

AGENDA

AD HOC on Homelessness & Solutions AGENDA FOR SEPTEMBER 18, 2023 AT 4:00 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 or (517) 483-4177 prior to the meeting.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

Council Member Brown, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Spitzley, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. August 18, 2023
4. **Discussion/Action:**
 - B. DISCUSSION - Committee Recommendations and Reporting
 - i. Resolution establishing Ad Hoc Committee on Homelessness & Solutions #2023-014
 - ii. DRAFT - Ad Hoc on Homelessness & Solutions Committee Report
5. **Public Comment on Agenda Items (Up to 2 Minutes)**
6. **Other**
7. **Adjourn**

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



MINUTES
Ad Hoc on Homelessness & Solutions
Special Meeting
Tuesday, August 18, 2023 @ 1:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Brown called the meeting to order at 1:02pm

PRESENT

Council Member Jeffrey Brown, Chair
Council Member Adam Hussain, Vice-Chair
Council Member Patricia Spitzley, Member – arrived at 1:22pm

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Matt Staples, OCA
Rep. Emily Dievendorf
Natasha Atkinson, Rep. Dievendorf office
Kim Coleman, HRCS Director
Toni Young, HRCS
Joseph McDonald, Housing Ombudsman
Willard Walker, HRCS
Rita Dunlop
Ulices Rose, 54-A Court
Paul Anderson

MINUTES

COUNCILMEMBER HUSSAIN SUGGESTED TO TABLE THE MINUTES OF JULY 25, 2023 FOR NOW.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF AUGUST 8, 2023 AS PRESENTED. MOTION CARRIED 2-0.

PRESENTATIONS

Representative Emily Dievendorf

Representative Dievendorf spoke on and handed out the Michigan Renter's Bill of Rights, HB 4919, and the White House Blueprint for Renter's Bill of Rights. Acknowledging the homeless policy is to exist as a complimentary policy to the other housing legislation.

Councilmember Brown left at 1:34pm and returned at 1:35pm

Representative Dievendorf continued that investing in rebuilding the aging housing, rebalance power of the landlords and tenants. Housing standards that are uniform, and hold accountable, they are also looking at closing loopholes towards Migrant Farmer and Domestic Worker Housing. She spoke on decriminalizing homelessness, health and safety, and rent control and rent caps.

Councilmember Brown asked about the challenges of housing vouchers and when what is needed isn't available, like rent for one person is \$1,000 but they only get a voucher for \$700 and if the Representative is looking at that. Rep. Dievendorf mentioned they can speak to MSHDA as they are considering all costs as not every community has or needs the same amounts.

Councilmember Hussain stated his concerns of looking at rent control and allowing an option how do we ensure it doesn't exasperate the concentration of property and what you're going to see a worsening of that concentration of property and do away with exclusionary zoning and bring in resources to them.

Councilmember Spitzley arrived at 1:22pm

Rep. Dievendorf spoke on the school challenge and that the bill of rights guarantees the unhoused populations have access to all their needs, programs, equitable access to resources and explicitly list protective right to public education for unhoused youth and the right to transportation. Also looking at creating an application process to educate those that want to be landlords. Councilmember Spitzley added that is critical and noted in last years Ad Hoc it was mentioned when applying for a renters certificate they received a package of information as to their responsibilities, when they don't comply, they were given the information. Rep Dievendorf included requirement of full disclosure to renters, and prior to eviction work with them maybe mediation prior to court, given them resources for assistance including notices of rent increases maybe escrow makes sense, and finally eviction expungement.

Ms. Atkinson spoke on rent control about exclusionary housing, currently in the House the lead Rep. from Ypsilanti and Ann Arbor have expressed interest in rent control. Councilmember Hussain asked if there is a list of adopters of rent control, Rep. Dievendorf stated she can provide one. Councilmember Brown asked the public if they had any questions before Rep. Dievendorf had to leave.

Ms. Dunlop mentioned she is a representative for the landlord association and they are trying to do get their concerns heard, some are reluctant to rent open homes to homelessness because of property damage and the lack of qualified people to complete the repairs needed. Rep. Dievendorf replied she is aware of one person who should be able to afford rent but because unhoused for years they have no credit or payment history so spend all their social security benefits on hotels to be safe. Adding when it comes to repairs if the landlord is taking too long the tenant should be able to find someone. Speaking on creating standards for rental house inspections, and changes for survivors of domestic violence and breaking leases as well as returning citizens. Councilmember Spitzley agreed on the escrow portion and mentioned having OCA look at a mechanism if a red tag house and people have to leave, who is responsible for paying for that hotel. Rep. Dievendorf concluded that everything they listed in their Bill of Rights is also in the White House BOR and would be requirements for all communities.

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

Ms. Coleman asked Mr. McDonald and Ms. Young to address items 16, 19 and 21 on the topics list.

Mr. McDonald first noted the #1 priority as a city is to provide the relocation assistance so when a house is red tagged it's the landlord responsibility. To make sure income discrimination becomes illegal and landlord can't discriminate based on vouchers. They are currently working on program where landlords can accept Section 8, based on if tenant damaged property it would be covered under this. Make sure whatever is done in escrow it is codified with state law. When landlords are not doing their part in fixing maintenance that the tenant can themselves. Also expunging the eviction records possibly automatically done after certain time. Applications are often given to third party to "score" and

something still shows up. Also, Giving more than 30 day notice, those doing month to month, disabled, or elderly need more time.

Councilmember Brown asked with a voucher they can do month to month, Mr. McDonald confirmed with an initial year lease is required then can do month-month. Ms. Dunlop added she rents to high risk so month-month protects her some. Councilmember Brown asked Ms. Dunlop if she charges more for month-month, she stated no she does not but some people will.

Councilmember Spitzley added those on Section 8 need protection when it comes to month-month, after a year landlords will raise rent or kick them out.

Mr. McDonald continued about rent control and limiting increases like anything about 10% notice would be required to tenant. Councilmember Brown asked Rep. Dievendorf if there was anything she wanted to hear on from HRCS. Rep. Dievendorf asked for continued updates on red tags, which hotels are used, and how are they providing emergency temporary shelters, and Councilmember Spitzley asked about transportation for those in school. Councilmember Brown asked Mr. McDonald on the red tags, Ms. Coleman stated that would come from the Economic Development & Planning office, but they are currently using Travel Lodge and Red Roof Inn in Eaton County and shuttles are being used for the school district, confirming they are not using Causeway Bay. Mr. McDonald added his understanding since hotels are not in Lansing, they are not subject to the requirements of housing codes just for fire standards or improvements/alterations.

Ms. Atkinson asked when placed in a hotel, are you providing disclosure to them that school board is doing transportation, she is hearing from community that parents are unaware they need to reach out. Ms. Coleman indicated they have a representative and the agency (Advent House) on the CoC and they work directly with the family to make sure.

Mr. McDonald continued and spoke on mobile homes and it would be nice if they were subject to same standards, can inspect now but only upon request. Councilmember Spitzley asked if he was looking for statewide or local change, Mr. McDonald confirmed statewide. Councilmember Brown asked for a recommendation on the record for mobile home inspections., and Ms. Atkinson confirmed it is in the Renters BOR as well. She added that typically the mobile home is paid for but if they fail to pay lot rent then the mobile park owners can take the mobile home. They are in talks with MSHDA and mobile home tenants association to change uniform standard and make it statewide.

Mr. McDonald added for rent control maybe a 5% cap, also that the rent amount advertised is the actual rent amount, if water or heat not included then add and say flat amount for everything. Once they get behind rent it gets out of control and they can't catch back up. Lastly, inclusionary zoning another possible way to increase possible tax incentives for apartment owners, maybe requiring 10% affordable housing. Councilmember Spitzley noted that is a priority for the administration to adopt along with zoning.

Councilmember Brown stated he was going to hit some of the touchpoints:

- ***#3 - Review and discuss City of Lansing Supported Agencies and funding allocation amounts.*** Ms. Young stated that was provided as part of the budget, Councilmember Brown asked if they would resend to the Committee with a breakdown of amounts each agency receives, Ms. Young confirmed she could put something together.
- ***#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.*** Ms. Young stated on the county level they work with CMH-CEI, Ingham County Health Dept., Ingham County Corrections Board, and the CoC. Mr. McDonald has been working with the Ingham County Trust Fund the county set aside \$9 million for affordable housing out of the ARPA for over 3 years, some spent for Walter French and Homer Rehab. He referenced ***#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* and handed out a Tri-County Data Summary booklet for the Committee to review.

- **#9 - Discuss advocacy and legal support for residents of Lansing having difficulty with “slumlords” and code compliance issues.** Mr. McDonald informed the Committee that Legal Services provides advocacy and legal support for residents, Councilmember Brown asked if they are a provider as in the City give funding, and Ms. Coleman confirmed. Mr. Staples added it is to provide services to low income residents for Ingham, Eaton, Clinton, Shiawassee, and Livingston counties.

Councilmember Brown asked Mr. Rosa how 54-A is connected to Legal Services, he responded they are in every pre-trial and will meet with tenants that wish to. He added that he will periodically refer clients to Legal Services if they fail to meet at pre-trial or didn't show. Mr. McDonald stated he also refers to Legal Services.

- **#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.** Ms. Coleman indicated families work directly with the assigned case worker at the contracted agency. Ms. Young added it's required by law if there are children in shelters, they contact the school district.
- **#11 - Define and discuss required soft skills and DEI training for provider agencies by an outside organization that is receiving HRCS funds to help the homeless and other vulnerable populations.** Ms. Coleman indicated they didn't understand the question, Councilmember Brown indicated there were concerns that agency's delivering services may need training like customer service, DEI, etc. Ms. Coleman noted they are not opposed to that, adding working with people with disabilities as well.
- **#7 - Review and discuss 24-hour warming and cooling centers.** Ms. Coleman informed the Committee they budgeted and have enough money for a 6 month facility for a few years Nov-Apr and would be open from 7pm-7am, targeted Letts Community Center as a central location and have budgeted \$120,000 and should run for a couple years. Councilmember Spitzley noted the other centers would just be activated during the code red/blue and constant for 6 months and by doing so you are guaranteeing staff, Ms. Coleman confirmed. Councilmember Brown asked if they worked with private, community or non-profit foundations for volunteers and what would the cost be for a 24/7 with staff, Ms. Coleman said not explored at this time, for a 24/7 12 month period it would be approximately \$800,000 for staff and services, does not include facility. Mr. McDonald added that during a code red/blue that CATA and the libraries are available too. Councilmember Hussain stated that their intent was to activate the centers for accessibility for populations dealing with the code red/blue, having one central location some people won't want to travel from South Lansing to Downtown. Ms. Coleman indicated they've received a number of requests on what people want. Ms. Atkinson indicated that Rep. Dievendorf office ideally would like one central location with wrap around services and downtown area is the highest population. Ms. Atkinson added they provided a different model than the city is currently using and will provide the Committee with it. Councilmember Hussain asked if they are talking about warming/cooling or spot with wrap around services because that is a shelter, Ms. Atkinson noted the city uses the word “center” and the state uses “shelter”. Councilmember Brown asked what the administration expectation is, Ms. Coleman said the Mayor expects one central location until they can get a flow of funds the review. Councilmember Spitzley asked then the \$800,000 is to support that vision, Ms. Coleman confirmed and they are currently working to get something in place for the upcoming winter. Councilmember Brown and Spitzley asked if there was something in place for someone to see what is available 24/7, like a one page sheet that show what is open and from what times, Ms. Coleman said that can be arranged. Councilmember Hussain said to partner with CATA as well, Ms. Coleman agreed.
- **#14 - Review and discuss the exact job description and duties of the Housing Ombudsmen.** The Committee asked if a job description was available written or verbal, Mr. McDonald indicated he can do both but didn't have a written one with him, stating it is a policy and direct service position, handles all the calls and emails for housing/homelessness, online forms that come in, and responsible for eviction assistance/diversion and it is a crisis management position. Councilmember Brown asked with 211 and 311 if he tracks calls and if he needed an assistant. Mr. McDonald confirmed he is behind, averages 25+ calls daily along with emails. Ms. Coleman confirmed they are collecting data, are behind but are restructuring, they may ask for additional staff. Mr. McDonald also confirmed they are not utilizing 311 at this time for their department but is forthcoming for tracking purposes. Councilmember Hussain asked what percentage of the calls are filtered out, Mr. McDonald couldn't say for sure but does receive out of region calls too. Councilmember Brown made a recommendation for HRCS to be online with 311.
- **#12 - Review and discuss a Medical Respite model to triage and serve people facing homelessness or who are currently homeless - #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.** Ms. Atkinson requested #12 & #17 together, and Councilmember Brown asked how HRCS

is coordinating with groups and mental health issues. Ms. Coleman noted they are researching several respite models, short term respite care for those experiencing homelessness and a safe place to recover, some hospitals discharge people that have follow-ups needed but they don't have a home to go to and may have to go to a hotel to recover. They otherwise coordinate with agency's like Advent House to provide services like bus tokens.

Councilmember Hussain left at 3:03pm and returned at 3:05pm

Councilmember Brown asked if a central resources for a breakdown of what agency has available for case workers, mental health therapists, etc. is available. Ms. Young answered no but they can do a survey of agency's to gather information, and asked if they are looking in general or of unhoused, Councilmember Brown said in general. Both Ms. Young and Ms. Coleman stated in general is more difficult because it can be defined many ways but they could begin with what the housing and homelessness network have available and identify primary providers to measure staff and functions.

Ms. Coleman mentioned filling gaps and that many people struggle with disability's and need to look at best way to work with most vulnerable, seniors are fragile, and a family of 8 they are in a space for family of 5. Ms. Atkinson stated their relocation assistance the landlord is responsible for finding similar accommodations to what they were in. Councilmember Brown asked if a rental is red tagged and can't be fixed, Ms. Atkinson stated there are emergency funds from MSHDA, also Section 8's are provided through multiple resources like MSHDA, Lansing Housing Commission (LHC), MSHDA can only do certain things because the way funded and LHC is different. Councilmember Spitzley reiterated her previous comment from last years Ad Hoc on having something to give landlords for housing someone in hotels, what resources are available, recommendations for school process, etc. Councilmember Brown agreed on a recommendation for that process. Ms. Atkinson suggested reaching out to Mark Garcia at MSHDA for resources available.

Councilmember Brown asked if Ms. Dunlop had questions, she suggested for red tag houses, some agency's buy insurance programs for stuff like floods that are no fault of either party. Councilmember Brown asked how something like that is dealt with when they don't want to submit a claim because rates may go up, Mr. McDonald noted they would have to go through the State for victim rights compensation.

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

OTHER

ADJOURN

Adjourned at 3:28pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

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.

DRAFT

Report from the Ad Hoc Committee on Homelessness & Solutions

INTRODUCTION

Resolution 2023-014 created the Ad Hoc Committee on Homelessness & Solutions. The resolution directed the Committee to review policies, services, and resources to recommend assistance to connect the homeless to those services and resources. The resolution directed the Committee to provide a report of their findings and recommendations to the Committee of the Whole by September 11, 2023, and will be dissolved December 11, 2023.

Members of the Ad Hoc Committee on Homelessness & Solutions are:

- Councilmember At-Large Jeffrey Brown, Chair
- Councilmember At-Large Patricia Spitzley, Vice-Chair
- Councilmember 3rd Ward Adam Hussain, Member

The first meeting of the Ad Hoc Committee was January 24, 2023. On the onset, the Ad Hoc Committee committed to meeting with as many stakeholders as possible to gather information regarding the homelessness & solutions: Those stakeholders included:

- Members of the public
- HRCS
- Mayor's Office
- Downtown Lansing, Inc.
- Lansing Police Department
- Homeless Shelters
- Economic Development & Planning
- Capital Area Housing Partnership
- Capital Area Transportation Authority (CATA)
- Clergy Forum

The following individuals made presentations or contributed to the Ad Hoc Committee:

- Judge Cynthia Ward, 54-A District Court
- Ulices Rosa, District Court Eviction Diversion
- Jennifer West, Lansing School District
- Rose Taphouse, Lansing School District
- Jason Gray, Seventh Day Homelessness Outreach Advocates
- Gabriel Biber, Haven House
- Cathleen Edgerly, Director of Downtown Lansing Inc.
- Julie Reinhardt, Downtown Lansing Inc.
- John Shaski, Sparrow Hospital
- Mike & Linda Karl Cardboard Prophets
- Hope Lovell, LoveJoy Community Services
- Sara Lurie, CEO of Community Mental Health Authority of Clinton, Eaton, and Ingham Counties (CMHA-CEI)
- Brooke Hall, Community Mental Health Authority of Clinton, Eaton, and Ingham Counties (CMHA-CEI)
- Erika Brown-Binion, Executive Director of Refugee Development Center
- Mark Pierce, Executive Director of Disability Network Capital Area

- Rita Dunlop, Rental Property Association of Mid-Michigan (RPAOMM)
- Representative Emily Dievendorf
- Natasha Atkinson, Legislative Director for Rep. Emily Dievendorf
- Kim Coleman, Director of Human Relations & Community Services (HRCS)
- Joe McDonald, Housing Ombudsman Human Relations & Community Services (HRCS)
- Toni Young, Contract Management Administrator HRCS
- Jordan Hankwitz, Director of Economic Development & Planning
- Barb Kimmel, Economic Development & Planning Department, Development Office
- Rawley Van Fossen, Chair of Continuum of Care
- Sharon Dade, Continuum of Care Member
- Pastor Damon Milton, Greater Lansing Clergy Forum
- Pastor Sarah Johnson, Greater Lansing Clergy Forum
- Bradley Funkhouser, CEO Capital Area Transportation Authority (CATA)
- Lolo Robison, Director of Marketing, Customer Experience & Public Information CATA
- Numerous members of the public

RECOMMENDATIONS

The following recommendations contained in this report represent recommendations from the Committee based on the beforementioned participants.

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

****Support of the Lansing School District Families Overcoming Rough Times (F.O.R.T.)** Advocating for the F.O.R.T program which assists qualified students who are living in temporary or inadequate living situations with:

- Transportation to and from school from wherever the student is living.
- Access to the free meal 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 so that the student may fully participate and achieve at school.

In February of 2023 there were between 500-600 students in temporary or no housing. Summer camps to build resilience to the trauma students see, education support, and mental health support for students as well as staff.

**** Sparrow Hospital**

Advocating for Medical Respite Clinic as suggested from case managers:

“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 for 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.”

****Homeless Management Information System card**

Advocating with all appropriate agencies for less cumbersome processes to receive a HMIS card. HMIS (Homeless Management Information System) is an adopted system at state level, every Continuum of Care (CoC) in Michigan uses this for their grants. Michigan Coalition Against Homelessness is a state-wide advocacy group representing HMIS interest at the state level and locally they have one select administrator of HMIS, and Haven House is their administrator here for HMIS. If you are an agency selected for funding from CoC, they must be vetted, approved, and licensed into HMIS.

****Community Mental Health Authority of Clinton, Eaton, and Ingham Counties (CMHA-CEI); Housing & Residential**

Advocating for additional foster care homes in the Tri-County area that include support teams and varies internal programs. There are less than forty (40) adult foster care homes citywide, some are as small as six (6) beds, and we only have approximately one hundred and thirty (130) beds that deal with mental health clients.

Some individuals with mental health issues may not need inpatient care, and it may not be appropriate care for them to be placed in shelter environment which could increase their anxiety. Bridges Crisis Unit is a hospital diversion program that helps individuals connect to services and move clients onto next steps. It is a sixteen (16) bed short-term stay with a maximum of fourteen (14) days.

****LoveJoy Community Services**

Investigating different models across the state in efforts to pilot a program in the Tri-County area, working with providers, Community Mental Health, and Human Relations & Community Services Department. LoveJoy Community Services is a provider for Community Mental Health, which finds ways to keep individuals integrated into the community setting to avoid institutionalization which in their language looks different, 1) hospital, 2) jail, and 3) nursing home. This includes those who are mentally ill, intellectually/developmentally mentally disable, chronically ill and traumatic brain injury, their goal and guide is to provide support so they can stay in the community whether it is room/board, group home, or home care with community living supports. Community living support is a network of services as example of someone who is mentally ill whose level of care does not need a group home with 24/7 assistance.

****Disability Network Capital Area**

Advocating to increase the housing needs for those with disabilities by working with Disability Network Capital Area. Their Mission Statement is – Transforming thinking to improve the environment and quality of life for people with disabilities. The agency serviced 516 consumers (people), 30% are a minority. One of the biggest concerns is serving consumers that come through direct services and they cannot speak for themselves.

Homelessness means no name on a lease or mortgage, no address for mail. Disability Network has partnerships with other agencies like the Rescue Mission, Haven House, VOA, and more.

****Representative Emily Dievendorf**

Advocating for comprehensive legislation with Sate on Michigan for the Renter's Bill of Rights, HB 4919, and the White House Blueprint for Renter's Bill of Rights along with 25 bill package that includes equitable housing. The bill of rights guarantees the unhoused populations have access to all their needs, programs, equitable access to resources and explicitly list protective right to public education for unhoused youth and the right to transportation. The series of bills would look at creating an application process to educate those that want to be landlords, including requirement of full disclosure to renters, and prior to eviction mediation prior to court, giving tenants resources for assistance including notices of rent increases, escrow, and finally eviction expungement.

To urge the passage of legislation to do away with exclusionary zoning, some municipalities use zoning to limit the supply of available housing units, such as by prohibiting multi-family residential dwellings or setting minimum lot size requirements.

****Economic Development and Planning (EDP) Development Office & Code Compliance**

Economic Development and Planning Department, Development office is the conduit to which HUD/ESG funds flow from HUD to HRCS. The Development office is the fiduciary for MSHDA grants for the Continuum of Care (CoC) and acts as the fiduciary MSHDA's ESG funds, both the ESM and ESF funds (match and federal component respectively), including the shelter diversion grants. EDP, Development office act as the fiduciary for MSHDA and CoC. The CoC spends dollars making requests for reimbursement from EDP and working with CoC ensures the grantees/sub recipients have provided proper documentation, the request is eligible and provides funds and draw funds from trust.

Code is cause and effect (as an example a red tag is the cause, and the effect is not having a place to go). Require that rental properties must have both a rental license and a complete inspection before occupancy.

++Budget Priorities for EDP

1. Developing a comprehensive plan with HRCS and CoC to ensure that grant dollars are being utilized as intended with outcomes that can be defined and qualitative.
2. Complete the 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.
3. Create a landlord registry either through the BS&A portal or other platform that is publicly accessible that shows housing inspections and the status (i.e., in compliance, red tags, compliance).

****Continuum of Care (CoC)**

Advocating that Continuum of Care (CoC) work with Economic Development & Planning Department, Development office and HRCS to ensure that grant dollars are being utilized as intended with outcomes that can be defined and qualitative.

Continuum of Care (CoC) is a collaborative model started at fed level to address, prevent, and end homelessness in the community. CoC speaks only for their jurisdiction which 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 provides services Eaton and Clinton counties.

CoC is privately incorporated 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. By showing HUD this collaborative it allows them to apply annually for CoC dollars. In Michigan CoC is unique because MSHDA also grants dollars and on a local level this puts dollars through CDBG.

As funds become available the membership decides priorities and along with regulations that CoC must follow. Both the State and HUD determine categories to create programs, such as shelters, street outreach, prevention, and all other eligible categories. Applications are vetted, approved, and ranked, scored with recommendation made to the Board of Directors. Ultimately, this is to ensure the community gets their fair share of federal and state dollars.

****Human Relations & Community Services**

Advocating for consistent coordination between code enforcement and Housing Ombudsman when homes are pink and/or red tagged.

Housing Ombudsman should update Council annually concerning outreach, needs of the community and unmet services that impact housing and the ability to get housing in Lansing.

++Budget Priorities for HRCS

1. Required DEI training by an outside organization to those provider agencies receiving HRCS funds who help the homeless, people with disabilities and other vulnerable populations.
2. Housing Ombudsman prepares education materials for renters. Included but not limited to:
 - i. Rights as a renter
 - ii. Know before you sign a lease
 - iii. District Court Eviction Diversion 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.
3. Utilizing all the Community Centers in the different areas of Lansing as warming and cooling centers during heat and cold events. This would require funding for after-hours operations, for security, staff and other expenses that may be included.

****Law/Courts**

54A District Court operates an in-court eviction diversion program that facilitates connections to legal aid, rental assistance, and financial counseling directly from the courtroom.

Amend Chapter 203 Municipal Civil Infraction and Section 297.15 Civil Infractions with the Specialty Court options of Eviction Court and Community Court.

Update annually on the statistics of enforcement and penalties for unsafe conditions in homes, per the administrative code of civil infractions.

++Budget Priorities for Law/Courts

1. Support the creation of a Community Court within 54-A District Court and continued support for eviction diversion program.
2. Implement policy where Nuisance Actions filed against recalcitrant landlords enabling City Attorney to enter into voluntary compliance agreements.

The Committee is requesting that the Committee Report be included in the FY2023/2024 Budget Priorities.