

ORDINANCE NO. 2023-31
CHAPTER 22
ARTICLE III

AN ORDINANCE to amend Chapter 22, Article III, of the 2019 Detroit City Code, *Inclusionary Housing Requirements*, by amending Section 22-3-2, *Definitions*, to amend the definition of the terms “affordable housing”, “development”, “dwelling unit”, “eligibility criteria”, “qualifying transaction” and “residential housing project” and to define the terms “Certificate of Acceptance”, “Certificate of Occupancy and Compliance”, “occupied housing project”, “rehabilitation”, “tax abatement”, and “Tax Abatement Certificate”; Section 22-3-3, *Applicability; exemptions*, to add short-term rentals and owner-occupied cooperative housing projects as facilities that are exempt from the requirements of this article; Section 22-3-4, *Council approval; waivers and alternate means of compliance*, to require that the Housing and Revitalization Department certify in any report to the City Council that a request for approval of qualifying transactions, which proposes the development or rehabilitation of an occupied housing project, conform to the requirements of Section 22-3-5 of this Code; Section 22-3-5, *Affordability requirements of eligible residential housing developments*, to modify affordability requirements for Type 1 through 5 qualifying transactions and to add affordability requirements for Type 6 qualifying transactions, to modify the income verification provisions, and to add provisions to minimize displacement of current residents; Section 22-3-6, *Penalties for violation; options to cure*, to modify violations and penalties, to modify enforcement and compliance responsibilities, and to clarify the cure period for non-compliance; Section 22-3-7, *Detroit Affordable Housing Development and Preservation Fund*, to provide that, at the close of the City’s fiscal year on June 30th, the Housing and Revitalization Department is required to calculate 40 percent of the actual land sales of the prior year and provide the information to the City Council by August 1st, to clarify the Housing and Revitalization Department shall negotiate settlement agreements regarding penalties and deposit the moneys for such penalties into the Detroit Affordable Housing Development and Preservation Fund, and to provide for the expansion of eligible activities from only “grant funds for home repairs” to all “funds”; Sec-

tion 22-3-8, *Reporting requirements*; to modify the timing and contents of reporting requirements; and Section 22-3-9, *Administration and implementation; promulgation of administrative rules*, to establish that the Housing and Revitalization Department is responsible for promulgating relocation and transition plan guidelines; to clarify that the Housing and Revitalization Department may revise and republish relocation and transition plan guidelines at its discretion; to provide that the Department of Innovation and Technology is responsible for assisting the Housing and Revitalization Department with updating the latter’s website.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 22, Article III, of the 2019 Detroit City Code, *Inclusionary Housing Requirements*, be amended by amending Sections 22-3-2, 22-3-3, 22-3-4, 22-3-5, 22-3-6, 22-3-7, 22-3-8 and 22-3-9, to read as follows:

**CHAPTER 22. HOUSING
ARTICLE III. INCLUSIONARY
HOUSING REQUIREMENTS**

Sec. 22-3-2. Definitions.

For purposes of this article, the following words and phrases shall have the meaning respectively ascribed to them by this section:

Affordable housing means, as generally defined by the U.S. Department of Housing and Urban Development, housing for which the occupants are paying no more than 30 percent of their income for gross housing costs, including utilities.

Area Median Income means the median family income for the Detroit-Warren-Livonia Metropolitan Statistical Area, as published by the U.S. Bureau of Census and the U.S. Department of Housing and Urban Development.

ARPA means the federal American Rescue Plan of 2021, being Public Law 117-2, as amended.

CARES Act means the federal Coronavirus Aid, Relief, and Economic Security Act, being Public Law 116-136, as amended.

Certificate of Acceptance means the certificate issued where a Building, Mechanical, Plumbing or Electrical permit has been pulled, work has been completed, and the Buildings, Safety Engineering and Environmental Department has inspected and confirmed the repairs or improvements are in compliance with current codes.

Certificate of Occupancy and Compliance means the certificate issued by the Buildings, Safety Engineering and Environmental Department required by Chapter 8, Article II, of this Code, *Building*

Code, where a building or structure, or part thereof, and the use of the land covered by such certificate, conforms in all respects with the provisions of Chapter 50 of this Code, *Zoning*.

Consumer Price Index means the U.S. Department of Labor Bureau of Labor Statistics Consumer Price Index for all Urban Consumers for the Detroit metropolitan area, or some other comparable index stated in the administrative procedures promulgated by the Director of the Housing and Revitalization Department in accordance with Section 22-3-9 of this Code.

Developer means the legal or beneficial owner or the representative thereof, of a parcel of land proposed for inclusion in a development, including the holder of an option or contract to purchase who performs the functions necessary to obtain land control and financing to construct or rehabilitate a property and expects to assume the risks and rewards upon completion of the project but does not mean a governmental entity or a commercial lending institution other than a commercial lending institution affiliated with the developer.

Development means the division of a parcel of land into two or more parcels, or the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any residential building.

Dwelling unit means a building, or portion of a building, offered or to be offered for rent or lease, designed for use for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating, and sanitation facilities.

Eligibility criteria means, with respect to rental housing, at the time of the rental, or any subsequent lease renewals or extensions, 20 percent of the dwelling units are required to be affordable to households earning up to 80 percent of the Area Median Income.

Fund means the Detroit Affordable Housing Development and Preservation Fund established under Section 22-3-7 of this Code.

Occupied housing project means a residential housing project in which at least one dwelling unit is occupied by a tenant as the tenant's primary residence in exchange for rental income.

Qualifying transaction means any of the following:

(1) Type 1 — The sale or transfer of City-owned real property at less than true cash value which is intended to be developed for a residential housing project;

(2) Type 2 — Direct monetary support from the City of at least \$500,000.00, adjusted annually based on changes in the Consumer Price Index, for a residential housing project;

(3) Type 3 — Award of Community Development Block Grant funds of the

U.S. Department of Housing and Urban Development controlled by the City of at least \$500,000.00, adjusted annually based on changes in the Consumer Price Index, for a residential housing project;

(4) Type 4 — Award of HOME Investment Partnership Program funds of the U.S. Department of Housing and Urban Development controlled by the City of at least \$500,000.00, adjusted annually based on changes in the Consumer Price Index, for a residential housing project;

(5) Type 5 — Award of funds of at least \$500,000.00 for a residential housing project through an as yet unidentified State of Michigan or federal housing development program; or

(6) Type 6 — Issuance of a Tax Abatement Certificate for any residential housing project that abates all or a portion of *ad valorem* property taxes.

Rehabilitation means repairs or improvements to a residential structure.

Residential housing project means one or more buildings that collectively contain at least 20 dwelling units offered for lease or rent on one or more tax parcels or lots marketed as a single or unified project or sharing common elements, including, but not limited to, dwelling units for lease or rent within a mixed use development or in a planned development district as set forth in Chapter 50 of this Code, *Zoning*, which are offered for rent or lease.

Special developer means a developer of a residential housing project in the City of Detroit, which includes funding provided under the ARPA and/or CARES Act.

Substitute structure means a separate structure, or separate structures, that meet the criteria contained in Section 22-3-4(d)(3) of this Code.

Tax abatement means the abatement of *ad valorem* taxes under the Michigan Neighborhood Enterprise Zone Act, being MCL 207.771 *et seq.*; the Michigan Obsolete Property Rehabilitation Act, being MCL 125.2781 *et seq.*; or the Michigan Commercial Rehabilitation Act, being MCL 207.841 *et seq.*

Tax Abatement Certificate means a certificate for a tax abatement issued by the City or approved by the City Council that has the effect of reducing all or a portion of *ad valorem* property taxes for property within a City Council approved tax abatement district or zone.

Sec. 22-3-3. Applicability; exemptions.

(a) Subject to Subsections (b) and (c) of this section, all qualifying transactions brought before the City Council for approval are subject to the affordability requirements set forth in Section 22-3-5 of this Code.

(b) The following facilities are exempt from the requirements of this article:

(1) Nursing homes, residential care facilities, and assisted care living facilities;

(2) Dormitories and group quarters, as defined by the U.S. Bureau of Census;

(3) Predominantly transient-occupied lodging such as hotels, motels, hostels, short-term rentals, and bed and breakfasts; and

(4) Owner-occupied cooperative housing projects.

(c) The requirements of this article do not supersede requirements or regulations set forth by the U.S. Department of Housing and Urban Development or its agencies, or requirements or regulations set forth by the State of Michigan or its agencies.

Sec. 22-3-4. Council approval; waivers and alternate means of compliance.

(a) Except as provided in this section, the City Council shall not approve any qualifying transaction unless the transaction conforms to this article.

(b) All requests for approval of qualifying transactions brought before the City Council shall be accompanied or supplemented by a report from the Housing and Revitalization Department prior to the vote, which finds that the evaluation and processing of the qualifying transaction were performed pursuant to the administrative procedures promulgated under Section 22-3-9 of this Code. All requests for approval of qualifying transactions, which propose the development or rehabilitation of an occupied housing project must be certified by the Housing and Revitalization Department in its report to conform to the requirements of Section 22-3-5 of this Code.

(c) Where the Housing and Revitalization Department concludes that a waiver under Subsection (d) of this section is justified for a residential housing project, the report to the City Council shall state the grounds for the Department's conclusion and proposed findings for the City Council and be posted on the City's website.

(d) Notwithstanding the provisions of Subsection (a) of this section, if the developer or owner has previously agreed to provide affordable housing subject to a written agreement approved by the City Council or affordable housing is included in and the developer or owner is in compliance with the affordability requirements in a Community Benefits Provision under Chapter 12, *Community Development*, Article VIII, *Community Benefits*, that qualifying transaction or rental housing shall be exempt from this article. Upon request of the Director of the Housing and Revitalization Department, the City Council may also approve a qualifying transaction that does not conform to this article, where City Council finds and declares in the authorizing resolution that:

(1) The application of the affordability requirements set forth in Section 22-3-5 of this Code would produce a result incon-

sistent with the purpose and intent of this article as set forth in Section 22-3-1 of this Code; or

(2) The application of the affordability requirements of this article would have a significant negative effect on the residential housing project rendering the project economically or financially unviable; or

(3) All substitute structures will be either within a comparable neighborhood to that of the residential housing project, with comparable access to employment centers, transportation, and other quality of life indicators, or are no more than one-quarter mile away from the residential housing project; or

(4) The developer provides satisfactory assurance that the affordability requirements applicable to the residential housing project are satisfied by the provision of affordable dwelling units in one or more substitute structure, as defined in Section 22-3-2 of this Code, where all of the following criteria are satisfied:

a. All structures will be developed and placed into service within a 24-month period from the completion of the first structure comprising the residential housing project;

b. The affordability requirements including the substitute structures will be satisfied for the residential housing project as a whole within the 24-month development period, which is calculated from the completion of the first structure comprising the residential housing project. The developer shall notify, in writing, the Director of the Housing and Revitalization Department and the City Council of delays in meeting this timeframe. This notification shall include the reason for such delay(s) and the anticipated completion date; and

c. The application of the affordability requirements of this article would have a significant negative impact on, or function to displace, current residents of substantially occupied buildings of the residential housing project.

(e) The requirements of this article applicable to a residential housing project under or after development may be waived or modified in accordance with Subsections (c) and (d) of this section.

Sec. 22-3-5. Affordability requirements of eligible residential housing developments.

(a) All qualifying transactions shall be made pursuant to a contract or development agreement between the City and the developer.

(b) The agreement shall include the following provisions:

(1) Applicable affordability requirements:

a. For Type 1 and Type 2 qualifying transactions, at least 20 percent of the dwelling units for rent or lease as part of the residential housing project shall be affordable and provided to households

earning up to 80 percent of the Area Median Income. Where the product includes a fraction, a fraction of 0.5 or greater shall be rounded up to the next higher whole number and a fraction less than 0.5 shall be rounded down to the next lower whole number;

b. For Type 3 and Type 4 qualifying transactions, at least 15 percent of the dwelling units for rent or lease as part of the residential housing project shall be affordable and provided to households earning up to 60 percent of the Area Median Income, and at least five percent of the dwelling units for rent or lease as part of the residential housing project are to be affordable and provided to households earning up to 50 percent of the Area Median Income. Where the product includes a fraction, a fraction of 0.5 or greater shall be rounded up to the next higher whole number and a fraction less than 0.5 shall be rounded down to the next lower whole number. Residential Housing Projects meeting the definition of a Type 3 or Type 4 qualifying transaction are subject to this subsection;

c. For Type 5 qualifying transactions, the affordability requirements shall follow the criteria set forth by the applicable state or federal regulations of the relevant funding program; and

d. For Type 6 qualifying transactions, at least 20 percent of the dwelling units for rent or lease as part of the residential housing project shall be affordable and provided to households earning up to 80 percent of the Area Median Income. Where the product includes fraction, a fraction of 0.5 or greater shall be rounded up to the next higher whole number and a fraction less than 0.5 shall be rounded down to the next lower whole number.

(2) Applicable affordability restrictions:

a. For Type 1 through Type 5 qualifying transactions, for at least 30 years after the time of the issuance of the Certificate of Occupancy and Compliance, or Certificate of Acceptance, as applicable, for that unit; and

b. For Type 6 qualifying transactions, at least the number of years of the Tax Abatement Certificate approved by the City Council and the State Tax Commission.

(3) The affordability requirement shall automatically terminate if the property is taken by eminent domain.

(4) At the sole discretion of the City, for Type 2, Type 3, and Type 4 qualifying transactions of non-occupied developments only, the direct monetary support or award of Community Development Block grant funds or HOME Investment Partnership Program funds, may be returned to the City to enable the developer to offer market rate housing.

a. The request to return funds acquired through Type 2, Type 3, or Type 4 qualifying

transactions shall be made in writing to the Housing and Revitalization Department.

b. The Housing and Revitalization Department shall prepare a recommendation regarding the request for action by City Council.

c. The Housing and Revitalization Department's recommendation shall become effective unless it is disapproved by a resolution adopted by a majority of City Council members serving within 30 days after the filing of the recommendation with the City Clerk.

d. The City shall provide an Acknowledgement of Expiration or Release of the affordability requirements upon the receipt of the full amount of returned funds.

(5) Income verification and confirmation of eligibility criteria shall occur through production of information, including rent rolls, to the Housing and Revitalization Department on an annual basis or upon request. If the income verification demonstrates a tenant's income has increased over the applicable thresholds, it shall be valid through the end of the lease term or for an additional one month if the lease term is expiring for that affordable unit.

(6) Where the requirements of this article are not met or maintained, the developer or owner shall be responsible for financial penalties as set forth in Section 22-3-6 of this Code or the underlying tax abatement agreement.

(7) Subject to Subsections (b)(2) and (b)(3) of this section, the provisions of the contract or development agreement relating to affordable housing shall run with the land and be binding on all subsequent owners of the residential housing project. The City shall provide an Acknowledgement of Expiration or Release of the Affordability Requirements upon the occurrence of such event.

(c) The affordability requirements, obligations, and penalties shall be set forth in a restrictive covenant or other appropriate document in recordable form, fully executed by the owner of the residential housing project and recorded with the Wayne County Register of Deeds. The City shall provide an Acknowledgement of Expiration or Release of the Affordability Requirements upon the occurrence of such event.

(d) All qualifying transactions, which propose the development or rehabilitation of an occupied housing project, must submit to the Housing and Revitalization Department for approval a Relocation and Transition Plan, which describes how the owner will minimize displacement of existing residents, provided, that such plan must conform to the guidelines adopted by the Housing and Revitalization Department.

Sec. 22-3-6. Penalties for violation; options to cure.

(a) The Housing and Revitalization Department shall investigate compliance

and enforce the provisions of this article for Type 1 through Type 5 qualifying transactions. To reduce duplication of enforcement efforts, for Type 6 qualifying transactions, the Housing and Revitalization Department shall investigate compliance and enforce the provisions of this article for tax abatements that do not receive federal funding. For penalty purposes, the Housing and Revitalization Department is responsible for the verification of compliance monitoring.

(b) Unless otherwise set forth in the transactional documents for Types 1 through 6 qualifying transactions, the contract or development agreement for any qualifying transaction shall contain provisions such that, where the requirements of this article are not met or maintained, the developer or owner shall be responsible for the payment to the City of the following penalties, provided, that when penalties apply whichever penalty is greater will be imposed:

(1) For Type 1 through 5 qualifying transactions as follows:

a. Upon the failure to maintain and provide the required number of dwelling units available for rent or lease at affordable rates, both of the following:

i. The excess of actual rent received over the affordable rate that would otherwise apply; and

ii. A penalty for each unit not in compliance in the amount not less than 25 percent of the affordable monthly rent for each month or part of a month of non-compliance;

b. The enforcement costs of the City; and

c. Any other sanction or penalty under applicable laws, rules, or regulations.

(2) For Type 6 qualifying transactions as follows:

a. Upon the failure to maintain and provide the required number of dwelling units available for rent or lease at affordable rates, an amount equal to the difference for the year of non-compliance between the amount of *ad valorem* tax otherwise due on the property without the Tax Abatement Certificate and the amount of the specific tax due on the property with the Tax Abatement Certificate, multiplied by a fraction, the numerator of which is shortfall of the number of dwellings units available for rent or lease at affordable rates and the denominator of which is the total number of dwellings units required to be available for rent or lease at affordable rates;

b. The enforcement costs of the City; and

c. Any other sanction or penalty under applicable law, rules or regulations.

(c) The penalties described in Subsection (b) of this section shall be assessed to the developer or owner subject to the following:

(1) Prior to the application of the penalty, the owner shall have 60 days from the due date of the annual report to the City of Detroit to cure the non-compliance;

(2) Where the owner has failed to cure the non-compliance within 60 days, the penalty shall be assessed from the first day of non-compliance;

(3) The 60-day cure period may be extended by the Director of the Housing and Revitalization Department for a reasonable specifically-stated period for good cause shown. Examples of good cause include, but are not limited to, situations where the current qualifying tenant's income increases above the applicable Area Median Income thresholds and situations where affordable dwelling units are not currently occupied by qualifying tenants, but the owner is actively marketing the units to qualifying tenants.

(d) With the exclusion of enforcement costs under Subsections (b)(1)(b) and (b)(2)(b) of this section, all remaining penalties under this section shall be deposited in the Detroit Affordable Housing Development and Preservation Fund for use consistent with this article.

Sec. 22-3-7. Detroit Affordable Housing Development and Preservation Fund.

(a) The City shall create an appropriation within the Housing and Revitalization Department's budget deemed the "Detroit Affordable Housing Development and Preservation Fund" for the deposit and expenditure of penalties collected pursuant to this article.

(b) The purpose of the Fund is:

(1) To foster and promote the purpose and intent of this article;

(2) To prioritize the means by which funding for new residential housing projects addresses housing for those with the greatest economic need, being households earning up to 50 percent of the Area Median Income;

(3) To increase accessibility to safe, affordable housing for those facing high housing costs;

(4) To prioritize permanent housing affordability and sustainability within the City; and

(5) To prioritize the preservation of existing affordable housing units.

(c) In addition to the deposit of penalties for violations under Section 22-3-6 of this Code, the City's annual budget or an amendment thereto shall contain an appropriation to the Fund. It is expected that the annual appropriation or budget amendment will be not less than 40 percent of the net receipts received by the City of Detroit of all commercial property sales during the previous fiscal year. At the close of the fiscal year on June 30th, the Housing and Revitalization Depart-

ment shall calculate 40 percent of the actual land sales of the prior year and provide such information to the City Council by August 1st.

(d) Unless specifically stated otherwise in the budget closing resolution, funds not expended within such appropriation during a given fiscal year shall remain in such appropriation and carry forward into the subsequent fiscal year to fund future affordable residential housing projects and other eligible activities.

(e) Subject to approval of the City Council, the City may also accept and deposit into the Fund or subaccounts of the Fund donations and grants from private or public sources, subject to conditions of such grants, for use in accordance with the purpose of the Fund.

(f) Subject to approval of the City Council, the City may also accept and deposit into the Fund or subaccounts of the Fund negotiated settlement agreements as to penalties for use in accordance with the purpose of the Fund. The Housing and Revitalization Department shall negotiate the proposed settlements.

(g) Agreements or contracts for the expenditures from the Fund shall be authorized by the City Council.

(h) In addition to the affordability administrative procedures promulgated under Section 22-3-9 of this Code, the Director of the Housing and Revitalization Department shall promulgate and publish on the City's website administrative procedures requiring Fund moneys to be used to support housing opportunities for Detroit residents with income up to 50 percent of the Area Median Income for activities consistent with this article.

(1) To the extent possible, not less than 70 percent of Fund moneys shall be allocated to directly benefit households earning up to 30 percent of the Area Median Income; the remaining 30 percent of moneys may be used to benefit households earning up to 50 percent of the Area Median Income. Fund moneys shall not be used to benefit households earning more than 50 percent of the Area Median Income.

(2) Not less than 70 percent of Fund moneys shall be allocated in areas of persistent poverty, as identified by the U.S. Census Bureau, and/or are located within Multi-Family Target Areas that are identified by the Housing and Revitalization Department.

(3) Eligible activities include, but are not limited to, enforcement of this article, creation and preservation of affordable housing units, compliance with standards for accessible design and other activities under the Americans with Disabilities Act, 42 USC 1201 *et seq.*, or similar state laws, administration and disbursement of funds for homelessness prevention,

neighborhood revitalization, activities of a non-profit corporation that develops and stewards affordable housing, and any other activities consistent with this article and applicable law.

(4) The Housing and Revitalization Department shall provide the City Council, Planning and Development Department, and the Law Department with reasonable opportunity to review and comment on the proposed administrative procedures prior to promulgation under Section 22-3-9 of this Code.

(5) City Council may select individuals with expertise in the creation and/or sustainability of affordable housing, or individuals directly affected by or who reside in subsidized housing, to serve in an advisory capacity to City Council as part of its due diligence in considering recommendations from the Housing and Revitalization Department. These individuals may include representatives from a disability rights organization, fair housing experts, developers of extremely low income housing, an organization representing people experiencing homelessness, and/or affordable housing policy experts.

Sec. 22-3-8. Reporting requirements.

(a) The Housing and Revitalization Department shall prepare and submit an annual report to the Mayor and the City Council that includes, at a minimum, the following information:

(1) The number of qualifying transactions presented to City Council in the preceding year;

a. The number of qualifying transactions approved by City Council; and

b. The number of qualifying transactions denied by the City Council;

(2) The total number of dwelling units created and the total number of dwelling units that meet the affordability requirements utilizing tax abatements;

(3) The status and anticipated timeline of project completion for residential housing projects that receive tax abatements under this article where:

a. Construction is not yet started; or

b. Construction is ongoing; or

c. Construction is complete; or

d. Dwelling units are occupied and the affordability requirements have been activated;

(4) The level of compliance in maintaining the affordability of dwelling units created in previous years;

(5) The number of written notifications issued for non-compliance with this article;

(6) The total amount of penalties issued and collected for failure to cure non-compliance;

(7) The number and circumstances of each extension granted under Section 22-3-6(c)(3) of this Code; and

(8) The list and amounts of itemized

expenditures from the Detroit Affordable Housing Development and Preservation Fund.

Sec. 22-3-9. Administration and implementation; promulgation of administrative rules.

(a) In accordance with Section 2-111 of the Charter, the Director of the Housing and Revitalization Department shall promulgate administrative procedures for the implementation, administration, and enforcement of this article.

(b) With the assistance of the Department of Innovation and Technology, the Housing and Revitalization Department shall create and maintain an informational website for the registration and identification of affordable housing opportunities across the City.

(c) Within 120 days from the effective date of this article, the Housing and Revitalization Department shall promulgate and publish on the City's website administrative procedures for the evaluation and processing of any qualifying transactions and relocation and transition plan guidelines. The Housing and Revitalization Department shall provide the Planning and Development Department and the Law Department with reasonable opportunity to review and comment on the proposed administrative procedures prior to promulgation under this section, provided, that the guidelines may be revised and re-published at the discretion of the Housing and Revitalization Department in accordance with this section.

(d) The administrative procedures shall include, at minimum, the affordability requirements set forth in Section 22-3-5 of this Code, the method used to determine the Consumer Price Index, the current Area Median Income, the currently applicable affordable housing costs based on

the current Area Median Income, and the Fund guidelines described in Section 22-3-7(h) of this Code.

(e) Any additional requirements or protocols contained in the administrative procedures shall align with the purpose and intent of this article as set forth in Section 22-3-1 of this Code.

(f) With the assistance of the Department of Innovation and Technology, the Housing and Revitalization Department shall update the website as needed and, at minimum, to indicate any adjustments due to changes in the Consumer Price Index or the Area Median Income.

Secs. 22-3-11 – 22-3-20. Reserved.

Section 2. This ordinance is hereby declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 3. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 4. In the event this ordinance is passed by two-thirds majority of City Council Member serving, it shall be given immediate effect and become effective upon publication in accordance with Section 4-118(1) of the 2012 Detroit City Charter. Where this ordinance is passed by less than a two-thirds majority of City Council Members serving, it shall become effective on the 30th day after enactment in accordance with Section 4-118(2) of the 2012 Detroit City Charter.

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JANICE M. WINFREY
City Clerk

