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# City of Detroit

## CITY COUNCIL


### LEGISLATIVE POLICY DIVISION

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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director   
Legislative Policy Division Staff

DATE: February 10, 2020

RE: **Foreclosure Moratorium Related Resolutions**

Council member Castaneda-Lopez asked the Legislative Policy Division provide the Council copies of any resolutions that were drafted to initiate a moratorium on tax foreclosures in the city of Detroit. We are providing this document for informational purposes only, therefore, no vote by the City Council is required.

Upon our research, we were able to find and attach the following resolutions:

- Resolution of the City Council of the City of Detroit, County of Wayne, State of Michigan Regarding Foreclosure as a Remedy for Failure to Pay Local Special Assessments, dated March 3, 2015
- Resolution of the Detroit City Council Urging Extraordinary Efforts to Avoid Impending Mass Residential Tax Foreclosures on Occupied Homes in the City of Detroit, dated March 31, 2015
- Resolution to Exercise Right of First Refusal on Foreclosed Homes, and to Reprogram Current and New Hardest Hit Funds for Tax Foreclosure Prevention in the City of Detroit, dated September 12, 2017

Please contact us if we can be of any further assistance.

Municipal Departments, permission be and is hereby granted to United Irish Societies (#498), to host "St. Patrick's Parade" on March 15, 2015 from 7:30 a.m. to 4:00 p.m. with temporary street closure on Michigan Ave. from 6th to 14th Street. Set up is to begin on March 14, 2015 with tear down March 15, 2015.

Provided, That said activity is conducted under the rules and regulations of the concerned departments and the supervision of the Police Department, and further

Provided, That the site be returned to its original condition at the termination of its use, and further

Provided, That such permission is granted with the distinct understanding that petitioner assumes full responsibility for any and all claims, damages or expenses that may arise by reason of said petition, and further

Provided, That this resolution is revocable at the will, whim or caprice of the City Council.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Cushingberry, Jr., Leland, Sheffield, Spivey, Tate, and President Jones — 9.

Nays — None.

\*WAIVER OF RECONSIDERATION (No. 4) per motions before adjournment.

**RESOLUTION**

By COUNCIL MEMBER SPIVEY:

RESOLVED, In keeping with the requirements of the Open Meetings Act, MCL. 15.268, Section 8(e), a closed session of the Detroit City Council is hereby called for MARCH 12, 2015 AT 12:30 P.M., for the purpose of consulting with attorneys from the Law Department and the Legislative Policy Division regarding ongoing litigation, entitled *Dwayne Provience vs. City of Detroit and David Moore, et. al.*; Case No. 10-11719.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Cushingberry, Jr., Leland, Sheffield, Spivey, Tate, and President Jones — 9.

Nays — None.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, REGARDING FORECLOSURE AS A REMEDY FOR FAILURE TO PAY LOCAL SPECIAL ASSESSMENTS**

By COUNCIL MEMBER CUSHINGBERRY, JR.:

WHEREAS, A State statute, MCL 117.5i, provides that "Whether or not authorized by its charter, a city [such as Detroit] with a population of more than 600,000 may provide by ordinance a procedure to finance by special assessments the provision by private contractors of

snow removal from streets, mosquito abatement, and security services"; and

WHEREAS, Pursuant to the enabling statute, the City of Detroit has enacted Ordinance No. 07-14, Chapter 18, Article XII, Sections 18-12-120 to 18-12-146, "Special Assessments for Snow Removal, Mosquito Abatement, and Security Services"; and

WHEREAS, MCL 211.55 states that a collecting officer may include any unpaid special assessment in the delinquent taxes returned to the county treasurer, which would result in the assessed property being subject to the County forfeiture and foreclosure process; and

WHEREAS, City Council Members are cognizant of the controversies and hardships attendant on the policy of including delinquent water and sewerage bills on tax rolls, which are forwarded to the County Treasurer for collection, potentially leading to foreclosure, and that the City of Detroit has suffered grievous economic and social harm from successive waves of foreclosures on homeowners that have decimated neighborhoods and property values; and

WHEREAS, Potentially increasing the foreclosure rate and crisis, based on what could foreseeably be large numbers of diverse disputes over special assessments owed for services rendered under contract with the Designated Neighborhood Improvement Organizations (DNIOS) authorized by the ordinance for snow removal, mosquito abatement and security, would be extremely undesirable from a policy perspective; and

WHEREAS, The City Law Department has advised that under Ordinance No. 07-14, Chapter 18, Article XII, Sections 18-12-20 to 18-12-146, pursuant to MCL 117.5i, state law authorizes the City Treasurer to forward nonpayment of such Special Assessments to the Wayne County Treasurer as part of its integrated tax roll submission and as the basis for foreclosure; and

WHEREAS, The City Law Department has advised that exempting nonpayment of such Special Assessments from the foreclosure process would conflict with State law that permits, although it does not require, local taxing authorities to include such Special Assessments in tax rolls returned for purposes of possible foreclosure;

NOW, THEREFORE, BE IT RESOLVED That; Detroit City Council respectfully requests that the Michigan State Legislature amend State law to prohibit nonpayment of any special assessment authorized pursuant to MCL 117.5i from being used as the basis for any foreclosure proceeding; and

BE IT FURTHER RESOLVED, That copies of this resolution shall be provided to the Mayor, Corporation Counsel, the



members of the Detroit delegation in the State legislature, the City's State government lobbyist and other appropriate parties, including but not limited to media representatives and leaders of neighborhood associations in the City.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Cushingberry, Jr., Leland, Sheffield, Spivey, Tate, and President Jones — 9.

Nays — None.

**TESTIMONIAL RESOLUTIONS AND SPECIAL PRIVILEGE RESOLUTION IN MEMORIAM FOR**

**ARTHUR RANDOLPH LABREW**

By COUNCIL MEMBER BENSON:

WHEREAS, Arthur Randolph LaBrew was born to the union of Ernest and Alberta LaBrew. He was educated by the Detroit Public School System attending and graduating from Davison, Elementary, Cleveland, and Northern High School; and

WHEREAS, Arthur Randolph LaBrew accepted Christ at an early age and was baptized at Peace Baptist Church. He learned rudiments from his mother and took piano lessons at the Tau Beta Community Center; and

WHEREAS, Arthur won a recording competition hosted by the National Guild of Piano Teachers at the age of seventeen. One year later he won a regional contest sponsored by the National Association of Negro Musicians. His talents were recognized by the Henry Ford Foundation. They awarded him a full four year scholarship to Oberlin Conservatory of Music College in Oberlin, Ohio; and

WHEREAS, Arthur earned a Master's in Musicology at Manhattan School of Music in New York City. Later he graduated from the Mozarteum School in Salzburg, Austria. After returning to the United States he taught in the Detroit Public School System, was employed as a Professor of Music at the District of Columbia Teacher's College and at the Southern University in Baton Rouge, Louisiana; and

WHEREAS, Arthur Randolph was the curator for the Detroit Public Library. In 1972 he also wrote and published Elizabeth T. Greenfield; The Black Swan. This was one of the first books to highlight black musicians of the 19th Century. By 1999 he had written over forty historical books. His latest work was the "International Dictionary of Musicians of Color: From Antiquity to the End of the 20th Century"; and

WHEREAS, It being the will of our Lord to call our beloved home, Arthur LaBrew transitioned from this life, from labor to reward; THEREFORE, BE IT RESOLVED

RESOLVED, That the Office of

Councilman Scott Benson and Detroit City Council expresses their deepest condolences and share the sympathy in the loss of your loved one, Arthur Randolph LaBrew. May God bless and conform you during this time and always.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Cushingberry, Jr., Leland, Sheffield, Spivey, Tate, and President Jones — 9.

Nays — None.

**RESOLUTION IN MEMORIAM FOR**

**DAVID ANTHONY CURRIE**

(November 13, 1956-January 13, 2015)

By COUNCIL MEMBER BENSON:

WHEREAS, David Anthony Currie was born to the union of the late Martha Jean (Pines) Currie and Joe Ruthledge on November 13, 1956. He was the only child born to this union; and

WHEREAS, David Currie attended the Detroit Public School system and was a student at Detroit Pershing High School; and

WHEREAS, David Currie worked in the maintenance department at St. Michael Nursing Home and later pursued a career at the Man Network working in the security department; and

WHEREAS, David Currie met and fell in love with the love of his life, Debbie Ann (Collins) Currie. The two were married May 8, 1982. To this union two children were born, Shari and David, Jr.; and

WHEREAS, David was a very loving person, a man who took care of his family. He was a devoted father, grandfather, who loved his family unconditionally; and

WHEREAS, It being the will of our Lord to call our beloved home after a long battle with cancer, David Anthony Currie transitioned from this life, from labor to reward on January 13, 2015; THEREFORE, BE IT RESOLVED

RESOLVED, That the Detroit City Council expresses their deepest condolences and share the sympathy in the loss of your loved one, Mr. David Anthony Currie. Your loss is heaven's gain. May God bless you and comfort you during this time and always.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Cushingberry, Jr., Leland, Sheffield, Spivey, Tate, and President Jones — 9.

Nays — None.

**RESOLUTION IN MEMORIAM FOR**

**ROSALIE YOUNGER**

By COUNCIL PRESIDENT JONES:

WHEREAS, We, the members of the Detroit City Council, solemnly pause today to honor the memory of the late

sion of the Detroit City Council is hereby called for APRIL 2, 2015 AT 1:30 P.M. with attorneys from the City Law Department and City Council Legislative Policy Division for the purpose of discussing a privileged and confidential communication from the Law Department relative to payment of pre-petition no-fault MVA claims that were settled during the bankruptcy proceedings, dated February 26, 2015.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, Sheffield, Spivey, Tate, and President Jones — 8.

Nays — None.

**DETROIT CITY COUNCIL  
RESOLUTION**

By ALL COUNCIL MEMBERS:

RESOLVED, That the Formal Session scheduled for MONDAY, APRIL 13, 2015 AT 3:00 P.M. will be rescheduled to MONDAY, APRIL 13, 2015 AT 10:00 A.M.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Leland, Sheffield, Spivey, Tate, and President Jones — 7.

Nays — Council Member Castaneda-Lopez — 1.

**RESOLUTION OF THE DETROIT CITY  
COUNCIL URGING EXTRAORDINARY  
EFFORTS TO AVOID IMPENDING  
MASS RESIDENTIAL TAX  
FORECLOSURES ON OCCUPIED  
HOMES IN THE CITY OF DETROIT**

By COUNCIL MEMBER CASTANEDA-LOPEZ, Joined By COUNCIL MEMBER LELAND:

WHEREAS, The Wayne County Treasurer's office is currently preparing to foreclose on about 56,000 residential properties in the City of Detroit, approximately 37,000 of which are occupied homes, impacting an estimated 100,000 Detroit residents — effectively one-seventh of the city's population — a number of foreclosures vastly larger than in any other part of the country; and

WHEREAS, The impending mass foreclosure on homes will inevitably create a humanitarian crisis of unprecedented scale in the city as well as the county, undermining the stability of the city's most vulnerable residents, disproportionately affecting senior citizens on fixed incomes who have been the bedrock of their communities, leaving many homeless, further reducing population generally, and potentially depopulating the most at-risk neighborhoods, to the extent that local schools and the remaining businesses in these areas are significantly impacted as well; and

WHEREAS, Residential foreclosures in Detroit present a uniquely urgent problem because the chronic lack of adequate

employment opportunities has fostered a criminal subculture of scrapping vacant properties including the widespread practice of removing scrap metal, fixtures and other salvageable buildings materials of value from vacant homes, exacerbating the city's serious blight problem and destroying otherwise viable housing stock; and

WHEREAS, The city's prosperity in its post-bankruptcy world, and in fact its survival, depends on population and community economic growth — the very opposite of the demise of existing neighborhoods; and

WHEREAS, As a result of the housing crisis of the last decade, fueled by predatory subprime loans and collateralized debt obligations imposed by Wall Street financial institutions, the assessed taxable value of many residential structures in the City of Detroit is greatly inflated and does not accurately reflect the current market value of these homes, greatly increasing the tax burden on homeowners and putting many more in harm's way; and

WHEREAS, Government treasuries often do not receive full, or even minimally adequate value for the sale of foreclosed properties. Rather, public funds are further depleted by the loss of inhabited, taxable property as a result of mass foreclosures, and face further expense due to the need for increased public services to address the direct physical consequences of blight — including, but not limited to, fire protection, crime, and environmental degradation; and

WHEREAS, Federal, state and local governmental are spending hundreds of millions of dollars to eradicate blight in the City of Detroit, a context in which the prospect of foreclosures on tens of thousands of residential properties is extremely counterproductive, indeed serving no adequate, valid, or even comprehensible public purpose; and

WHEREAS, Many of the residents currently facing foreclosure would likely qualify for property tax relief from the City's Board of Review but may not be aware of the availability of the relief, and how to effectively access this relief in a timely manner; and

WHEREAS, The Detroit Land Bank Authority (DLBA) was created in order to assemble and dispose of publicly owned property, including tax-reverted property, in a coordinated manner to foster the development of that property and to promote economic growth in the City; and

WHEREAS, The City has previously determined that the City's endemic blight creates a public nuisance and constitutes a "Blight Emergency", to which the DLBA and other agencies are in the process of developing a coordinated approach; and

WHEREAS, The Michigan Legislature,



recognizing the critical need of many citizens for respite from mounting tax burden, enacted Public Act 499 and 500 of 2014, effective January 14, 2015, to stave off the potential devastation of mass foreclosures; and

WHEREAS, Both Acts amend the state's General Property Tax Act and together function to allow a foreclosing governmental unit to create a delinquent property tax installment payment plan for the principal residence of a financially distressed property owner, while also allowing a county treasurer to waive additional interest that is due when the tax-delinquent residential property is redeemed; and

WHEREAS, Advocates working on behalf of at-risk property owners estimate that as many as seventy-five thousand people are eligible for assistance pursuant to the new legislation. However, the administrative burden of reaching out to them with information and assistance is an enormous task and cannot be accomplished in the eighty day window between enactment and the impending foreclosure trigger date; and

WHEREAS, The Detroit City Council applauds the role of community housing advocates including the Detroit Eviction Defense coalition, Michigan Legal Services, the United Community Housing Coalition, and community organizations and block clubs in educating the public, working tirelessly and advocating for improved public policy regarding this issue, as well as the efforts expended by the Wayne County Treasurer, his staff and others who have engaged in efforts well beyond their customary duties to address the immediate legal needs of the many homeowners facing foreclosure, although tens of thousands cannot be reached and helped within the allotted time; and

WHEREAS, For all of the above reasons, foreclosing for non-payment of taxes on approximately 37,000 occupied residential structures in the City of Detroit in March, 2015 would represent an intolerable affront to our community's health, security, safety and quality of life; NOW, THEREFORE, BE IT

RESOLVED, That the Detroit City Council, recognizing the irreparable harm of the looming foreclosures, strongly urges the Wayne County Treasurer's office to refrain from foreclosing on occupied residential properties in the City of Detroit, pending further opportunity to engage in effective outreach to residents whose homes may be lost and who would gain from the newly enacted state law specifically intended for their benefit; and BE IT FURTHER

RESOLVED, That the Detroit City Council urges the Administration to direct the City's Assessor's Office to immediately and expeditiously undertake to

reassess all real properties in the city with particular attention paid to occupied residential property; and BE IT FURTHER

RESOLVED, That the Detroit City Council encourages all affected homeowners to immediately seek assistance in determining their eligibility for relief under the provisions of the new state law as well as whether entering into a payment plan is a viable option for them; and BE IT FURTHER

RESOLVED, That the Detroit City Council strongly urges the Michigan Legislature to further amend the General Property Tax Act to afford a greater degree of discretion to the County Treasurer with respect to the timing of foreclosure proceedings; and BE IT FURTHER

RESOLVED, That the Detroit City Council urges the Michigan Legislature to amend the General Property Tax Act to extend the time during which the City's Board of Review can review property tax appeals and grant poverty exemptions, where applicable; and BE IT FINALLY

RESOLVED, That copies of this Resolution shall be delivered forthwith to the Wayne County Treasurer's office, Detroit Mayor Mike Duggan, the Detroit delegations in the Michigan State legislature, U.S. Representatives Conyers and Lawrence, Senators Stabenow and Peters, media outlets and other interested parties.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, Sheffield, Spivey, Tate, and President Jones — 8.

Nays — None.

\*WAIVER OF RECONSIDERATION (No. 6) per motions before adjournment.

**CONSENT AGENDA**

**Finance Department  
Purchasing Division**

March 26, 2015

Honorable City Council:

The Purchasing Division of the Finance Department recommends a Contract with the following firms or persons:

87105 — 100% City Funding — To provide an Office Assistant to Council Member Janee Ayers — Contractor: Lynore V. Foster, Location: 47 Virginia Park, Detroit, MI 48202 — Contract period: February 23, 2015 through June 30, 2015 — \$26.50 per hour — Contract amount: \$19,504.00. **City Council.**

Respectfully submitted,  
**BOYSIE JACKSON**  
Purchasing Director

Finance Dept./Purchasing Division  
By Council Member Spivey:

Resolved, That Contract No. 87105 referred to in the foregoing communication dated March 26, 2015, be hereby and is approved.

Elestine, LLC, for an Obsolete Property Rehabilitation Exemption Certificate, in the City of Detroit Obsolete Property Rehabilitation District is hereby approved for a period of Twelve (12) years from completion of the facility, with the certificate beginning December 31, 2017 and the certificate expiring December 31, 2029, in accordance with the provisions of the Act, and be it further

Resolved, That the City Clerk shall forward said application to the Michigan State Tax Commission as provided by the Act, and be it further

Resolved, That the rehabilitation of the facility shall be completed no later than December 31, 2019, unless an extension of that time period is granted by this City Council, which extension shall be granted if this City Council determines that the rehabilitation of the facility is proceeding in good faith and the proposed extension is reasonable; and be it finally

Resolved, That the City of Detroit's Planning and Development Department and City Assessor's Office are hereby authorized to enter into, substantially in the form attached hereto, an Obsolete Property Rehabilitation Exemption Certificate Agreement and attached Summary of Procedures for the purpose of establishing the operating procedures for and implementing the aforesaid Certificates.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Cushingberry, Jr., Leland, Castaneda-Lopez, Sheffield, Spivey, Tate, and President Jones — 9.

Nays — None.

\*WAIVER OF RECONSIDERATION (No. 1), per motions before adjournment.

By Council Member Leland:

Whereas, The City of Detroit is making preparations for the 2018-2019 Community Development Block Grant/Neighborhood Opportunity Fund cycle; and

Whereas, Each Council Member has identified and ranked funding priorities for Public Service, Homeless Public Service and Community Development Block Grant via a survey form; and

Whereas, no changes to the threshold criteria have been identified through consultation with Legislative Policy Division, Housing and Revitalization Department and Office of Contracts and Procurement. Now, Therefore, Be It

Resolved, That the Detroit City Council adopts the following as Priorities in rank order and Threshold Criteria to be used jointly by the executive and legislative branches of the City of Detroit for the review and evaluation of the 2018-2019 CDBG/NOF proposal:

**Priorities for Public Service:**

Public Safety, Seniors, Education, Recreation, and Health.

**Priorities for Non-Public Service:**  
Economic Development, Housing, Public Facilities, and Demolition

**Joint Threshold Criteria:**

1. Must meet HUD National Objective;
2. Group must attend the 2017-2018 CDBG/NOF workshop;
3. Proposal must be complete, typed and submitted by the deadline and on correct form;
4. Must have at least five (5) member board and meets at least bi-annually;
5. Must have 501(c)3 status prior to applying for proposal;
6. Must have at least one year of operation and proof of operations;
7. Must not have unresolved government audit and monitoring problems (i.e. tax, legal, etc);
8. Must submit most recent fiscal year cash flow statement, financial statement and if available, recent audit or 990 within the past two years;
9. Must read and sign conflict of interest form;
10. Must submit current Non-profit Corporation Information Update (Michigan Annual Non-Profit Report);
11. Must submit Certificate or Article of Incorporation;
12. Applicant's organization must provide proof of operating cash on hand (at least 7% of the request) (PS and HPS only).

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Cushingberry, Jr., Leland, Sheffield, Spivey, Tate and President Jones — 9.

Nays — None.

**RESOLUTION TO EXERCISE RIGHT OF FIRST REFUSAL ON FORECLOSED HOMES, AND TO REPROGRAM CURRENT AND NEW HARDEST HIT FUNDS FOR TAX FORECLOSURE PREVENTION IN THE CITY OF DETROIT**



By Council Member Sheffield:

Whereas, In July 2016, City Council adopted the attached Resolution to Reprogram Current and Future Hardest Hit Funds for Tax Foreclosure Prevention in the City of Detroit; and

Whereas, In the past year the need for additional resources to keep residents of Detroit facing foreclosure in their homes, and the consequences — for Detroit's neighborhoods and the community as a whole — of the failure to augment the blight removal program with foreclosure prevention funding that fulfills the original stated Congressional purpose of keeping people facing foreclosure in their homes by writing down sustainable mortgages, have only grown more dire and clear to those concerned about the quality of life for residents of Detroit; and

Whereas, Pursuant to MCL 211.78m,

the State and after them the City, has a statutory right of first refusal to purchase residences after tax foreclosure for a public purpose; and

Whereas, As recognized by Congress in its original enactment of the Hardest Hit Funds, keeping people facing tax foreclosure in their homes is a valid public purpose, with many benefits for the community as a whole; and

Whereas, Funding expanded affordable housing areas to benefit residents facing tax foreclosures throughout the City, for this critical public purpose would benefit the most vulnerable residents of the City and the community as a whole; and

Now, Therefore, Be It Resolved That The Detroit City Council strongly urges the Duggan Administration to exercise its right of first refusal on all occupied homes within the City of Detroit that are foreclosed on for unpaid taxes, and reprogram a portion of "Hardest Hit Fund" (HHF) dollars from blight elimination to return those residents to their homes under sustainably affordable mortgages; and

Be It Finally Resolved That copies of this Resolution shall be delivered to The Mayor's Office, Michigan State Housing Development Authority (MSHDA), Housing and Urban Development Department Detroit office, Congressional Representatives Conyers and Lawrence, and Senators Stabenow and Peters.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Cushingberry, Jr., Leland, Sheffield, Spivey, Tate and President Jones — 9.

Nays — None.

**RESOLUTION TO REPROGRAM  
CURRENT AND NEW HARDEST HIT  
FUNDS FOR TAX FORECLOSURE  
PREVENTION IN  
THE CITY OF DETROIT**

By Council Member Sheffield:

Whereas, as reported in the Detroit Free Press on April 20, 2016, "Conceived as a response to the housing crisis of 2008-9, the [federal government's] \$7.6-billion Hardest Hit Fund was at first limited to state-based programs aimed at keeping residents in their homes, largely through mortgage assistance and principal reduction efforts. In that initial round, Michigan received \$498 million. But in the years that followed, Michigan asked for and received permission to use some funding for blight removal efforts, especially in Detroit, where as many as 40,000 blighted, abandoned buildings have been identified. The Treasury agreed, believing that removing such structures helped to stabilize neighborhoods and, in turn, keep other residents in place in their homes."; and

Whereas, As noted above, the original

Congressional intent of appropriating the Hardest Hit Funds was to enable residents threatened with foreclosure to keep their homes; and

Whereas, Tragically, for a number of bureaucratic, legal, social, political and economic reasons, a majority of homeowners in many states — specifically including Michigan — have not been able to access funds and benefit from the program; and

Whereas, The City of Detroit has been the hardest hit community in the country by residential home foreclosures, which have left many previous Detroit homeowners now homeless and devastated, and harmed many Detroit residential neighborhoods, as well as the City's tax base; and

Whereas, Detroit today still has an unparalleled large number of families threatened with foreclosure on their homes, and would therefore benefit more than other communities if these funds were used for their intended purpose of foreclosure prevention; and

Whereas, Although the Duggan administration and associated anti-blight agencies have made the understandable decision to reprogram Hardest Hit Funds to blight removal by demolishing vacant structures, there are compelling reasons for using at least some of these funds for the competing purposes of foreclosure prevention; and

Whereas, Failing to stem the tide of foreclosure leads to more blight as fast or faster than it can be eliminated via demolition, and the benefits to the City of removing blight have come at a great cost of lost home ownership and associated population loss; and

Whereas, From a human perspective, foreclosure prevention has even greater impact on neighborhood quality of life than does blight removal, and therefore stemming the tide of foreclosures should be a high priority; and

Whereas, At least a substantial portion of Hardest Hit Funds used for demolition could be spent in more efficient and balanced ways, versus only demolishing occupied or potentially repairable homes, thereby potentially increasing blight, poverty and homelessness; and

Now, Therefore, Be It Resolved That a portion of the "Hardest Hit Fund" (HHF) dollars should be reprogrammed from blight elimination to tax foreclosure prevention in the City of Detroit; and

Be It Further Resolved That Copies of this Resolution shall be delivered to the Mayor's Office, Michigan State Housing Development Authority (MSHDA), Housing and Urban Development Department Detroit office, Congressional Representatives Conyers and Lawrence, and Senators Stabenow and Peters.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Cushingberry, Jr., Leland, Sheffield, Spivey, Tate, and President Jones — 9.

Nays — None.

**RESOLUTION  
IN SUPPORT OF SENATE BILL 110  
TO ALLOW MUNICIPALITIES  
TO INCREASE THE SUPPLY OF  
MODERATE AND LOW-COST  
HOUSING THROUGH INCENTIVES**

By Council Member Sheffield:

WHEREAS, The mission of the Detroit City Council is to promote the economic, cultural and physical welfare of Detroit's citizens through Charter-mandated legislative functions; and

WHEREAS, On February 7, 2017, Michigan State Senator Wayne Schmidt introduced Senate Bill 110, which would allow a local unit of government to implement a plan by resolution or ordinance, to implement a policy to increase the amount of moderate and/or low cost housing residential property available for lease through incentives; and

WHEREAS, This bill is intended to address restrictions of Michigan Public Act 226 of 1988, Leasing of Private residential Property, found at MCL 123.411, which provides that: "A local governmental unit shall not enact, maintain, or enforce an ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential property." This language effectively prevents the City of Detroit from enacting an Inclusionary Housing Ordinance that would serve to create and preserve affordable rental residential housing in the city; and

WHEREAS, Overall, in 50 of the largest cities in the nation, nearly 20 percent (20%) of neighborhoods with lower incomes and home values have experienced gentrification since 2000, compared to only nine percent (9%) during the 1990s. There is some evidence that select neighborhoods in the City of Detroit are experiencing evidence of undue gentrification with its accompanying displacement, and steps should be taken to ameliorate these negative consequences going forward; and

WHEREAS, Currently in the City of Detroit, the Detroit City Council and the Duggan Administration have worked collaboratively to develop and implement an ordinance that would require affordable housing set asides in exchange for incentives such as tax abatements, discounted land, reduced zoning requirements, etc. for housing development projects; and

WHEREAS, Senate Bill 110 would facilitate the City's Inclusionary Housing efforts, which would allow the City elected leaders to play an important role in determining the course of development in the

City of Detroit by providing a reasonable mechanism to achieve an affordable component in City supported housing products and at the same time, continuing to support the renewed development and investment in Detroit; and

WHEREAS, The Detroit City Council is a supporter of Inclusionary Housing and renewed investment in the City of Detroit, and is thereby calling for the Detroit Delegation in the State Senate and House of Representatives, the Senate Committee on Local Government, the Michigan State Senate, the Michigan State House of Representatives and the Governor to approve Senate Bill 110;

NOW THEREFORE BE IT

RESOLVED, That this resolution be forwarded to the City of Detroit's Leasing Lobbyist, the Detroit Delegation in the Michigan State Senate and House of Representatives, the Senate Committee on Local Government, the Michigan State Senate, the Michigan State House of Representatives and the Governor.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Cushingberry, Jr., Leland, Castaneda-Lopez, Sheffield, Spivey, Tate, and President Jones — 9.

Nays — None.

**RESOLUTION  
AUTHORIZING THE ESTABLISHMENT  
OF A SECONDARY STREET NAME IN  
HONOR OF PASTOR RONALD L.  
GRIFFIN AT THE INTERSECTION OF  
EAST STATE FAIR AVENUE AND  
MARX STREET ADJACENT TO THE  
ROSE OF SHARON CHURCH OF  
GOD IN CHRIST (COGIC)**

In the Name of City Council:

WHEREAS, The Detroit City Council has received a request from Elder Ronald H. Griffin, Elder Robert D. Bush and the congregation of the Rose of Sharon Church of God in Christ (COGIC), to assign a Secondary Street Name in honor of Pastor Ronald L. Griffin, to be located at the intersection of E. State Fair Avenue and Marx Street; and

WHEREAS, The Rose of Sharon Church of God in Christ located at the intersection of E. State Fair Avenue and Marx Street is historically significant, being the home of Pastor Griffin's ministry as senior pastor since his installation in September of 1992, at the behest of his father-in-law, the late Bishop W. L. Harris; and

WHEREAS, Pastor Griffin has made important contributions to public awareness in the areas of education and housing as President and CEO of the Detroit Urban League from 1996 until 1997 continuing the organizations mission to enable African Americans and other persons of color to achieve their fullest potential by nurturing, counseling and empowering children, adults and seniors to live