



MEMORANDUM

TO: Council President Pro Tempore James E. Tate Jr.

THRU: Budget, Finance, and Audit Standing Committee

FROM: Tammy Daniels, Executive Director, Detroit Land Bank Authority

DATE: Monday, March 20, 2023

RE: Detroit Land Bank Authority FY 2023-24 Budget Questions

Council President Pro Tempore Tate,

Please find below the response to your questions in regard to the FY 2023-2024 budget hearing on March 10, 2023.

1. How many properties has the reverted clause been used on that are owned by non-developers?

The DLBA has 1041 non-developer property owners who failed compliance since program inception, 2015-2023.

2. How many structures does the DLBA currently own?

Currently, the Detroit Land Bank Authority holds title to 9,202 structures, including 513 in the sales process, 2,949 in the sale preparation process, 1,871 that are occupied, and 3,869 in the demolition queue.

3. The DLBA collaborates with General Services Department (GSD) for lot maintenance, which occurs five (5) times every year. If a lot is missed, or the scheduled lot-cutting date is late, how should residents reach out for these specific services?

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The mow zone schedule can be impacted by weather and equipment issues. In the event a lot cutting date is late, residents can find an interactive and up-to-date schedule by visiting <https://detroitmi.maps.arcgis.com/apps/lookup/index.html?appid=5917448f5b0641d7aa50fb6b7a236a45>. If a lot is missed, we encourage residents to make a lawn care inquiry indicating that a lot was missed and if there was debris, a fence, or park cars that resulted in the lot not being able to be cut. When possible, these lawn care inquiries are prioritized. While GSD is not typically able to return to cut lots, we will coordinate to try to resolve the issue that prevented the lot from being cut in advance of the next scheduled mow zone.

4. What is the DLBA's strategy to sell vacant lots?

The DLBA's vacant land sales policies adhere to a hierarchical sales strategy. All lots that meet Side Lot eligibility criteria (title, taxes, size, adjacency, land review areas, zoning, etc.) are listed as Side Lots, and the land bank notices adjacent residents with at least two postcards. If the lot remains unsold after at least 180 days, eligible lots will shift to our Neighborhood Lot program, where neighbors living further away – up to 500 feet – are able to purchase the lot. Once a lot goes unsold as a Side Lot, staff will also consider the property for other programs, too, such as Create-a-Project or Infill Housing. Staff are currently exploring adding other sales programs to this hierarchy and considering other tools to communicate lot availability with residents and would welcome ideas from your office.