



City of Detroit
Detroit City Council
Council Member Angela Whitfield Calloway
District 2

MEMORANDUM

TO: David Whitaker, Legislative Policy Division
Raymond A. Scott, MPH, Deputy Director, BSEED

FROM: Council Member Angela Whitfield-Calloway *AWC*

DATE: November 13, 2024

RE: Request for Draft Ordinance on Storage Facility Licensing, Reporting, Auction
Transparency, Fee Assessment, and Resident Protection Measures

Following the memorandum dated November 5, 2024, from Council Member Angela Whitfield-Calloway concerning the regulatory oversight of storage facilities in Detroit, we request that the Legislative Policy Division proceed with drafting an ordinance encompassing the following critical components:

- Regulatory Framework for Unlicensed Storage Facilities:** Develop provisions to enforce compliance among storage facilities currently operating without a business license. Specify the measures the city will implement to ensure these facilities meet all regulatory requirements.
- Licensing and Reporting Standards:** Establish mandatory licensing and structured reporting requirements for all storage unit facilities within Detroit. Reporting standards should include:
 - Lien Information:** Require facilities to report all active liens on storage units, including lien dates, tenant notifications, and the statuses of these liens.
 - Auction Reporting:** Mandate details on upcoming auctions, including scheduled auction dates, the number of units up for auction, and related tenant notifications.
 - Closed Auctions:** Implement a requirement for facilities to report on completed auctions, detailing auction outcomes, the number of units auctioned, and any resulting changes in unit occupancy.



City of Detroit
Detroit City Council
Council Member Angela Whitfield Calloway
District 2

3. **Fee Assessment for Licensing:** Request that BSEED and the Office of the Chief Financial Officer collaborate to determine an appropriate fee assessment structure for storage facilities obtaining business licenses. This assessment should cover the costs associated with administering, regulating, and enforcing compliance among these facilities.
4. **Resident Protection Measures:** In light of recent issues affecting residents in transitional housing who have had liens placed on their storage units, include provisions aimed at resolving these concerns. The ordinance should consider:
 - **Grace Periods:** Implement mandatory grace periods before liens can be placed on storage units belonging to residents identified as being in transitional housing.
 - **Enhanced Notification Requirements:** Require storage facilities to provide additional notices and support resources to vulnerable residents at risk of lien placement or auction of their stored possessions.
 - **Collaboration with Social Services:** Encourage coordination between storage facilities and city social services to assist residents facing housing transitions, aiming to prevent unnecessary loss of personal property.
 - **Data Reporting:** Include reporting requirements that help identify the scope of this issue without violating privacy laws, enabling the city to better address and support affected residents.

We intend that the drafting of this ordinance aligns with the city's commitment to protecting vulnerable residents, enhancing regulatory compliance, and promoting transparency within the storage facility sector. Do not hesitate to contact our office for any additional information or clarification needed.

Please contact our office if you have any questions or concerns – Ramses Dukes, ramses.dukes@detroitmi.gov