Neighbors Wanted.

Detroit Land Bank Authority

International Economic Development Council Conference
September 25 – 28, 2016

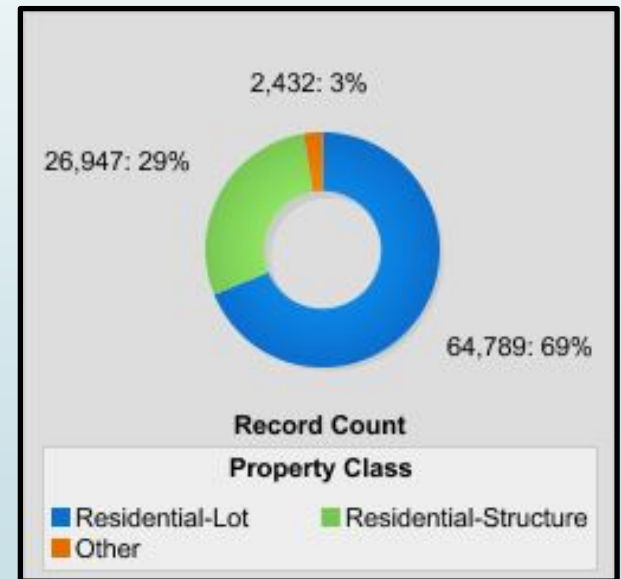**Creating Value through the Effective Use of Land Banks**

Background

- **LAND BANK FAST TRACK ACT** (**Act 258 of 2003**)

- **Detroit Land Bank Authority (created in 2008)**
  - **NSP Program (Local & Federal)**
  - **Number of properties owned/acquired 2008-13:**
    - **1,000**

- **Detroit Land Bank Authority (restructured in 2014)**
  - **Number of properties owned/acquired 2014:**
    - **67,000**
  - **Number of properties owned/acquired 2015:**
    - **89,000**
  - **Number of properties owned/acquired 2016:**
    - **97,000**

Background

The Detroit Land Bank Authority currently hold title to 94,168 as of September 25, 2016.

2,432: 3%

26,947: 29%

64,789: 69%

Record Count

Property Class

Residential-Lot   Residential-Structure

Other

Demolition
(program)

Detroit's blight removal program is largest and fastest in the nation

- With the use of Federal and private funds, properties are demolished in order to remove blight and increase surrounding property values.

- Detroit knocked down its **10,000th** vacant house in 2½ years since Mayor Mike Duggan took office in January 2014. Eight-thousand (8,000) more properties are to come down by end of 2017
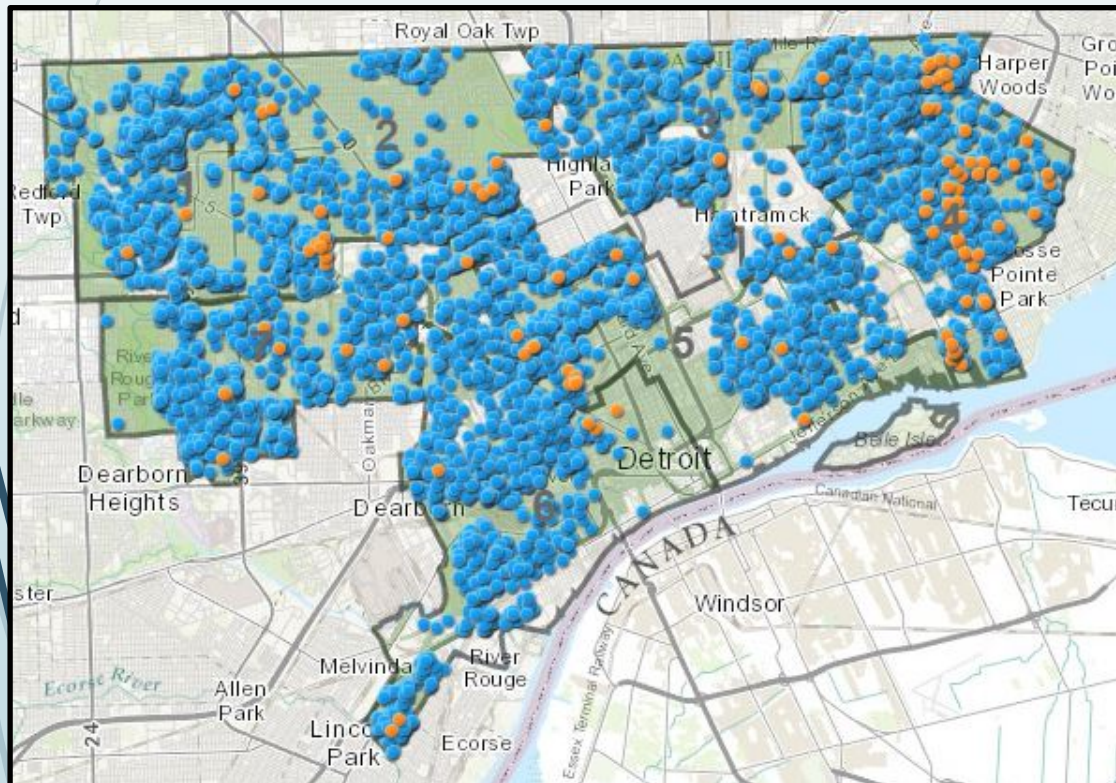
Demolition
(program)

buildingdetroit.org

Detroit runs the largest and most transparent demolition program in the country.

www.detroitmi.gov/demolitions

Number of demolitions

10,632

*Includes all demolitions for which the City has the date that the structure was knocked down, the price of the demo, and the contractor since 2014.

Number of upcoming contracted demolitions
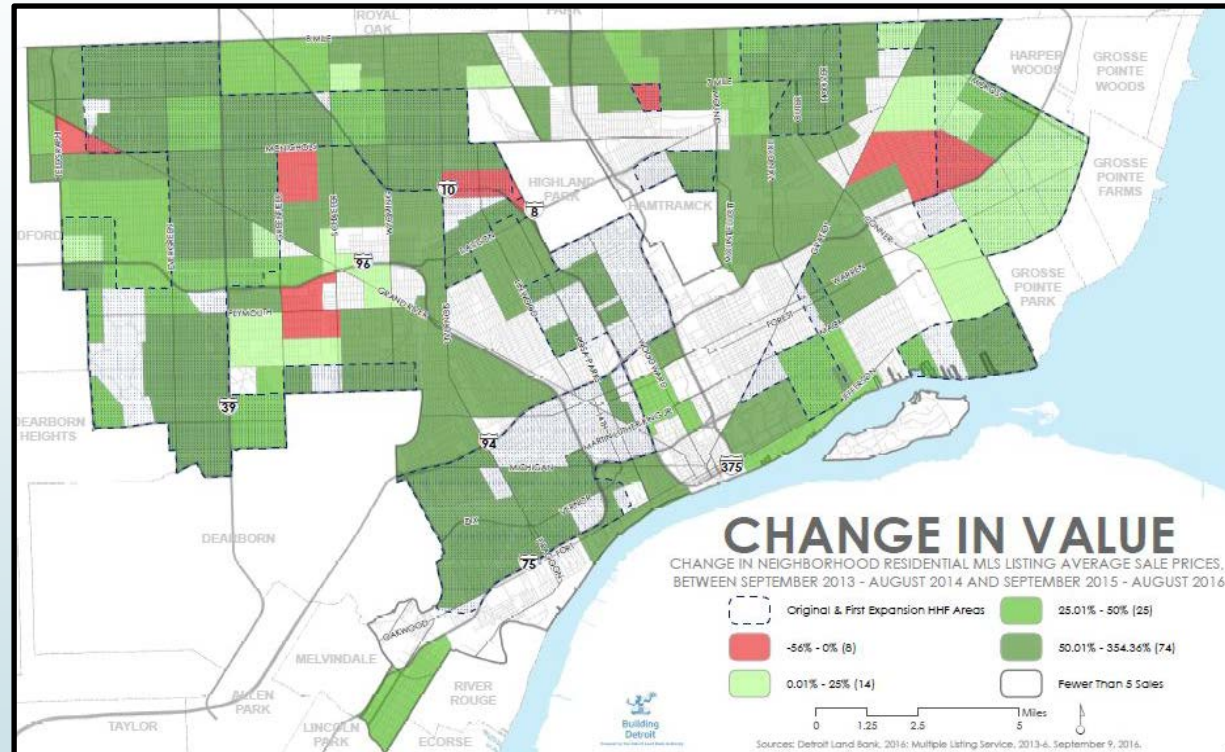
119

Number of demolitions in 2016

3,062

Average price for residential demolition in 2016

$12,581

As of 9/12/2016

Demolition
(program)

CHANGE IN VALUE

CHANGE IN NEIGHBORHOOD RESIDENTIAL MLS LISTING AVERAGE SALE PRICES, BETWEEN SEPTEMBER 2013 - AUGUST 2014 AND SEPTEMBER 2015 - AUGUST 2016

Original & First Expansion HHF Areas
-56% - 0% (8)
0.01% - 25% (14)
25.01% - 50% (25)
50.01% - 354.36% (74)
Fewer Than 5 Sales

Sources: Detroit Land Bank, 2016; Multiple Listing Service, 2013-6. September 9, 2016.

BECAUSE OF HHF DEMOLITION EFFORTS, EACH OCCUPIED HOUSE INCREASED IN VALUE BY **$3,600**

EACH HHF DEMOLITION INCREASED THE VALUE OF HOMES WITHIN 500FT BY **4.2%**

Side Lot
(program)

- The Side Lot program offers property for $100 to the owner of an adjacent occupied home

- The homeowner can acquire up 7 vacant parcels around their occupied property

Auction & Own It Now

(program)   (program)

- The Detroit Land Bank Authority launched the auction website in May 2014 in an effort to connect potential homebuyers with vacant Detroit Land Bank-owned houses. The auction started by selling one home per day, five days a week and is now selling three houses per day, seven days a week.

- The DLBA uploads 80-100 new properties bi-weekly for the O.I.N website. O.I.N is a demand driven program.

- The DLBA has sold almost1,500 homes to new owners through these two programs
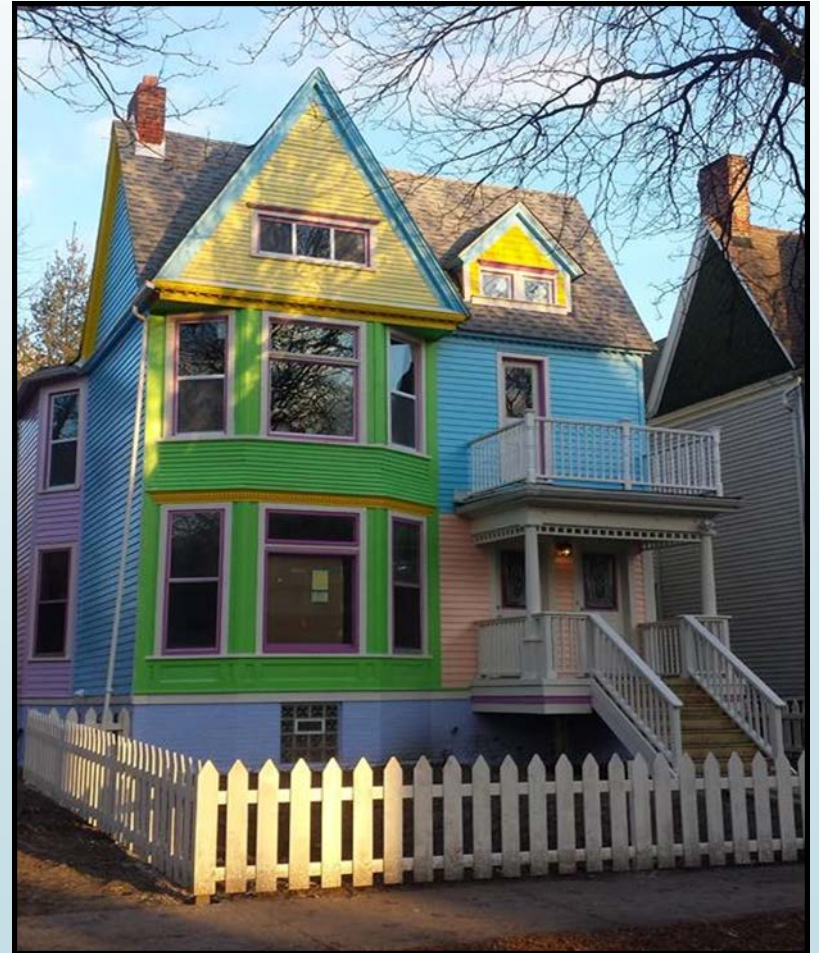
Auction & Own It Now
(program)   (program)

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Auction & Own It Now
(program)   (program)

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Rehabbed & Ready
(program)

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Aims to help naturalize neighborhood housing markets

- Rehabbed & Ready is a philanthropic initiative aimed to improve residential market values in the City of Detroit. Through collaboration with Quicken Loans and The Home Depot, dilapidated DLBA properties undergo full rehabilitation to bring houses to at-or above market conditions.

- As this is a neighborhood-based initiative, there are also parallel efforts in place to reduce blight via the DLBA's existing demolition and nuisance abatement programs within a 2-block radius of the homes selected for the Rehabbed & Ready initiative.
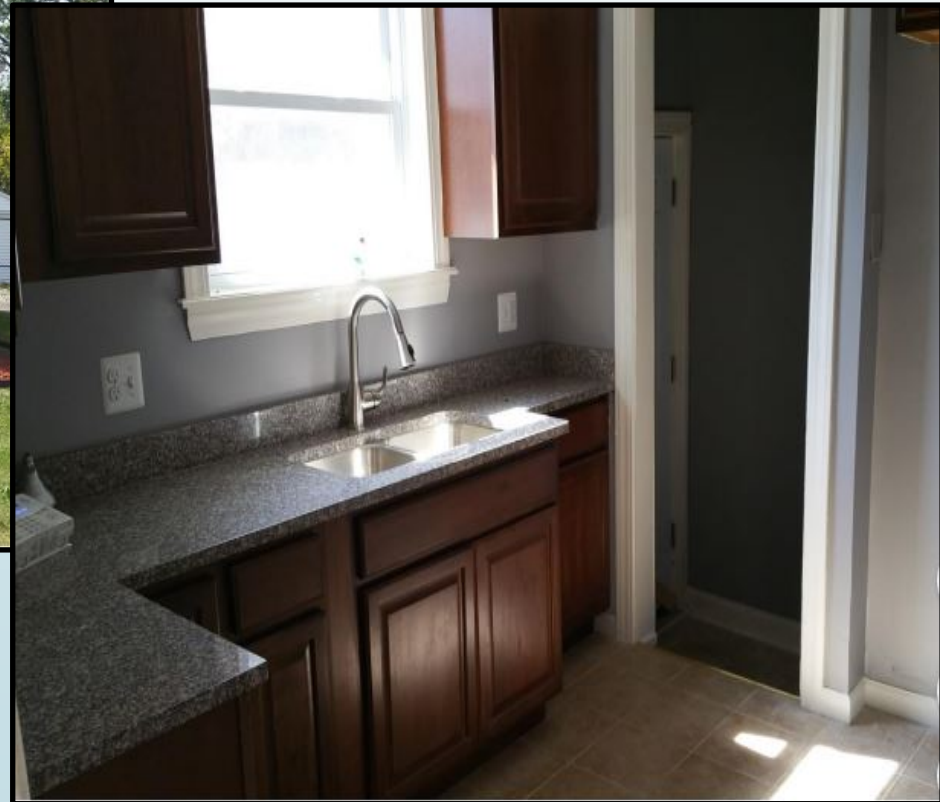
Rehabbed & Ready
(program)

Rehabbed & Ready
(program)

Community Partner
(program)

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➡ The Detroit Land Bank Community Partner program was created to encourage faith and community-based organizations to join the Land Bank in transforming the neighborhoods they serve. Detroit Land Bank Community Partners are able to use Land Bank acquired properties for, home rehab projects, urban gardening, green space projects, or any use that enhance the quality of life in neighborhoods

Fitzgerald Model

- The Fitzgerald Revitalization Project is a new initiative led by the City of Detroit to stabilize and strengthen the neighborhood by transforming publicly-owned vacant land and buildings into community assets

- Rather than work on one lot at a time, the project is focused on 100 vacant buildings and 257 vacant lots at once, all in the Fitzgerald neighborhood