

City of Detroit

CITY COUNCIL


GABRIELA SANTIAGO-ROMERO
COUNCIL MEMBER, DISTRICT 6

MEMORANDUM

TO: David Bell,
Director, Buildings, Safety Engineering, and Environmental Department

James White,
Chief, Detroit Police Department

THRU: Council Member Mary Sheffield, Council President

FROM: Council Member Gabriela Santiago-Romero 

DATE: March 3, 2022

RE: Follow-up: Mavor Apartments (2135 Hubbard, 48209)

Thank you for your response to my first memo regarding this property. Please see below for follow-up questions. I appreciate your attention to this matter.

1. DPD
 - a. According to your memo, there were a reported 505 emergency calls from this property from 2019 – present, including several EMS calls, which the resident has shared photos of, and several drug or overdose
 - i. The reporting resident has lived at the location since 2018. Could you please provide emergency call data from 2018 – present?
 - ii. Resident has reported ongoing drug use and sale on the property for the last several years. Please indicate your efforts to address this issue.
2. BSEED
 - a. Regarding inspection on 02/25/2022
 - i. Based on provided documents from your office, it appears a Certificate of Compliance (CoC) was issued on 10/19/2021; however, in a Correction Order from inspection conducted on 02/25/2022, among the multiple violations, it notes that property owner has not paid the “prescribed fee as invoiced” for the CoC.
 1. Why was CoC issued prior to payment of fee?
 - ii. Email communications from your staff indicated: “...*due to the number of complaints at this building prior to issuing the Certificate of Compliance BSEED has inspected every unit that we received a complaint from and/or units that were available for an inspection.*” Additionally, the memo response and citation report cited units #5, #12, #29, as well as fire doors, stairwells, electrical room, boiler room, and other general findings.
 1. Can you please specify which units and areas of building were inspected on this date?
 - b. Please provide my office with a status update of violations after the 03/27/2022 compliance date.

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- c. Our office has requested inspection of entire building.
- i. To that end, when will the next Annual Inspection be completed? At that time, based on the below information provided to our office via your staff, how many units at Mavor Apartments will be inspected? I believe there are 32 units at this location.

Complaint Inspections are done as needed even if a property has a Certificate of Compliance.

Our Residential annual Inspections are done as followed:

Multi-family Inspections

- *100% of all common areas, stairwells, utility rooms, basement, and roof*
- *20 Units – All*
- *50 Units – 31*
- *75 Units – 40*
- *100 Units – 45*
- *125 Units – 48*
- *200 Units – 52*

- d. Please have property assessed for Nuisance Abatement Program (NAP).

Please provide the report to my office and copy staff Thomas Rogers rogersth@detroitmi.gov and Hank Kelley hank.kelley@detroitmi.gov. Please do not hesitate to contact my office if you have any questions. Thank you.

Cc: Honorable Detroit City Council
Gail Fulton, Mayor's Liaison
City Clerk