

David Whitaker, Esq.  
*Director*  
Irvin Corley, Jr.  
*Executive Policy Manager*  
Marcell R. Todd, Jr.  
*Director, City Planning*  
*Commission*  
Janese Chapman  
*Director, Historic Designation*  
*Advisory Board*

**City of Detroit**  
**CITY COUNCIL**  
LEGISLATIVE POLICY DIVISION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-4946 Fax: (313) 224-4336

Kimani Jeffrey  
Anthony W. L. Johnson  
Phillip Keller, Esq.  
Edward King  
Kelsey Maas  
Jamie Murphy  
Dolores Perales  
Analine Powers, Ph.D.  
W. Akilah Redmond  
Rebecca Savage  
Sabrina Shockley  
Renee Short  
Floyd Stanley  
Thomas Stephens, Esq.  
Timarie Szwed  
Theresa Thomas  
Janice Tillmon  
Ian Tomashik  
Emberly Vick  
Ashley A. Wilson

John Alexander  
LaKisha Barclift, Esq.  
Paige Blessman  
M. Rory Bolger, Ph.D., FAICP  
Victory Corley  
Lisa DiChiera  
Eric Fazzini, AICP  
Willene Green  
Christopher Gulock, AICP  
Marcel Hurt, Esq.  
Sandra Jeffers

TO: The Honorable Detroit City Council

FROM: David Whitaker, Director  
Legislative Policy Division Staff

DATE: May 5, 2025

RE: **RESOLUTION URGING THE DETROIT DELEGATION OF THE MICHIGAN  
LEGISLATURE TO APPROPRIATE \$30 MILLION FOR HOME REPAIR GRANT  
FUNDING**

City Council President Mary Sheffield has requested the Legislative Policy Division (LPD) to produce a resolution urging the Detroit Delegation of the Michigan Legislature to appropriate \$30 million for a home repair program. The requested resolution is attached.

Please contact our office should you have any questions or require any additional information.

**BY CITY COUNCIL PRESIDENT MARY SHEFFIELD**

**RESOLUTION URGING THE DETROIT DELEGATION OF THE MICHIGAN LEGISLATURE TO APPROPRIATE \$30 MILLION FOR HOME REPAIR GRANT FUNDING**

- WHEREAS** Home repair programs are a vital tool for promoting housing stability and community resilience—especially in post-industrial cities like Detroit, where decades of economic disinvestment, an aging housing stock, and population decline have created widespread housing challenges and elevated the urgency of targeted repair interventions; and <sup>1</sup>
- WHEREAS** In Detroit, high poverty rates, aging housing stock, and a growing elderly population intensify the need for home repair assistance and accessibility modifications, particularly for the city's most vulnerable residents; and <sup>2</sup>
- WHEREAS** Seniors residing in Detroit face significant challenges due to inadequate housing conditions, including mold infestations, vermin, lack of heat, and inadequate security measures. These conditions not only compromise their health and safety but also diminish their quality of life, underscoring the urgent need for targeted home repair funding to ensure safe and dignified living environments for the city's aging population; and <sup>3</sup>
- WHEREAS** Individuals with disabilities in Detroit face significant challenges in securing accessible and safe housing. The city's housing stock often lacks necessary modifications, leading many to reside in substandard conditions or relocate outside the city. This shortage of accessible housing exacerbates health risks and limits independence for disabled residents; and <sup>4 5</sup>
- WHEREAS** Addressing housing conditions in the Detroit Metro Statistical Area was estimated at \$2 billion in 2018, while only 36% of its residents earn a living wage—far below peer cities like Chicago (60%) and Minneapolis (63%)—and inflationary pressures have further driven up the cost of materials and labor, rendering essential home repairs increasingly unaffordable for a vast share of Detroit homeowners; and <sup>2 6 7</sup>
- WHEREAS** Research indicates that investing in home repairs helps residents age in place and enables individuals with disabilities to live independently in safe, accessible environments; it also preserves Detroit's housing stock, improves property tax revenues, stimulates the local economy through construction and related services, and contributes to the state's overall economic growth; and <sup>1 8</sup>
- WHEREAS** Property taxes are a primary source of revenue for Michigan local governments, and investing in home repairs can help maintain and increase property values, thereby sustaining and potentially increasing property tax revenues; <sup>9</sup> **NOW, THEREFORE, BE IT**
- RESOLVED** That the Detroit City Council strongly urges the Detroit Delegation of the Michigan Legislature to appropriate \$30 million to expand and sustain City of Detroit home repair programs as an essential and proven strategy for preserving homeownership, ensuring housing safety and accessibility, stabilizing neighborhoods, supporting vulnerable residents, and promoting long-term economic resilience across communities; **BE IT FURTHER**

<sup>1</sup> Poverty Sols., *The Status of Home Repair in Detroit* (Univ. of Mich. Oct. 2020), <https://poverty.umich.edu/files/2020/10/The-Status-of-Home-Repair-in-Detroit-October-2020.pdf>

<sup>2</sup> Poverty Sols., *Nearly 38,000 Households in Detroit Estimated to Be Living in Inadequate Housing* (Univ. of Mich. Oct. 21, 2021), <https://poverty.umich.edu/2021/10/21/nearly-38000-households-in-detroit-estimated-to-be-living-in-inadequate-housing/>.

<sup>3</sup> Nushrat Rahman, *Detroit Seniors 'Sick' of Rental Housing Conditions, Demand Change*, BridgeDetroit (Apr. 16, 2024), <https://www.bridgedetroit.com/detroit-seniors-sick-of-rental-housing-conditions-demand-change/>.

<sup>4</sup> Outlier Media, *Shortage of Accessible Housing Leaves Disabled Detroiters with Few Options* (Dec. 1, 2021), <https://outliermedia.org/detroit-accessible-housing-shortage/>.

<sup>5</sup> Detroit Disability Power, *Shortage of Accessible Housing Leaves Disabled Detroiters with Few Options* (Dec. 1, 2021), <https://www.detroitdisabilitypower.org/post/shortage-of-accessible-housing-leaves-disabled-detroiters-with-few-options>.

<sup>6</sup> Poverty Sols., *The Make It Home Repair Program: A Pilot Evaluation* (Univ. of Mich. Feb. 2021), <https://poverty.umich.edu/files/2021/02/PovertySolutions-Make-It-Home-Repair-Program-Feb2021-final.pdf>

<sup>7</sup> Poverty Sols., *Detroit's Economic Recovery Continues, Yet Lags Other Cities in Share of Living Wage Earners* (Univ. of Mich. Feb. 9, 2023), <https://detroit.umich.edu/news-stories/detroits-economic-recovery-continues-yet-lags-other-cities-in-share-of-living-wage-earners-u-m-experts-say/>.

<sup>8</sup> McKinsey & Co., *Investing in Housing: Unlocking Economic Mobility for Black Families and All Americans* (Mar. 2025), <https://www.mckinsey.com/institute-for-economic-mobility/our-insights/investing-in-housing-unlocking-economic-mobility-for-black-families-and-all-americans>

<sup>9</sup> Citizens Research Council of Mich., *Detroit's Economic Condition and Economic Development Efforts*, Memorandum No. 1177 (Mar. 2024), [https://csrcmich.org/PUBLICAT/2020s/2024/memo1177-Detroit\\_Economic\\_Condition\\_Economic\\_Development\\_Efforts.pdf](https://csrcmich.org/PUBLICAT/2020s/2024/memo1177-Detroit_Economic_Condition_Economic_Development_Efforts.pdf)

**RESOLVED** That the proposed home repair program expansion is designed to prioritize support for Detroit's most vulnerable residents—seniors and individuals with disabilities—prioritizing those with low incomes and those living in deteriorating or inaccessible housing conditions, to ensure that resources are directed toward residents at the greatest risk of displacement, health hazards, and housing instability, **NOW BE IT FINALLY**

**RESOLVED** That the Detroit City Clerk will transmit copies of this resolution to the members of the Detroit Delegation of the Michigan Legislature, the Governor of Michigan, and the relevant state housing and budget officials to affirm the City of Detroit's commitment to securing long-term, transformative housing opportunities for our residents.