing in County and State officials, the Committee has to report to COW by September 11<sup>th</sup>, but can continue meetings afterward until December 11<sup>th</sup>.

Councilmember Spitzley spoke on last years Ad Hoc and suggested inviting Rep. Emily Dievendorf. Councilmember Brown then confirmed a few members of the Ingham County Board of Commissioners, and Councilmembers Hussain and Spitzley both suggested Rep. Elissa Slotkin, Sen. Sarah Anthony, and Sen. Sam Singh.

## **PUBLIC COMMENT**

Jody Washington spoke on that County Commissioners that she has talked to and that they have a bigger voice in the housing decision, it should be more regional and the reps are out there. She continued that one group/department should not be handling the money.

Mike Lynn mentioned he received a call from Krystal at LSJ for an update on the 24/hr warming centers and that the Mayor came back with a 2.2 million dollar cost, with a breakdown of approximately \$600,00 for a facility and \$500,000 for staffing, etc. No address was given and the is was for just one building. Councilmember Spitzley mentioned last years conversation with the mayor was it can't be one place and she had suggested opening Schmidt, Letts, Foster, and Gier Community Centers, but the response was a staffing issue and for people to work overnight was hard to find. Councilmember Brown commented he thought all these may fall with Bishop Maxwell and faith based initiative and getting volunteers. Ms. Washington added maybe open Otto as well, Derek Knox would open, the homeless can't see the alerts on TVs or computers, churches have offered to open up, adding when the fledge opened it was sanctioned.

Ulices Rosa mentioned he is currently trying to help a pregnant/homeless woman get into a shelter since Thursday, and the shelters say no. He also mentioned that the eviction side of things are higher since April 2019, passing pre-pandemic. During COVID people got all this money but nobody helped them be efficient with it, they just spent it and now are getting evicted. He added that he has tried helping over 500 families, need landlords involved, all state shelters. He concluded that they schedule people for eviction diversion but only about 10% may show up. Councilmember Brown asked how many staff Mr. Rosa had, he replied it was just him.

Councilmember Spitzley stated as she recalls the Housing Ombudsman was created as the one stop for all folks, initially was looking at a legal background but not a lawyer, to offer direction and provide help with rental clinics, education and knowing their rights if evicted and/or red tagged, in addition to working with HRCS Department, work with all departments and based out of the Mayor's Office. When the previous administration left, Joe McDonald needed somewhere to go and he was placed in this position and in HRCS. Councilmember Brown asked if Mr. Rosa is working with Joe, Mr. Rosa answered that Mr. McDonald will reach out monthly with some questions, what he does with the information he does not know.

Rita Dunlop introduced herself, she is with RPOAMM, she wanted to come and see how she and other owners can help. Councilmember Brown asked if she's worked with HRCS, she indicated she isn't aware of who they are. Councilmember Brown then asked if her group works with the Housing Ombudsman to help the homeless get placed into units that they may have available, Mr. Dunlop answered at this time they are creating a list, she's received lots of referrals, adding some owners are reluctant to rent/house to the homeless due to they've been isolated and may destroy property and vacant units will not be furnished. Councilmember Brown noted that working with HRCS can help with barriers, and addressing housing, mental health, rehabilitation, etc.

Councilmember Brown asked how many owners, Mr. Rosa answered 135 landlords. Councilmember Spitzley made a recommendation to figure out how much to operate the existing community centers (Schmidt, Letts, Foster, Gier, and Otto). On average Lansing has 10 cold days/year, so to staff, have coffee and a Community Police Officer, maybe an EMS on hand.

Ms. Hagen-Lawrence left at 4:50pm

Councilmember Brown inquired budget wise about taking for example 200k from one department and 100k from another to support eviction prevention and warming centers. Councilmember Spitzley commented they continue with the same issue of too many people doing the same thing. Councilmember Hussain noted Mr. Rosa is doing what the housing ombudsman is doing.

Councilmember Brown asked if funding is going to the housing ombudsman, Councilmember Spitzley stated that is a question for the Internal Auditor.

**OTHER**

**ADJOURN**

Adjourned at 4:54pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on June 13, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, June 13, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

Council Member Brown called the meeting to order at 3:32pm

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice-Chair  
Council Member Patricia Spitzley, Member – excused

**OTHERS PRESENT**

Renee Richmond, Council Staff  
Lisa Hagen-Lawrence, OCA  
Matt Staples, OCA  
Natasha Atkinson, Legislative Director for Rep. Emily Dievendorf  
Kim Coleman, HRCS  
Joe McDonald, HRCS  
Toni Young, HRCS  
Ulices Rosa, 54A District Court  
William Walker  
Norma Bauer  
Belinda Fitzpatrick  
Jesse Lasorda  
Trisha Washburn  
Rita Dunlop  
Councilmember Jackson

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF MAY 09, 2023 AS PRESENTED. MOTION CARRIED 2-0.

**DISCUSSION/ACTION**

**DISCUSSION – Representative Emily Dievendorf on homelessness overview and intentions for the county**

Natasha Atkinson introduced herself as the Legislative Director for Representative Emily Dievendorf's office. She stated that the Representative is taking a strong stance on not only homelessness but also renter's rights, understanding that housing is a right and that there is work to do to bring equity. They are proposing a homeless bill of rights and renter's bill of rights. When look at renters they have just cause evictions which effect the people that have month to month leases and how they can get evicted and what stands for an eviction.

Councilmember Jackson arrived at 3:34pm

Ms. Atkinson continued that from the people reaching out to our office is on the verge of homelessness, return citizens and discrimination within the housing industry that can prevent people from getting housing, they've been working with nation outside, also discussion relocation issues on red tag houses and know that's been a burden on city. Their office has also had talks with the mayor and about the response with the city to re-house those who are in red tag homes. Noticing with Red tags there are two different circumstances. One is re-housing and asking landlords to take the cost on, and two is red and pink tags where they can provide assistance to the landlords understanding that, in talks with the association of landlords, the majority of those who are housing are not wealthy, so burden of cost is on them as well and how can we alleviate. Their office has heard from Code Enforcement and that if people reached out earlier and explain the situation, both may be able to compromise and get in front of it. The want to balance the scales and protect the tenants but provide the landlords with resources so not having to go that route.

Councilmember Jackson left at 3:38pm

Councilmember Brown asked in talking with constituents where small mom/pop landlords versus the big corporations, if there is support or programs they are putting together. Ms. Atkinson noted in talks they've discussed a requirement that goes along with a renewal to license to rent, possibly require an educational class for the landlords to take and home buyers and have possibly presenters to talk and educate landlords on the barriers to housing, how to properly protect themselves in doing wrong things. Knowing their rights could alleviate the stress of the outcomes.

Councilmember Brown asked Mr. Rosa what group he was working with, and he responded the Rental Property Association of Mid-Michigan (RPAOMM). Ms. Atkinson believes the group they've spoken to is in Ypsilanti. Her office is seeing that landlords want to be accountable, responsible and want to help, and not have constant overturn of tenants. Their Renter's Bill is almost 27 bills packed into one package. There is equity in the bill and not attacking the landlords, clear outline who is responsible for what.

Councilmember Brown asked how the residents find out about the bill, where can they look. Ms. Atkinson indicated the bills are in the proposed phase and have not gone to the housing committee yet. I would recommend reaching out to some of the agencies like Nation Outside, Tony Gant's office or their representative's office. Ms. Atkinson gave the phone number and email for her office which is 517-373-2277, email is [Emilydievendorf@house.mi.gov](mailto:Emilydievendorf@house.mi.gov) also they can find it on the State of Michigan page. They are District 77 and are located in Court Anderson House building, Office #1096. People do not need an appointment to walk in but may need one to have a discussion.

Councilmember Hussain asked Ms. Atkinson spoke of a 25 bill package and talk a lot about equitable housing which can mean a lot of things. Have they in part of this package do away with exclusionary zoning, asking because some municipalities are moving forward with their own housing code. Adding in reality as an example, if someone is poor, they don't have to live in the City of Lansing. But that said it's difficult to get local partners to take on some responsibilities, so are you looking at that. Ms. Atkinson responded that is a good question for the Representative to answer but what she does know, is there has been talks and no-one has stepped forward to propose that yet. She knows the Representative's position is absolutely not and nobody should be told to live in or not live in a certain area. Councilmember Hussain also asked in talking about landlords financial responsibility, what does that look like. Ms. Atkinson answered the way they are working with LSB (the lawyers that help them) discussing relocation up to certain amount and size, like a family currently in a 3 bedroom apartment and a landlord can't put them in a single room hotel. She added there has to be a cap they are not sure yet and looking for advice on how to enforce, and take into consideration, it is going to be difficult to put a line on a certain amount so might have to be done based on number of units rented.

Councilmember Hussain asked when finding someplace to move a tenant to is it going to be 60-90 days, or when the property is in compliance. Ms. Atkinson stated consideration will have to be made pending how many units they may need. Councilmember Hussain also mentioned that Ms. Atkinson referenced fair housing at the state level, what does that look like, and is that going to be applied consistently across the state or more for municipalities to opt into. Ms. Atkinson stated their fair chance housing is in reference to their housing bill of rights, and Councilmember Brown said Nation Outside advocates for 2<sup>nd</sup> chances and also calls their proposal the same thing. Ms. Atkinson acknowledged that Rep. Aiyash is working with Nation Outside through the housing committee as and once it does pass, they hope it would be state as opposed to municipality.

Councilmember Hussain inquired about any data that says most landlords are small business owners with multiple homes or is it an assumption. Ms. Atkinson responded they got their numbers from MSHDA and unsure how it was collected.

Ms. Atkinson went on to talk about the homeless bill of rights, this will aid the population significantly on how to assist in rapid re-housing, employment, education, etc. Councilmember Brown asked for elaboration on that, Ms. Atkinson stated like the need of the warming/cooling centers, goal is to get funding to implement more workers into working with the homeless and money to agencies who cannot provide for rapid re-housing. Councilmember Brown asked Mr. Rosa to introduce himself and explain what he has dealt with for rapid re-housing. Mr. Rosa said for him it is folks in shelters with section 8, and vouchers trying to get into section 8 housing but because of the red tags they expire can't get in and people on the street can't get into shelters. The evictions most recently the May pre-COVID they had 81 writs, this May 123 writs. 52% increase. Rapids rehousing is just a buzz word nothing is happening rapidly. Ms. Atkinson added they are hoping for budget money to go into programming, fund development as MSHDA had a great program for owners for age stock to allow funding to repair and receive incentives for renting to people with section 8 vouchers, etc. Councilmember Brown stated after some talks landlords are reluctant because of damages, and Ms. Atkinson suggested maybe a deposit for damages.

Councilmember Brown brought up employment and helping those who can and want to work, but may have gaps in history or lack of education, it's challenging enough for those that do have the education but those that are homeless is even more difficult. Ms. Atkinson agreed it is going to be complicated and there will need to be a shift culturally. They hear business owners can't find workers and have had to change hours.

Councilmember Jackson returned at 4:06pm

Councilmember Hussain asked if she had any bill numbers, Ms. Atkinson concluded by handing out a paper with the renter's bill of rights, indicating that it is preliminary and the bill itself is a 27 page package, once available she would send to Ms. Richmond.

Councilmember Jackson left at 4:13pm

#### DISCUSSION – Committee Recommendations and Reporting

Councilmember Hussain mentioned that Councilmember Spitzley has specific recommendations and he'd like to see all the minutes to review for the next meetings discussion.

## **PUBLIC COMMENT**

Norma Bauer spoke on the challenge to provide equitable services like the federal department does. The five social determinates of health are; economically stable, adequate education, adequate health care, do you live in safe housing, and do you live in a safe neighborhood. She continued to note that hoarding is a mental illness as well.

Jesse Lasorda spoke on the town hall meeting on Saturday mentioning red tags and Rep. Dievendorf mentioned no money for code enforcement. He is wondering on the percentage of those that are homeless and at peace at being homeless, that some are.

Councilmember Brown asked Ms. Richmond to get an update on the red/pink tags of owner occupied vs. rental from code if possible.

Trisha Washburn is a volunteer for Nation Outside and spoke on the discrimination of offenders with criminal backgrounds and they are denied employment after being released because of fear of re-offending. How are they going to get job skills, and she believes they need the fair change housing ordinance. Councilmember Brown asked law to speak on that, Ms. Hagen-Lawrence noted a request from the last Ad Hoc on Housing Safety they did a preliminary draft, but it would need significant changes, and then morphed into Public Safety Committee, then to pursue on more state level for consistency. Councilmember Hussain noted he has spoke with Tony Gant and like municipalities like Ann Arbor, he is not willing to pass an ordinance just to pass.

Elinda Fitzpatrick spoke on her multiple monitoring fees and if she had that money, she could repair her homes.

Rita Dunlop spoke that she has 28 units and is open to high risk and looses money even before damages. It is important to get small and large companies on board to help.

## **OTHER**

### **ADJOURN**

Adjourned at 4:44pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on June 27, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, June 27, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

Council Member Brown called the meeting to order at 3:32 pm

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice-Chair  
Council Member Patricia Spitzley, Member

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Matt Staples, OCA  
Council Member Kost  
Belinda Fitzpatrick  
Laura Purchase  
Cathleen Edgerly, DLI  
Toni Young, HRCS  
Joseph MacDonald, HRCS  
Norma Bauer

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF JUNE 13, 2023 AS PRESENTED. MOTION CARRIED 3-0.

**Public Comment**

Ms. Fitzpatrick spoke in opposition to Code Compliance doing inspections without search warrants.

Ms. Purchase spoke on behalf of Ms. Fitzpatrick's housing situation and animal control conflict with her pets.

**DISCUSSION/ACTION**

**Discussion on Committee Recommendations and Reporting**

The Committee looked at the documents from the Ad Hoc on Housing from 2022 as templates and boilerplates for their reporting.

The Committee discussed on expectations including recommendations, policies, recommendations to State and neighboring agencies.

Council Member Spitzley reviewed the 2022 bullet points and asked the Committee to consider reviewing this Committee minutes from 2023 for topics. She also asked testimony from the

administration on what they are already doing for homelessness moving forwards. If this Committee makes recommendations they can advise if things are already being done or if some of the recommendations cannot be done. Council Member Brown stated the administration was invited and were not able to attend and asked for a list of questions in advance for them to respond and not attend. Council Member Hussain stated it needs to go to the Mayor to instruct them to attend, and if it is clear that the department is not willing to attend. Council Member Brown will follow up with Ms. Richmond and forward that to the Mayor's office for participation in the process. Council Member Hussain asked Council Member Brown to review the minutes and topics to consider. Ms. Boak asked if they wanted handouts from all residents

Council Member Hussain asked to invite to the July 11<sup>th</sup> meeting and if they cannot attend that one, then have a special meeting so they can all attend. Council Member Spitzley and Brown concurred. The Committee asked to invite departments that address the warming centers, HRCS, EDP staff that handles the programs (Barb Kimmel and Doris Witherspoon) to address homelessness, Neighborhoods and Citizen Engagement, and EDP for housing. Council Member Hussain reiterated a bullet list from the minutes, and Council Member Brown stated he could have it turned around quickly and get back to Committee.

### **OTHER**

It was reiterated to the Committee that the Budget Priorities are due October 1<sup>st</sup>, and Council Member Brown chose 9/11.

Council Member Spitzley referenced a resolution that was done in 2022 and proposed a possibility of doing a resolution again this year from this Committee.

### **Public Comment**

Ms. Bauer spoke on a housing situation that was brought to her attention on possible discrepancies with housing benefits for different individuals in the same units and spoke in support of Statewide rent control.

### **ADJOURN**

Adjourned at 3:57 pm

Submitted by,

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on July 11, 2023



**MINUTES**  
**Ad Hoc on Homelessness & Solutions**  
**Tuesday, July 11, 2023 @ 3:30 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

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

**PRESENT**

Council Member Jeffrey Brown, Chair  
Council Member Adam Hussain, Vice-Chair  
Council Member Patricia Spitzley, Member – unexcused

**OTHERS PRESENT**

Renee Richmond, Council Administrative Assistant  
Lisa Hagen-Lawrence, OCA  
Matt Staples, OCA  
Jordan Hankwitz, ED&P Director  
Barb Kimmel, ED&P  
Norma Bauer

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF JUNE 27, 2023 AS PRESENTED. MOTION CARRIED 2-0.

**DISCUSSION/ACTION**

**DISCUSSION – Committee Recommendations and Reporting**

Councilmember Brown explained the Ad Hoc Committee to Mr. Hankwitz and Ms. Kimmel and asked them to address some of the topics identified to share how they are addressing homelessness.

Ms. Kimmel explained in EDP the development office is the conduit to which HUD/ESG funds flow from HUD to HRCS. And then the development office is also the fiduciary for MSHDA grants for the CoC, the development office then acts as the fiduciary MSHDA's ESG funds, both the ESM and ESF funds (match and federal component respectively). Last night Council approved three MSHDA grants that EDP will be the fiduciary for, including the shelter diversion grants. Those are awarded to the CoC and they act as the fiduciary for MSHDA and CoC. Which means the CoC spends money and then request reimbursement from EDP and then they ensure the grantees/sub recipients have provided proper documentation and what they are requesting is eligible and provide funds and draw funds from trust.

Councilmember Brown asked what the ESG (Emergency Solutions Grant) services. Councilmember Hussain and Ms. Kimmel stated outreach. Ms. Kimmel added for them emergency shelter and outreach prevention these are the activities covered by the city ESG, but this is the HUD ESG goes to HRCS that goes for emergency shelter and outreach prevention and MSHDA ESG funding can be used for emergency services and outreach. Councilmember Brown inquired what is ESM/ESF used for. Ms.

Kimmel responded it can be used for emergency shelter and outreach. Councilmember Brown asked what does outreach mean, and Ms. Kimmel is unsure and suggested to ask an agency that provides it like Advent House. Adding also provide outreach funding thru HRCS to child and family services. Mr. Hankwitz asked Ms. Kimmel to expand on what it means that they are the fiduciary as opposed to the ones actually implementing and administering these programs.

Ms. Kimmel mentioned they act as a financial Conduent between MSHDA and the subrecipient. Councilmember Brown asked who acts as the quality assurance, Ms. Kimmel answered they do. Councilmember Brown asked if people have complaints with services who do they voice them to. Ms. Kimmel indicated they could to her or to MSHDA. Councilmember Brown asked what the current pathway is for someone experiencing homelessness, how are they informed to get ahold of you. Ms. Kimmel stated she did not know but can say they have adopted the MSHDA policies/procedures and assumes that each agency has their own policy and procedures to provide to people.

Ms. Kimmel stated she herself received one complaint during a planning board meeting, on the rescue mission, regarding their treatment of people who are non-gender conforming. Councilmember Brown asked if they are the fiduciary that houses the programs then they go to HRCS. Ms. Kimmel responded not all of them, the city receives ESG funding and that goes to HRCS from HUD, Councilmember Brown inquired are they fiduciary for that as well, Ms. Kimmel answered no, HRCS manages the funds and expense the funds, works with finance to draw the funds down and then they approve those draws, adding they are pretty hands off the HUD ESG. Councilmember Hussain confirmed that they administer home & CDBG. Ms. Kimmel confirmed, adding that this year for the first time they did a monitoring of subrecipients with HRCS or the ESG grantee. Councilmember Hussain stated generally speaking what is your perspective on the planning side what can we in the city do to get better to get after the issues and preventing homelessness, the ultimate charge of the body of this committee is to make recommendations.

Ms. Kimmel suggested that the Committee meet with the CoC and discuss their policies and procedures, she's heard some comments and looking at past minutes, there is a lot of things said so talking to the CoC directly, to understand what they are doing related to getting funds out to the community, related to awarding funds within their organization. Councilmember Hussain agreed that would provide some clarity and help make recommendations on what they are trying to get after and what they can be doing "better" as well as their partners. Ms. Kimmel also suggested talking to HRCS, it's her understanding their role used to be more hands on but unsure now. Also, the Development office is not out in the community but they attend as many CoC mtgs as they can. The City does have a membership on the CoC and a voting seat which is Kim Coleman. Also, regular funding has not increased, ESG funding has remained stable throughout the years because not a lot of money, yet more people are homeless than before, she thinks increasing the dollar amount would be good. Two CoC members did apply for the shelter diversion grant that is a \$500,000 grant spread over two years, it was Advent House and Child Y& Family Services awarded and they will act as the fiduciary that will help them divert people from shelters and look at different solution like doubling up families. They hope to touch a total of 500 people in the 2 yr. Councilmember Hussain mentioned HRCS will be at the July 25<sup>th</sup> meeting, and Ms. Kimmel continued that shelters are full, more shelter space is needed. In the development office in the HOME ARP plan they have set aside money for increasing shelter space that is non-congregate and also set aside CDBG funds that is poised to go out to the community. Increasing the amount of permanent supportive housing units is desperately needed. Also have HOME ARP funds to utilize in conjunction with the low income tax credit deal to maximize the number of supportive housing units.

Councilmember Hussain asked in terms of units of supportive housing in the City, and units of affordable housing based on studies, what do you believe is our need, do you have a number. Ms. Kimmel said a number is unknown, she hasn't pursued that, but can say the shelters are full and HRCS housing people in hotels, and we still have people sleeping on the streets, in cars, in encampments. Councilmember Hussain inquired on a conversation recently as last night, asking what her opinion on

city sanction encampments is, there are some individuals that just don't want to be in housed. Ms. Kimmel stated it's her feeling proceed with caution because when you sanction encampments you are bringing a large population together and some or most don't want to be together that is why there are separate encampments, when you bring them together then you have possible conflicts, you'll need security cost and other costs. Added, that they can at least try, it would give them somewhere to wash up, take a shower, use a toilet but there are potential problems that could come along with that.

Councilmember Brown mentioned with the HOME ARP and different funds it was said that they should reach out to regional partners because what they are hearing is that there are no shelters they are coming to Lansing and over populating. Is your office looking at working or talking regionally to look at funds or to pull funds. Ms. Kimmel responded that can happen but expect the developers that apply for the funds to do that when they are on the forefront of their planning to reach out to those entities and ask if they would want to contribute, including that is something they could assist with, and since they are still designing the RFP they could even go as far as to weight the scores. Councilmember Brown asked if they've been doing any additional research with being a fiduciary, at looking across the country and innovative models, Ms. Kimmel said not her department, she is down 1/3 of the staff and has had no opportunity to do any research.

Councilmember Brown asked if there were any updates on the warming/cooling centers, Ms. Kimmel said she knows the administration is discussion it and believes Ms. Coleman is the lead. Councilmember Brown asked Ms. Kimmel if they are tracking where their original residence was, she answered that is tracked through HMIS, and suggested to invite the current Chair of CoC, Rawley Van Fossen at Capital Area Housing Partnership and maybe sent along a list of the data you are interested in so the HMIS can pull the data for you.

Ms. Kimmel added she believes supportive housing is the key and have to be able to create supportive housing that supports people in many ways, not just teaching life skills but also employment skills and all kinds of supportive skills and funding is going to be an issue, she believes in the HOME ARP they have approximately \$300,000 set aside for supportive services to be used by 2029.

Councilmember Brown inquired if there was a grant writer to look at the different funds speaking on the non-congregate housing, isn't it more costly for a large warehouse style, Ms. Kimmel said it is a dormitory style. Councilmember Hussain asked Ms. Kimmel to define non-congregate, she responded non congregate shelter means that an individual or family will have private space or access to a private bathroom.

Councilmember Hussain indicated to Mr. Hankwitz that he had some point highlighted any thoughts on any of these. Mr. Hankwitz stated he pulled out code related stuff and feels Code is cause and effect (as an example a red tag is the cause and the effect is not having a place to go). Mr. Hankwitz the gave the committee an update on their request from June 26<sup>th</sup> on owner occupied vs rental:

Red Tags – 653

Rentals – 245

Owner/Occupied – 408

Pink Tags - 300

Rentals - 245

Owner/Occupied - 55

Continuing, being early in his tenor there are some red tags in upward of 20+ years, they are working on identifying the oldest properties, on internal policies & procedures, they are working on a re-bid on code top/bottom. Councilmember Brown asked how long the process is until you feel you have overall summary. Mr. Hankwitz finished stating they are going back to the bid for RFP hope early fall/winter, they don't want to make monumental changes that won't create consistency and expectations.

Lastly, Councilmember Hussain asked if they know if all permits for the SIMTOB properties have been pulled, and Mr. Hankwitz indicated he is going to leave that to OCA to respond to.

**PUBLIC COMMENT**

Norma Bauer stated she admires and appreciates how Ms. Kimmel can sort through all this, there are so many diverse problems and demographics. She mentioned both Mike Karl and the original Homeless Angels as well as Dave Muylle who built Cottage Lane Senior Housing. She finished by saying understanding and showing compassion is needed in having these conversations.

**OTHER**

**ADJOURN**

Adjourned at 4:24pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on July 25, 2023

CURRENT BUDGET PRIORITIES FOR FY 2023/2024  
FOR AD HOC ON HOUSING & RESIDENT SAFETY

BE IT FURTHER RESOLVED, the **Ad Hoc on Housing and Resident Safety** has established the following priorities:

1. Economic Development and Planning
  - a. 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.
  - b. Dedicate resources to searching appropriate databases for non-homestead ownership.
  - c. 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.
  
2. HRCS
  - a. Through the Housing Ombudsman prepare education materials for renters.
    - 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.
  - b. Implement a pilot program to incentivize landlords to accept Section 8 vouchers
  
3. Law/Courts
  - a. Support the creation of a Community Court with 54-A District Court.
  - b. Implement policy where Nuisance Actions filed against recalcitrant landlords enabling City Attorney to enter into voluntary compliance agreements.