

Office of Council President Pro Tem Tate

May 25, 2023

Planning and Economic Development Standing Committee

DLBA Case Summaries

Please Note: The property highlighted in yellow is one that went through the DLBA's Occupied Program

15367 St. Marys St.

Currently listed as owned by DLBA. This was originally reported for blight issue. Will confirm if issue is unresolved.

The property was demolished in 2022, still in demolished status even though final grade was given in August 2022. No prior inquiries. An inquiry has been created and we will have it inspected.

18400 Greenview-18440 Greenview

A D1 resident Colleen Ramsey has inquired about these vacant lots to purchase. They are currently listed on the DBLA per Detroit Parcel Viewer. We have forwarded the resident to the neighborhood lot program recently rolled out months again. Currently getting back in touch with resident for follow up.

Neither of these lots is currently available. 18440 Greenview was recently demolished and not yet cleared for sale by the Demolition Department. Meanwhile, 18400 Greenview was sold last year to a Ms. Lavone Ramsey Evans and no longer in our ownership.

21445 Karl St, 21435, 21425 Karl St-INQ#203243

Properties are listed under the DLBA for purchase currently per the parcel viewer. Blight cases have been inquired on behalf of these properties. Blight Buster and a few community groups have advocated and 067 proactively organized community projects to clean up these locations.

This inquiry was just placed on 5/25/2023, and based upon the inquiries that do come in, we are still a bit further down on the list. We will inspect the property to confirm that nothing has prevented it from being cut by the mow zones. The mow zone next schedule cut date for these addresses still indicates April 24-30. If there are issues preventing the vacant lot cut, we will have these addressed. We have reached out to GSD to confirm their schedule. If they are not going to be in the area soon, we will schedule a vendor. Our lawn equipment is currently broken down.

Update on 5/30/23

These lots were cut on 4/26/2023. GSD has confirmed that there were/are not any issues preventing them from doing the cut. They are on the schedule for the vacant lot cuts to be

completed this week. According to GSD, these lots are experiencing the standard growth rate for approaching 5 weeks without maintenance.

14383 Hubbell, 14415 Hubbell, 14269 Hubbell, 14238 Hubbell –inquiry per email via DLBA

Upon investigation, these properties are included in a bundle allotment purchased by a private owner as of 08/31/22. These properties have blight, tree, and dumping issues that have not been addressed since the transfer of ownership of these properties as confirmed via pictures with 14383 Hubbell and 14415 Hubbell. Will confirm the remaining 2 lots to see if they are consistent with the first two cited properties.

The buyer has not responded to our requests for an update and a notice of default will be sent for his bundle of properties on Hubbell. Failure to respond to the notice will cause us to reconvey the property.

20267 Archdale St –Tracey Hill current tenant in the property.....property is listed to Shu Quan Yan

This location was originally listed under the DBLA for title as recent as 04/26/2023 when this property was researched and inquired about. The owner has yet to get a Certificate of Compliance since renting the property to Ms. Hill in 2021 and BSEED on behalf of the DLBA has been contacting this resident to perform a final inspection. As of 5/25/2023 this property is listed under Shu Quan Yan but if a Certificate of Compliance hasn't been issued then the title should not have been transferred nor is this resident legally supposed to be renting the property out. The timing of this title change is interesting...the rest of the information upon this property can be presented via email chain.

Thank you for bringing this issue to our attention. Ensuring that property owners are meeting their compliance requirements is important to our mission. We have reached out to the property owner to make them aware that we received information, that they were renting out their property, without meeting the appropriate requirements. The property owner admitted to having tenants. Our compliance requirements are the minimum requirements necessary for a property to be habitable but is still not authorized to be rented out without BSEED's approval.

We made it clear to the property owner that he is currently in violation of his contract with the DLBA and that he is not allowed to rent this property, without first achieving DLBA's Compliance requirements and approval from BSEED. We communicated this to the property owner verbally and in writing.

The actions of the property owner, engaging in a landlord-renter agreement, is concerning to Compliance. Thus, I have reached out to BSEED and notified them that this property is being used as an unauthorized rental. BSEED is now engaged in scheduling a rental compliant inspection. Now that this property is on BSEED's radar, they will take all and any necessary actions within their control.

Additionally, I contacted Compliance's inspector to go to investigate the property. Our inspector is in the process of scheduling a site visit to the property, to take interior and exterior photos, so we can review the condition of the property. Our inspector is treating this property verification request as a priority, and I expect to have photos back soon. Once verification photos are returned from our inspector, we will assess the condition of the property and make the necessary recommendations for corrective action against the property owner.

19447 Lahser – Currently DBLA owned- INQ-196151

This property has blight and trees that are overgrown. It is an eye sore in the community and has been followed up on since 04/21/2023. This is pending an update and the residents around the area have even cited doing a community cleanup to get the dumping on this lot resolved. A work order has been sent to an inspector per the updated notes as of 04/02/2023

Currently DBLA owned- INQ-196151- This has been inspected and is in queue to be sent to a vendor. There are several downed trees, with additional large trees that appear to be dead. The lot is completely wooded, which will make it more challenging for a vendor. The trees are too large for the team to safely handle. I will ensure it is sent to a vendor this week.

19492 Bentler – Currently DBLA owned- demolished in April 19th 2023

This property is waiting post demolition closing procedures from the contractor. Illegal dumping is beginning to occur at this site per residents adjacent to the area.

Currently DBLA owned- demolished in April 19th 2023 - Inquiry status on the debris had been updated to indicate that the pending demolition would resolve the blight issue. Inquiry was submitted just prior to the demolition when a known knock date was available. We will check and ensure the issue has been resolved.

20116 Greydale Ave – currently owned by DBLA- INQ 201940

Property has blight and illegal dumping. Inquiry was placed as of 05/19/2023 and awaiting update.

Currently owned by DBLA- INQ 201940- This property actually moved into Disp/Community Partner- Compliance on 5/16/2023. The property owner's negligence report came in on 5/19/2023, so it would not have flowed into our reports.

For follow up questions, please contact Jai Singletary at jai.singletary@detroitmi.gov

Thank you,

