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TO: Detroit City Council

FROM: David Whitaker, Director 
Legislative Policy Division

DATE: November 6, 2024

RE: Resolution to Amend DLBA MOU

The Legislative Policy Division (LPD) has been requested by Council Member Mary Waters to draft a resolution urging the City of Detroit and the Detroit Land Bank Authority (DLBA) to amend the proposed Third Amended and Restated Memorandum of Understanding to incorporate changes to the DLBA's Buy Back Program. LPD submits the attached resolution for City Council's consideration.

If we can be of further assistance, please call upon us.

**RESOLUTION TO AMEND
THE CITY OF DETROIT/DETROIT LAND BANK AUTHORITY
MEMORANDUM OF UNDERSTANDING**

BY COUNCIL MEMBER MARY WATERS

WHEREAS, The City of Detroit and the Detroit Land Bank Authority (DLBA) are considering entering into a Third Amended and Restated Memorandum of Understanding; and

WHEREAS, The Detroit City Council believes that there are areas that the DLBA can improve in as it provides services to residents of the city of Detroit particularly in the DLBA's operation of the "Buy Back" program.

WHEREAS, The Detroit City Council has identified five components which we strongly urge the DLBA to incorporate as part of the proposed Third Amended and Restated Memorandum of Understanding as follows:

1. **Establish a Firm Application Processing Time:** The DLBA shall provide individuals interested in the DLBA "Buy Back Program" 90 days to submit all relevant information prior to declining an individual's application. After receiving the applicant's information, the DLBA shall process the application for the "Buy Back Program" within 90 days of receipt of all necessary information.
2. **Legally Establish First Right of Refusal:** Residents who occupy a DLBA titled home that can provide evidentiary of investment in the home shall be granted a first right of refusal to purchase the occupied property, thereby avoiding the auction process.
3. **Provide Legally binding letter of Intent:** The DLBA shall provide a binding letter of intent to applicants that have been approved to participate under the "Buy Back Program" that provides assurance that their investment in the property in compliance with the programs guidelines will result in acquiring clear title to the home.
4. **Provide Effective Notification:** The DLBA shall notify all individuals residing in DLBA homes that have applied for the "Buy Back Program" the process for grievance or appeal of a denial of their application. This notification should be processed through the Housing and Revitalization Department (HRD) and provide clear guidelines for applicants to follow.
5. **Establish Firm Policies Around Complaints:** The DLBA shall not disqualify an applicant under the "Buy Back Program" for community complaints of an occupied home applicant unless the community complaint is based upon a verified criminal conviction of a violent crime perpetrated against neighbors and/or neighbor's property.

WHEREAS, The aforementioned amendment provisions will provide necessary safeguards to the DLBA “Buy Back Program” that are needed by the residents of the city of Detroit; and **BE IT THEREFORE**

RESOLVED, That the Detroit City Council urges the City of Detroit and the DLBA to incorporate the five aforementioned provisions in the Third Restated an Amended Memorandum of Understanding.; and **BE IT FINNALLY**

RESOLVED, That a copy of this resolution be provided to Mayor Mike Duggan, the DLBA Board of Directors and Tammy Daniels, Chief Executive Officer of the DLBA.