



**DETROIT LAND BANK AUTHORITY
LAND REUSE PROGRAMS**

DETROIT LAND BANK SIDE LOTS FOR SALE

Side Lot Sales

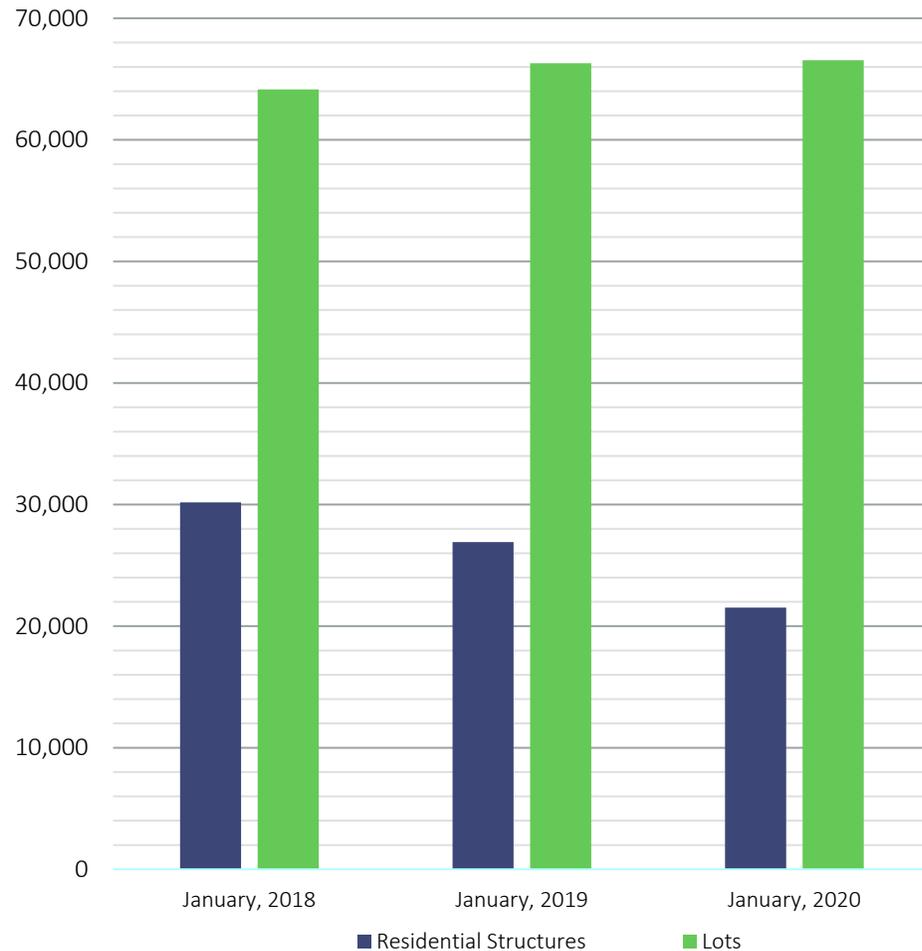
The DLBA has sold a total of 1397 acres of land through the Side Lot Program.

That's equal to 1.45 times the size of Belle Isle.



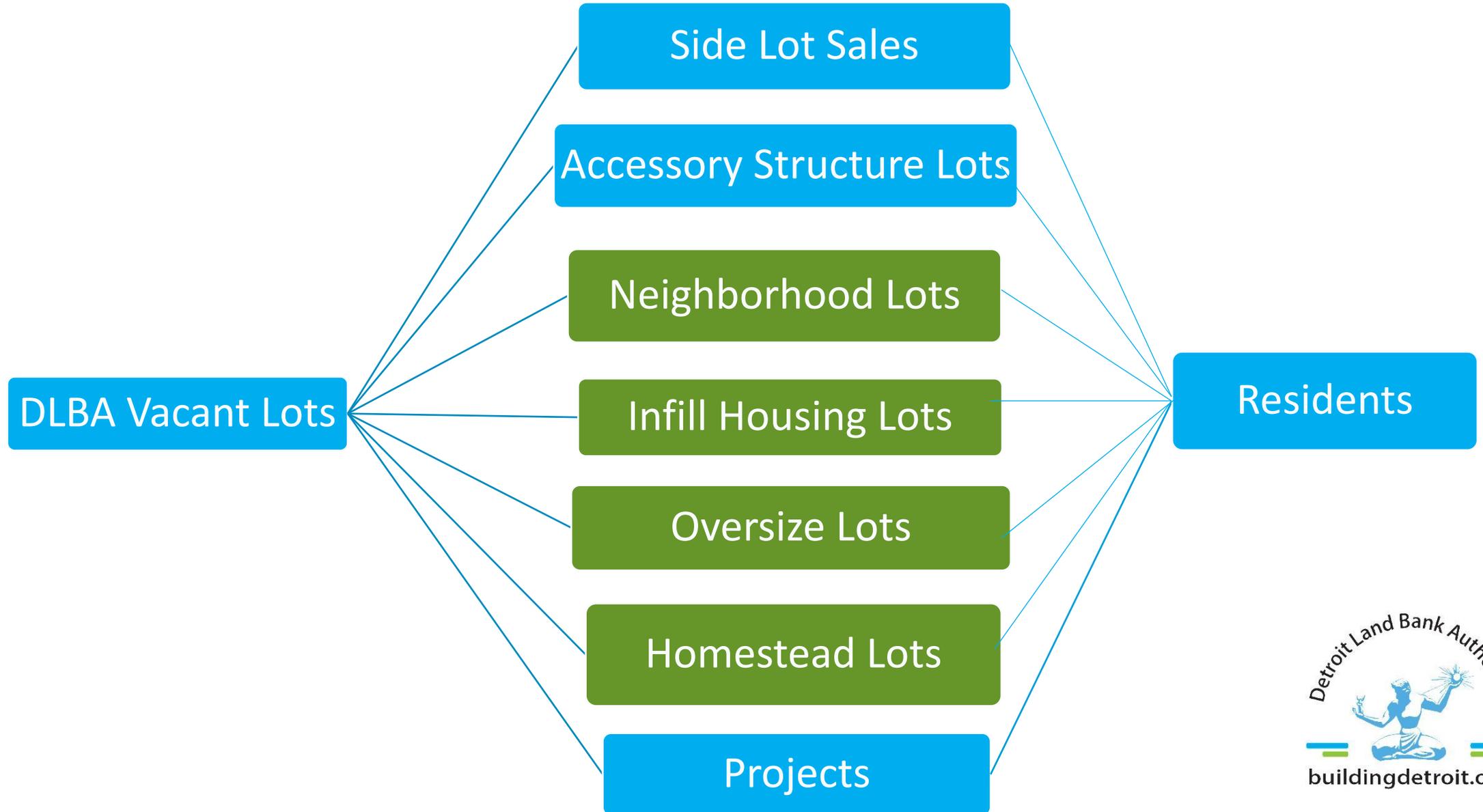
- Since 2014, the DLBA has sold more than 17,000 Side Lots for \$100
- During this time, we've sold more Side Lots than every major city in the country, combined.

Inventory Trends



- Despite nation-leading sales of Side Lots, demolition of structures and acquisition of new vacant lots have offset these sales
- In the past 3 years, the DLBA inventory has decreased by nearly 10,000 properties overall, yet the inventory of lots has increased slightly

Land Reuse Program Tools



Land Review Areas

Inclusive Housing Opportunity Areas: where home sales have averaged \$100/square foot, or more, over the last year. These are areas where housing inclusivity is, or is likely to become, a pronounced challenge.

Jobs and Amenity Development Areas: where publicly owned vacant lots account for a third or more of all parcels. These may create opportunity for the development of large-scale public or private Revitalization projects.

Project Coordination Areas: where City planning, housing, infrastructure, economic development, or recreation agencies have formally requested that the DLBA coordinate sales in connection with planned or ongoing Revitalization projects that use DLBA properties.

Project Hold Areas: where City Revitalization Offices have agreements in place barring or restricting the sale of DLBA property in that geographic area.

Table 1 - Which Types of Lots are Available for Sale in each of the Four Land Review Areas

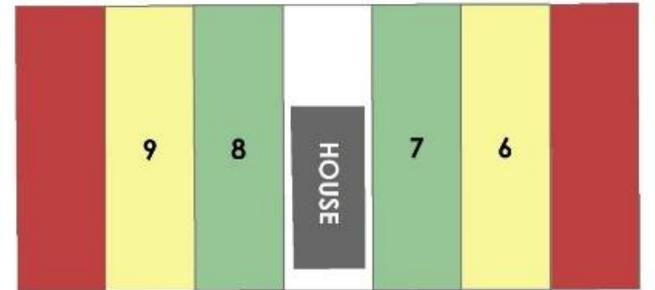
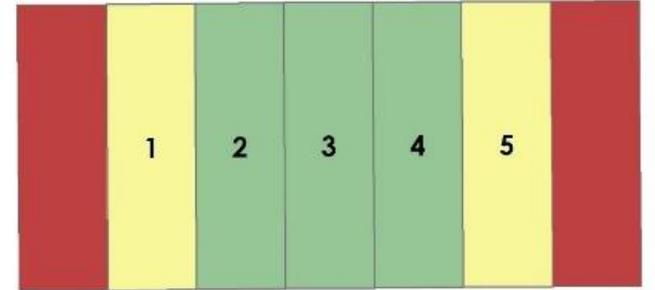
Area Type	Type of Lot				
	Side	Accessory Structure	Oversize	Neighborhood	Homestead
Inclusive Housing Opportunity	Yes ²	Yes ²	No	No	No
Jobs and Amenity Development	Yes ²	Yes ²	No	No	Yes
City Project Coordination ¹	Yes ²	Yes ²	No	No	No
City Project Hold ¹	No	No	No	No	No



Side Lot Sales: Inventory



- **Lots** must meet eligibility criteria, including zoning, delinquent taxes, demolition clearance, size, adjacency, etc.
- Lots are still \$100!
 - Sold without compliance
- Lots must be less than 7500 square feet
- Now allowing purchase by vendees in land contracts
- May sell commercial lots that were previously used as residential structures



New Program: Neighborhood Lots

- Allows **homeowners** to purchase lots within 500' of their home – must have a PRE
- Limits sales to two per household
- *Sales will have a three-year compliance program, allowing DLBA to reconvey if purchaser is found to be at fault for blight violations*
- Side Lots would graduate to neighborhood lots after 6 months
- Lots sold for \$250
- Sale will require the endorsement of the local (or at-large) Council Member, block club, DLBA Community Partner, or a local City District (or Deputy) Manager

Side Lots will graduate to the Neighborhood Lot Program post 6 months of availability, expanding adjacency to 500 feet for eligible purchasers



SIDE LOT

- Purchase NOW for \$100!
- Must be adjacent to your Home
- No Compliance Period!

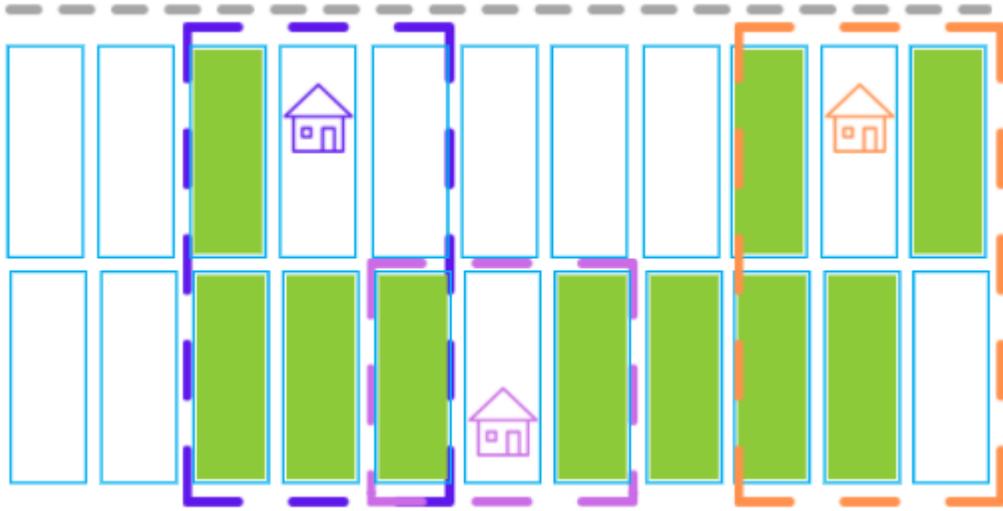


NEIGHBORHOOD LOT

- Purchase NOW for \$250!
- Must be with 500 ft of your Home
- 3 year Compliance Period allowing DLBA reconveyance if blight violations incurred !

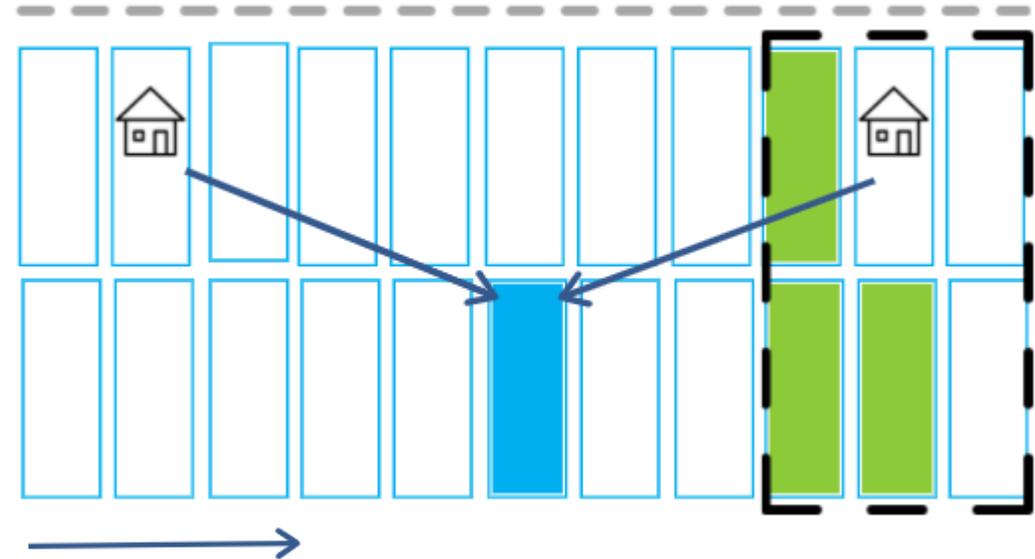
Here's How it All Works

START WITH SIDE LOTS



The DLBA regularly makes DLBA-owned vacant lots available to adjacent and eligible homeowners across the city for only \$100 per lot. You can check to see if you are eligible for a **Side Lot** by visiting buildingdetroit.org/sidelots and typing in your own address.

INTRODUCING THE NEIGHBORHOOD LOT

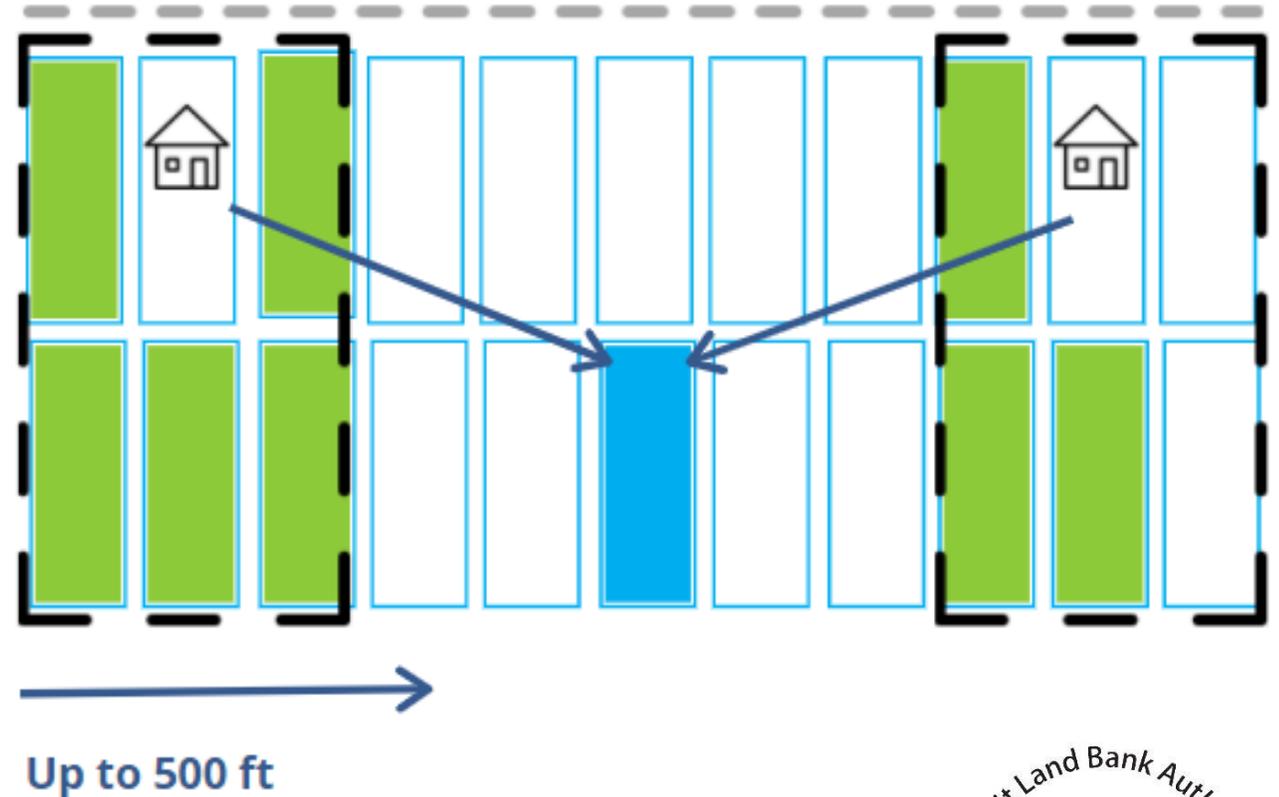


The new **Neighborhood Lot** program makes even more DLBA-owned vacant lots available to Detroit homeowners. Any homeowner within 500ft of a designated Neighborhood Lot that submits an application for the lot and is endorsed by a Neighborhood Lot Endorser is eligible to purchase that lot for only \$250.

Here's How it All Works

WHEN SIDE LOTS ARE PURCHASED

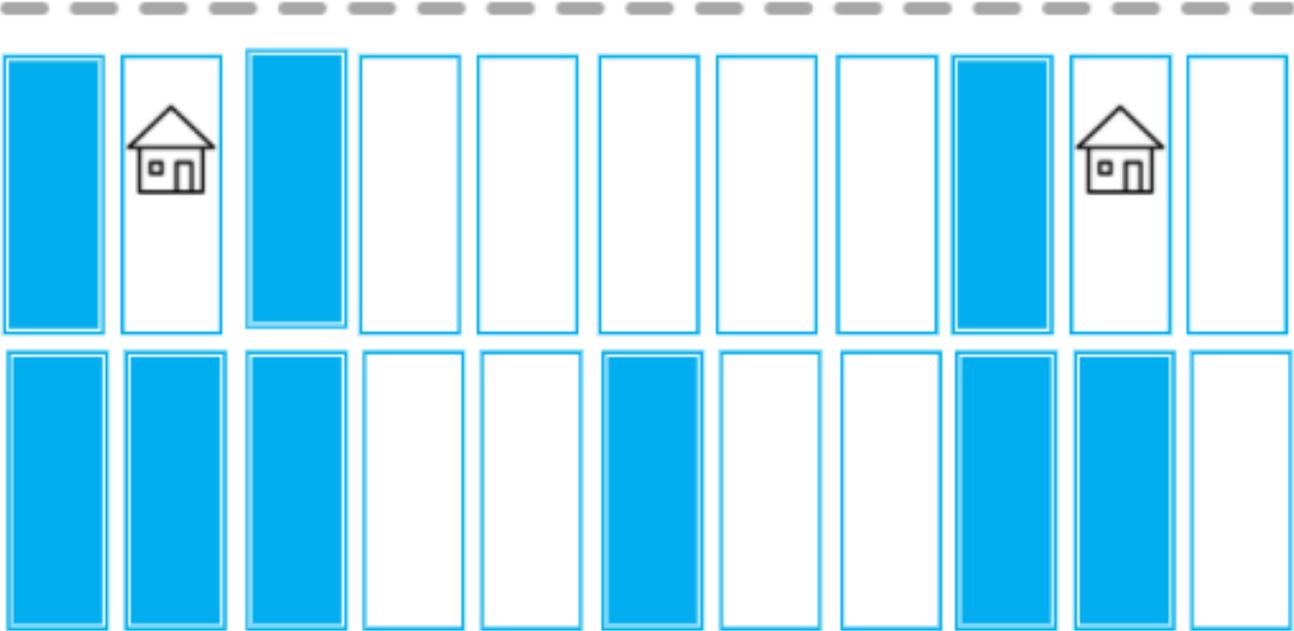
The DLBA encourages all homeowners to check their eligibility for **Side Lots**, as many of these lots across the City will graduate to the **Neighborhood Lots** program after being listed for 6 months.



Here's How it All Works

FROM SIDE LOT TO NEIGHBORHOOD LOT

After a six month sales period, eligible **Side Lots** that are not purchased by adjacent homeowners get converted into **Neighborhood Lots**. This means those lots become eligible to be purchased by homeowners within 500ft giving residents access to more DLBA-owned lots!



Last Chance Reminders: Program Graduation

DETROIT LAND BANK AUTHORITY **SIDE LOT**
REMINDER!!
A SIDE LOT
NEXT TO YOUR HOME IS AVAILABLE
FOR SALE! \$100



Many side lots across the city will graduate to the Neighborhood Lot Program this summer, allowing residents living within 500 feet to purchase

Neighborhood Lots will be priced at \$250 including those previously listed as Side Lots



To apply to purchase lots or to learn more, visit buildingdetroit.org/land-reuse-programs/

Please direct inquiries to inquire@detroitlandbank.org
(313) 974-6869



<p>10015 Yellowstone</p> <p>Side Lot District 7 Show Map</p> <p>PRICE \$100</p> <p>63 Days left</p> <p>APPLY</p>	<p>10010 Sussex</p> <p>Side Lot District 7 Show Map</p> <p>PRICE \$100</p> <p>63 Days left</p> <p>APPLY</p>
<p>10012 Rutherford</p> <p>Side Lot District 7 Show Map</p> <p>PRICE \$100</p> <p>63 Days left</p> <p>APPLY</p>	<p>10022 Petoskey</p> <p>Side Lot District 7 Show Map</p> <p>PRICE \$100</p> <p>63 Days left</p> <p>APPLY</p>

Neighborhood Lot: Endorsers

- Department of Neighborhoods Block Club Registration (<https://detroitmi.gov/document/block-club-neighborhood-organization-application>)
- DLBA Community Partners in good standing (<https://buildingdetroit.org/community-partnership/>)
- Local or at-large City Councilmember
- Local City District (or Deputy) Manager

AVAILABLE NOW!!

- DLBA Endorsement Registration
- Endorser Office Hours – every Tuesday, noon – 1 pm

MEMBERS



Brenda Jones
**PRESIDENT
CITY COUNCIL
PRESIDENT**



Mary Sheffield
**PRO TEM
CITY COUNCIL
DISTRICT 5 - PRO
TEM**



Janeé Ayers
**CITY COUNCIL AT
LARGE**



James Tate
**CITY COUNCIL
DISTRICT 1**



Roy McCalister Jr.
**CITY COUNCIL
DISTRICT 2**



Scott Benson
**CITY COUNCIL
DISTRICT 3**



André L. Spivey
**CITY COUNCIL
DISTRICT 4**

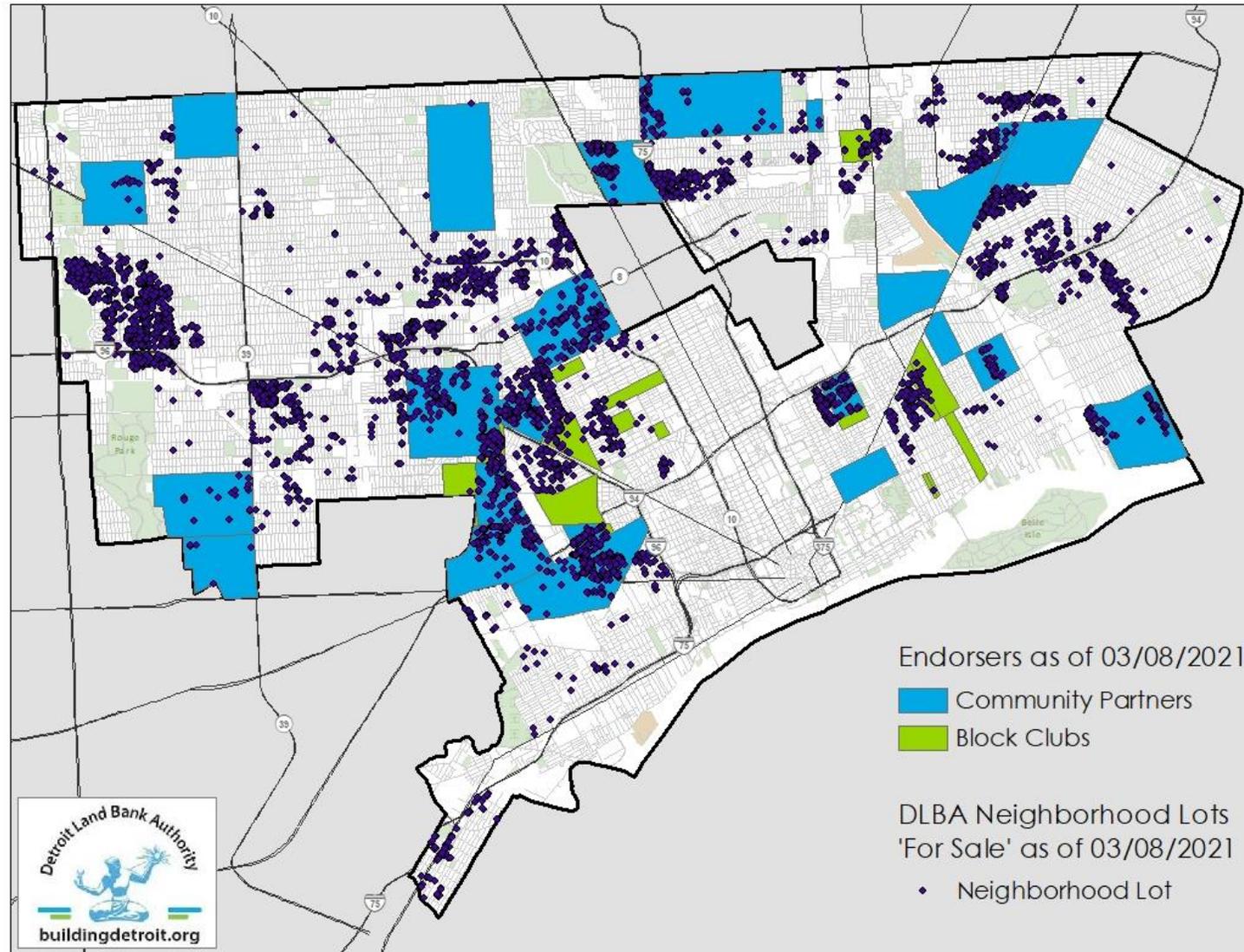


Raquel Castañeda-
López
**CITY COUNCIL
DISTRICT 6**



Gabe Leland
**CITY COUNCIL
DISTRICT 7**

Available Neighborhood Lots



Next Steps



Neighborhood Lot Expansion

- Via purchase inquires to inquire@detroitlandbank.org
- Bi-weekly uploads of non-eligible side lots

Endorser Office Hours

Biweekly sessions hosted Tuesday from noon-1pm

Next session 5/27

<https://zoom.us/j/96005062566>

Roll out of NEW DLBA Land Reuse Programs

- Oversized Lots
- Infill Lots
- Homestead Lots

Side Lot Graduation to Neighborhood Lot Program

- To begin July 1, 2021

Next Steps for interested buyers!

- Apply for a side lot
- Be up to date on taxes
- Show us your side lot for a chance to be featured on the new DLBA Land Reuse Program webpage and on Social Media

[#showusyoursidelot](https://twitter.com/showusyoursidelot)

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A SIDE LOT
NEXT TO YOUR HOME IS AVAILABLE
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DETROIT LAND BANK AUTHORITY SIDE LOT
REMINDER!!
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Step 1 Go to buildingdetroit.org to login or create account	Step 2 Click on "Side Lots" tab to identify lot with your home address or lot address
Step 3 Select "Purchase" and complete application	Step 4 You will receive an email confirmation

To apply for the lot, please visit buildingdetroit.org/sidelots/
Please direct inquiries to inquire@detroitlandbank.org
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Thank You

- For assistance, or additional inquiries please email inquire@detroitlandbank.org, or call [313-974-6869](tel:313-974-6869)

