

# City of Detroit

## CITY COUNCIL


### DENZEL ANTON MCCAMPBELL COUNCIL MEMBER, DISTRICT 7

#### MEMORANDUM

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TO: David Bell, Director  
BSEED

THRU: Council President James Tate

FROM: Council Member Denzel Anton McCampbell 

DATE: March 26, 2026

RE: FY27 BSEED Questions

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Thank you again for your time and for the presentation during the recent hearing. We appreciate BSEED's willingness to walk through current operations and respond to council questions. As a follow-up, I have a few additional questions so I can better understand some of the issues discussed on the record and areas that may come up in future policy discussions.

- 1.) Despite the department's expanded goals around enforcement and compliance, this budget does not add any new inspectors or dangerous buildings staff. Can you explain how BSEED plans to meet increased demand with the same staffing levels?
- 2.) When a homeowner faces a life-altering issue such as fire damage, sudden displacement, or major structural failure what role does BSEED play beyond enforcement?
  - a. Are their case management, or "concierge-style" supports for residents?
  - b. Is there a coordinated response with assessors or other departments to prevent unnecessary demolition when rehabilitation is possible?
- 3.) How is BSEED ensuring that compliance education and warning notices are effectively translated and culturally accessible?
  - a. What metrics are you using to evaluate whether language access investments are improving compliance rates?
- 4.) Can you walk us through the full warning and enforcement process from first notice to penalties and how much time residents and business owners are given to come into compliance?
  - a. At what point does the department shift from education to punitive enforcement?
- 5.) How is BSEED addressing habitual offenders, particularly landlords or property owners who repeatedly violate codes?
  - a. Are there escalating penalties or restrictions for repeat offenders, especially in large apartment buildings or senior housing?
  - b. How are we ensuring these bad actors cannot continue operating or re-enter the system without meaningful accountability?
- 6.) How are we ensuring residents understand requirements before they fall out of compliance?

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- a. Are there standardized materials, like flyers or guides, that clearly explain how to stay in regulation?
- b. How are these materials being distributed in neighborhoods with lower digital access?
- 7.) Given the limitations in the current human rights ordinance, how is BSEED protecting tenants who file complaints against landlords, particularly around discrimination or unsafe conditions?
  - a. What changes are needed to give the department more “teeth,” and how should Council support that?
- 8.) When thinking of increasing certificates of compliance what strategies will get us there, and how will you ensure this doesn’t disproportionately penalize residents who lack resources?
- 9.) We’re hearing ongoing concerns about dangerous buildings, yet staff remain flat. How will this budget ensure timely responses to residents dealing with unsafe conditions?
  - a. What is the current average response time for dangerous building complaints, and how does that compare to last year?

Please do not hesitate to contact my office if you have any questions. Thank you.

Cc: Honorable Detroit City Council  
Louise Jones, City Clerk’s Office  
Malik Washington, Director of City Government Affairs