

David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Director, City Planning Commission
Janese Chapman
Director, Historic Designation
Advisory Board

John Alexander
Megha Bamola
LaKisha Barclift, Esq.
Nur Barre
Paige Blessman
M. Rory Bolger, Ph.D., FAICP
Christopher Gulock, AICP

City of Detroit

CITY COUNCIL

LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-4946 Fax: (313) 224-4336

Derrick Headd
Marcel Hurt, Esq.
Kimani Jeffrey
Edward King
Jamie Murphy
Kim Newby
Analine Powers, Ph.D.
Laurie Anne Sabatini
Rebecca Savage
Ryan Schumaker
Sabrina Shockley
Renee Short
Dr. Sheryl Theriot
Thomas Stephens, Esq.
Theresa Thomas
Ashley A. Wilson

TO: Honorable City Council

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: November 21, 2022

RE: Establishment of the Renters Protection Task Force

City Council Member Mary Waters has requested the Legislative Policy Division (LPD) to produce a resolution calling for the establishment of the Renters Protection Task Force.

Attached is the requested resolution. Please let us know if we can be of further assistance.

A RESOLUTION ESTABLISHING THE RENTERS PROTECTION TASK FORCE

By Council Member Mary Waters

WHEREAS The pandemic moratorium on evictions has ended and federal assistance monies will soon run out, more individuals and families in Detroit will find themselves without safe secure housing, and

WHEREAS Thousands of Detroiters are rent burdened paying more than 30% of income for housing related expenses. Twenty-five percent of Detroit renters are severely rent burdened paying more than 50% of their income on housing related expenses with 60% of renters paying over 30% of their income on housing expenses, and

WHEREAS Detroit housing stock currently remains majority owner occupied, at just over 50%, a rise from 48% in 2019. Rental rates have dramatically increased in the city while overall incomes have fallen, and

WHEREAS Unscrupulous landlords have collected rents for years failing to put money back into their properties, feeding upon the desperation of people to have a place to stay with a roof overhead, and

WHEREAS Tenants deal with a myriad the issues involving maintenance of the dwellings, monetary disputes, blatant violations of renters' rights, and non-owner-occupied foreclosures, unaware of any available resources, and

WHEREAS Of the average 30,000 evictions filed in Detroit each year, many tenants face eviction for withholding rent while being housed in unlivable conditions, most of these cases involve single mothers with children, and

WHEREAS Creating more affordable housing and upgrading the city's existing naturally affordable housing stock could be a viable solution, it will require significant effort from government and private entities as well as long term planning, and

WHEREAS The city embarked on a mission to have all landlords bring their properties into compliance by 2020. Partially due to the pandemic, these efforts have fallen woefully short, and

WHEREAS Council Member Mary Waters and the Detroit City Council recognizes the extraordinary scope of this problem in our city and believes careful examination of the issues and thoughtful discussions are the only ways to change the course of this crisis that effects such a large part of our community and our cities future,
NOW, THEREFORE BE IT

RESOLVED

That the Detroit City Council through Council Member Mary Waters hereby establishes the Renters Protection Task Force to be chaired by Council Member Mary Waters for the purpose of exploring and offering recommendations to the Council on the following:

- Reducing the current eviction rate
- Establishing and protecting tenants' rights
- Ensuring that quality and affordable rental units are available
- Supporting tenant associations
- Establishing a reporting mechanism for property owner violations
- Advising on future housing developments in the city, **BE IT FURTHER**

RESOLVED

That the Renters Protection Task Force include representatives from the housing and tenant rights community, tenants, landlords, community representatives, the Building Safety Engineering and Environmental Department, as well as other participants, subject to the discretion of the Chairperson.