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TO: The Honorable Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: October 9, 2026

**RE: RESPONSE TO MEMO REGARDING QUESTIONS ON ISSUES IMPACTING
DETROIT HOUSING – LELAND, REALTOKEN, AND MARTIN LUTHER KING
PARK**

In response to an inquiry submitted by City Council Member Mary Waters, the Legislative Policy Division (LPD) requested information from the Law Department and HRD regarding the property matters involving Leland, RealToken and Martin Luther King Park. LPD received the attached information from the Law Department in response to the Council Member's request.

Please reach out to us if we can be of further assistance.

MEMORANDUM

TO: Council Member Mary Waters and Honorable City Council

FROM: Chelsea Neblett, Interim Director, Department of Human, Homeless, and Family Services, Conrad Mallet, Corporation Counsel, Law Department, David Whitaker, Legislative Policy Division

DATE: October 8, 2026

RE: Council Member Waters memorandum regarding Questions on Issues Impacting Detroit Housing – Leland, RealToken, and Martin Luther King Park

1. Tenants of the Leland apartment downtown – please let our office know the current status of the tenants, including how many have received their personal belongings, how many have been rehoused, how many are yet to receive their belongings or new housing, and what the City of Detroit is doing to help.

The Department of Human, Homeless, and Family Services provided a status update memo to update City Council on July 27, 2026 regarding the conclusion of resident support and case management services for residents who were impacted by the Leland House building emergency. Below includes the information from the memo.

On December 10, 2025, the City of Detroit responded swiftly and collaboratively to unsafe living conditions at the Leland House, where a building-related power outage during frigid temperatures prompted the Detroit Fire Department to order an emergency evacuation to protect residents from potentially life-threatening circumstances.

The City of Detroit's Housing and Revitalization Department, now Department of Human, Homeless, and Family Services (HHFS), and first responders ensured no residents were left behind. Ongoing case management and relocation services have been provided by HHFS beginning on December 10 and will ramp down with hotel supporting ending on August 7, 2026, and case management concluding on Monday, August 31, 2026.

Resources provided by HHFS and City of Detroit Departments including Detroit Fire Department, Detroit Police Department, Detroit Animal Care and Control, Emergency Management, and the General Services Department, to date have included:

- Emergency evacuation support
- Provision of hotel accommodations

- Pet rescue and reunification
- Assessment for housing resources
- Wraparound services delivery including clothing, food, and transportation
- Funding, project management, and building monitoring for emergency temporary repairs to building to allow for the safe removal of resident belongings
- Onsite coordination of access to building for resident and vendor packing and moving
- Case management including income and employment support, housing identification and connection, first month rent and security deposit, furniture, moving and storage

Personal Item Retrieval

The City of Detroit involved departments understood the hardship residents endured, and worked to secure a resolution that prioritized accountability, fiscal responsibility, regulatory compliance, and safe retrieval of tenants' belongings. To resolve this concern, the City of Detroit Law Department attended mediation with Retired Wayne County Circuit Court Judge Lita Popke wherein the parties negotiated a housing transition process. The process was then approved by U.S. District Court Bankruptcy Judge Maria L. Oxholm's entry of an Order dated April 3, 2026. The Order included the following procedures which have been completed:

- Hire a vendor to complete temporary repairs and restoration to electric and elevator services
- Coordinated 33 households scheduling three shifts totaling 95 appointments for residents to pack personal belongings
- Hire a vendor with liability protections to pack resident units
- Moved resident belongings to a location of their choice or pre-identified storage units

City of Detroit Estimated Costs

Relocation case management assistance and quality of life supports have been provided by HHFS. To date, HHFS has spent approximately \$470,000 to support tenants in temporary housing (hotel and diversion), transportation and food support, moving and storage, security deposit and first month rent. These funds were made available through HHFS ARPA direct service contracts, with fiduciary services and payments dispersed by Wayne Metropolitan Community Action Agency, at the direction of the HHFS team.

Case Management Updates

Case Management	
Households initially supported by City of Detroit in hotel	29
Households initially supported by diversion (friends/family)	3
Total Households Supported	31 (one HH started in Diversion and then moved to hotel so counted twice above)
Households relocated to permanent housing (as of 7/22/26)	23
Households exited from hotel on (7/30/26)	7
Households not engaging/ declined relocation services but are being provided hotel support	7
Other Non-Relocation Wrap Around Services	
Food delivered to hotel	29
Ride shares provided	682 total rides
Storage provided	11 months total, for 6 households
Moves provided	29 total moves, for 27 households

Five case managers assisted the 23 households that successfully relocated to permanent housing with relocation and wrap around services case management support. Case management included connection to employment, wrap around resources, providing housing leads and application assistance, processing payments for hotel, transportation, and first month rent and security deposit.

2. Tenants of RealToken-owned properties – please update our office on how many residents have left RealToken-owned properties and how many have been rehoused, as well as what the City of Detroit is doing to help impacted residents.

It is unknown how many tenants have voluntarily left Real Token properties.

As for how many have been rehoused, there have been at least half dozen tenants that have been relocated, either to Real Token properties that have a Certificate of Compliance or to alternate housing.

Under the terms of the consent agreement, if repairs to a tenant's property are determined to be cost prohibitive, the tenant can be relocated to a comparable Real Token property at no cost to the tenant. The rent will remain the same for six months or until the tenant's original dwelling is repaired, whichever comes first.

Alternately, the tenant can be relocated to another property owned by a different landlord or, if no comparable properties are available, the tenant can take all of their escrow money and find a new place.

When a Real Token apartment building has been ordered vacated by BSEED due to conditions, the city's Department of Human, Homeless, and Family Services has been providing appropriate support and relocation services, including shelter referrals and wrap around services.

3. Martin Luther King Park (District 5) – please provide update on this project

The General Services Department has been working closely with the Office of Contracting and Procurement – the bids have been published and closed. GSD is completing the selection process. Once a vendor has been selected and a contract has been approved and awarded, we will be in a better position to establish a timeline for project completion.