



March 14, 2023

To: Council Member Johnson

From: Tammy Daniels, CEO, Detroit Land Bank Authority

Re: Response to questions regarding Detroit Land Bank Authority FY 2023-2024 Budget

- 1. Will there finally be funding for the maintenance of the backyards of vacant DLBA owned properties during the season of mowing? Since we have adopted maintaining the berms of freeways, we should also consider the maintenance of the backyards within the neighborhoods that are too often overgrown and harbor rodents.**

No, the DLBA does not have sufficient funding to address the back yards of approximately 7,000 vacant DLBA owned properties. The DLBA attempts to sell as many properties as possible, on a monthly basis, to transition the properties into private ownership so that the back yards of these properties can be addressed. However, the DLBA anticipates that with the Prop N Bond dollars, the front, side, and back yards of 2,969 salvageable structures and the approximately 4,000 demolition candidates will be addressed between 2023 and 2024.

Through both the stabilization and the demolition process, these properties will have the front and back yards cleared of debris and overgrowth. For any properties not currently being addressed by Prop N, the DLBA will continue to triage back yard clean up requests to determine if an immediate safety hazard exists and handle them as budgeting constraints allow. We will also continue to coordinate with our city partners (GSD, DPW) on these services when possible.

- 2. What is the average cost of getting a house Rehabbed & Ready and Ready to Renovate?**

Rehabbed & Ready

The average sales price for our structures is \$150,000 and the average construction cost per structure is \$180,000.

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Rehabbed & Ready to Renovate:

This is a new pilot program with our first two duplexes available for sale at \$73,000 and \$65,000.

3. How many houses are you planning for each of the above programs?

Rehabbed & Ready: 25 annually

Rehabbed & Ready to Renovate: 10 annually

4. How many houses are in your current inventory that you plan to sell?

The land bank currently holds 2,969 vacant residential structures that staff believe are salvageable. Among these, 1,042 are undergoing stabilization activities with the Demolition Dept., 577 are in the Own it Now pipeline or listed for sale, 133 are in the Auction pipeline or scheduled for sale, 100 are in the Rehabbed and Ready pipeline, 742 are in the quiet title process, and 294 are in the Community Partner and Economic Development sales processes. The other 81 structures are in smaller pipelines, including those homes undergoing inspection and those awaiting resolution after suspected deed fraud.

5. How many vacant lots do you have in your various inventories (Side lots, Neighborhood Lots, etc.)

The land bank presently holds 62,953 vacant lots. Among these:

i. Side lots	11,535
ii. Oversized lots	239
iii. Neighborhood lots	13,793
iv. Awaiting post-demolition clearance	2,560
v. Community Partner & Economic Development	4,160
vi. Fenced/Improved	7,121

The remaining lots do not meet one or more of our 13 criteria for listing lots. They have one or more of the following issues: title issues, delinquent taxes, size, zoning, or their location in a land review area, among other factors. Staff are actively working to resolve these issues, through one-off or batched approvals, administrative remedy, or in the case of fences, the development of a procedure for selling fenced lots.