

Ordinance #05-21

TITLE 18 – HUMAN RIGHTS

Chapter 3 – Source of Income Housing Discrimination

Sec. 18.03.010 -Title of chapter.

This chapter shall be known and may be called the “Source of Income Housing Discrimination.”

Sec. 18.03.020 - Purpose.

It is the intent of the City of Hazel Park that no person be denied housing due to source of income.

Sec. 18.03.030. - Definitions.

Discriminate. To make a decision, offer to make a decision or refrain from making a decision based in whole or in part on person's or his or her relatives' or associates' source of income. Discrimination includes the use of facially neutral practices that have an adverse impact based on source of income.

Housing facility. Any dwelling unit or facility in which it is intended persons regularly will sleep and keep personal belongings including, but not limited to, a house, apartment, rooming house, housing cooperative, homeless shelter, hotel, motel, tourist home, retirement home or nursing home.

Person. “Person” includes one or more persons, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in cases under title 11, receivers, and fiduciaries.

Source of Income. As used in this chapter, source of income refers to any lawful source of money paid directly to person or family or indirectly on behalf of person or family, including, but not limited to (a) money derived from any lawful profession or occupation; (b) money derived from any contract, agreement, loan, or settlement; from any court order, such as court-ordered child support or alimony; from any gift or bequest; or from any annuity or life insurance policy; and (c) money derived from any benefit or subsidy program, including, but not limited to, any housing assistance, such as Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH) Vouchers, or any other form of housing assistance payment or credit whether or not paid or attributed directly to a landlord; public assistance; emergency rental assistance; veterans benefit; Social Security or other retirement program; supplemental security income; VA and FHA loans, and any other program administered by any federal, state, or local agency or nonprofit entity. Any monthly housing assistance administered by any federal, state, or local agency or nonprofit entity shall be treated as income in the amount of 3× the value of that monthly rental assistance.

Sec. 18.03.040 – Prohibited Discriminatory Housing Practices

No person shall discriminate based on source of income in the following:

- (1). Leasing, selling or otherwise making available any housing facility.
- (2). The terms, conditions, maintenance, or repair in providing any housing facility.

- (3). Make, print, or publish, or cause to be made, printed, or published any written or oral notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on source of income or expressing any intent to make any such preference, limitation, or discrimination.
- (4). Refusing to lend money for the purchase or repair of any real property or insure any real property solely because of the location in the City of Hazel Park of such real property.
- (5). Promoting real estate transactions by representing that changes are occurring or will occur in an area with respect to any protected classification.
- (6). Coerce, threaten, or retaliate against person for making a complaint or assisting in the investigation regarding a violation or alleged violation of this chapter, nor require, conspire with, assist or coerce another person to retaliate against person for making a complaint or assisting in an investigation.

Sec. 18.03.050 - Exemptions.

Notwithstanding anything contained in this chapter, the following practices shall not be violations of this chapter.

- (1). For a religious organization or institution to restrict any of its facilities of housing or accommodations which are operated as a direct part of religious activities to persons and clergy of the denomination involved.
- (2). To refuse to enter a contract with an unemancipated minor.
- (3). To provide discounts on products or service to students, minors, veterans, and senior citizens.
- (4). To discriminate in any arrangement for the sharing of a dwelling unit by person who is sharing the unit.

Sec. 18.03.060 - Violations, fines and penalties.

- (1) A violation of any provision of this chapter is a civil infraction punishable by a fine of not more than \$500.00, plus all costs of the action. The court may issue and enforce any judgment, writ, or order necessary to enforce this chapter.
- (2) Nothing contained in this chapter shall be construed to limit in any way the remedies, legal or equitable, which are available to the City of Hazel Park or any other person for the prevention or correction of discrimination.

Sec. 18.03.070 – Effective Dates

Sections 18.03.060 shall go into effect one year after the enactment of this Chapter. The remaining sections of this Chapter shall go into effect upon enactment.

MADE, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF HAZEL PARK, OAKLAND COUNTY, MICHIGAN ON THE 22ND DAY OF JUNE, 2021.


MICHAEL WEBB, MAYOR

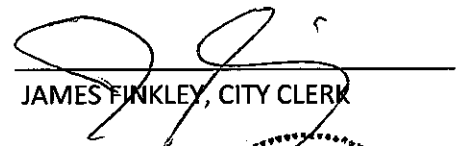
DATE OF ADOPTION: 6/22/2021

DATE OF PUBLICATION: 6/30/2021

EFFECTIVE DATE: 7/9/2021

CERTIFICATE OF ADOPTION

IT IS HEREBY CERTIFIED THAT THE FOREGOING IS A TRUE AND COMPLETE COPY OF AN ORDINANCE PASSED AT A MEETING OF THE HAZEL PARK CITY COUNCIL, HELD ON THE 22ND DAY OF JUNE, 2021.


JAMES FINKLEY, CITY CLERK

