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TO: Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division



DATE: October 15, 2025

RE: Resolution Urging the Administration to allow HRD and P&DD to form an Occupied Home Rehabilitation Program

The Legislative Policy Division (LPD) has been requested by Council Member Mary Waters to draft a resolution urging the Administration to allow the Housing and Revitalization Department and Planning and Development Department to form an occupied home rehabilitation program using U.S. Housing and Urban Development (HUD) Section 108 Loans. LPD submits the attached resolution for City Council's consideration.

Please call upon us if we can be of further assistance.

**RESOLUTION URGING THE ADMINISTRATION TO DEVELOP AN OCCUPIED
HOME REHABILITATION PROGRAM UTILIZING HUD SECTION 108 LOANS**

SUBMITTED BY COUNCIL MEMBER MARY WATERS

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

WHEREAS, The Planning and Development Department (P&DD) is charged with establishing a strategic plan that pursues, advocates and supports community development within the City, consistent with the Master Plan, including the creation and support of stable planned communities; and

WHEREAS, The mission of the Housing and Revitalization Department (HRD) is to finance, underwrite, and administer housing and community investments that enhance the quality of life for the citizens of Detroit; and

WHEREAS, The Detroit Land Bank Authority (DLBA) over the years has obtained title to approximately 700 properties that are occupied in its inventory, many of which are occupied and technically uninhabitable in violation of City Code requirements for safe and habitable housing; and

WHEREAS, The City of Detroit through HRD and P&DD has the ability to utilize funding programs such as the U.S. Department of Housing and Urban Development (HUD), Section 108 Loans for the purpose of funding the temporary relocation of the occupants while the property is being rehabilitated and to fund the actual rehabilitation of the property; and

WHEREAS, The development of a City program administered through HRD and P&DD to utilize HUD Section 108 loans with the assistance of nonprofit subrecipients to rehabilitate the uninhabitable occupied properties that are currently owned by the DLBA would serve to safeguard the safety and welfare of the Detroit residents occupying these properties; and
BE IT THEREFORE

RESOLVED, The Detroit City Council urges the Administration to develop a program by and through HRD and P&DD that utilizes HUD Section 108 loans with the assistance of nonprofit subrecipients for the purpose of rehabilitating the uninhabitable occupied properties that are currently owned by the Detroit Land Bank Authority; and **BE IT FINALLY**

RESOLVED, That a copy of this resolution be provided to Mayor Duggan; Detroit Land Bank Authority, CEO Tammy Daniels; Director, Housing and Revitalization, Julie Schneider; and Director, Planning and Development, Alexa Bush.