



City of Detroit

CITY COUNCIL

JAMES E. TATE, Jr.
CITY COUNCIL PRESIDENT

MEMORANDUM

TO: Dir. Julie Schneider, Housing and Revitalization Department

FROM: Council President James Tate Jr.

DATE: Friday, March 27, 2026

RE: Budget Hearing follow up - Housing Strategy, Program Coordination, and Development Accountability

This memorandum requests clarification on the City's housing strategy, program coordination, and performance oversight, with a focus on affordable housing, homelessness response, and District 1 priorities.

Please outline strategies to attract developers and ensure accountability when projects fall behind or fail. Clarify how CDBG funding is coordinated across departments and provide details on the Legacy Business Space initiative.

Provide a summary of how funding is prioritized across housing development, home repair, and homelessness services, including how outcomes and return on investment are measured. Also describe the department's role in advancing stalled projects and monitoring multi-phase developments.

Provide an update on homelessness response, including shelter capacity, expansion, and pipeline development, and clarify how HRD and HHFS are coordinating services under a "no wrong door" approach while preserving affordable housing.

From a District 1 perspective, provide a status update on the Brightmoor scattered site housing program, including timeline, performance, and long-term role. Outline how residents are accessing down payment assistance and homeownership resources, and clarify Enterprise Zone eligibility, funding opportunities, and targeted zip codes.

Also describe current home repair support, including senior and critical repair programs, and provide a District 1 update on homelessness efforts, along with an updated vendor report identifying funded organizations, performance metrics, and outcomes.

Clarify how program responsibilities are shifting between HRD and HHFS, including the transition of the 0% interest loan program, and how continuity in service delivery will be maintained.

Additionally, describe how scattered site housing and tenant transitions to homeownership are coordinated across departments, including the role of third-party contractors, outcomes to date (including households transitioned through ARPA programs), and how these efforts are being scaled.

Provide an update on the proposed Universal Design Voucher Program and how it will address accessibility needs.

Finally, outline steps to prioritize Greenfield development in areas such as Brightmoor and address challenges related to ownership structures such as Real Token and RealT, including coordination between HRD, BSEED, and enforcement to ensure housing quality and compliance.

If there are any questions, please contact Taylor Davis, Policy Analyst, at Taylor.Davis@detroitmi.gov.

Malik Washington, Mayor's Office

Breanna Sullivan, Mayor's Office