

# Detroit Land Bank Authority

02/29/2024



**TAKE PART**  
Opportunity Rising



# **Detroit Land Bank Authority**

**1. Blight Remediation – Partnership DLBA/GSD**

**2. DWSD Waterlines**

**3. DLBA**

**Buy Back**

**Occupied Property Disposition Program**

**HRD/ DLBA Relocations**

# Blight Remediation

# of Parcels	Area
56	FCA Impact Area
48	Grixdale Area
71	Fitzgerald
58	Nardin Park
51	Dexter/Linwood
29	Safe Schools*
7	Areas of Density*

\*The initial list of properties showed only 10% of parcels as blighted in the safe school areas and only 3% of parcels blighted in the areas of density. Current plan is to expand the footprint of these areas to gather more information.

Dating back to October of 2022...

**935** Parcels Remediated

**\$7,012,500**

**916** Non- ROW Tree Removed

**\$3,206,000**

Vacant Lot Cutting total cost

**\$1,550,000**



# On Social Media

**Detroit Land Bank Authority** February 15 at 3:47 PM

Explore the latest Detroit Land Bank Authority #OpenHouses!

Get an exclusive preview of auction properties with complimentary walk-throughs at DLBA's weekly open house events. Dive into all the details and discover more about each property at [www.buildingdetroit.org](http://www.buildingdetroit.org)

Keep reading to see the full list of properties!

Check out the upcoming open houses for Saturday, February 17, 2024 from 1:00-5:00PM:  
 16509 Woodingham: [www.buildingdetroit.org/properties/16509-woodingham](http://www.buildingdetroit.org/properties/16509-woodingham)  
 4378 Lakewood: [www.buildingdetroit.org/properties/4378-lakewood](http://www.buildingdetroit.org/properties/4378-lakewood)

Unable to attend an open house? Secure a personalized viewing for just \$35! To arrange a private showing, visit the property's listing page and click on "Request Property Showing." Private showings are accessible Monday through Saturday, from 9 AM to 5 PM, and should be scheduled 48 hours in advance of the property sale date.

UPCOMING DETROIT LAND BANK AUTHORITY

## Open Houses

Saturday, February 17, 2024, 1:00 - 5:00PM

**4378 LAKEWOOD, DETROIT MI 48215**  
 DISTRICT 4 FOX CREEK  
 3000 SQFT 4 BEDS 2 BATHS

**16509 WOODINGHAM, DETROIT MI 48221**  
 DISTRICT 2 FITZGERALD/MARYGROVE  
 1955 SQFT 3 BEDS 2 BATHS

**Performance**

Reach		Engagements	
Total	12,807	Reactions	42
Organic	12,807 (100%)	Comments	7
Paid	0 (0%)	Shares	44

**Detroit Land Bank Authority** February 6 at 12:54 PM

This former Auction property in #District5 has undergone an unbelievable transformation!

Seeing the hard work and renovations property owners have done to their #DetroitLandBankAuthority houses and helping to revitalize the surrounding neighborhoods is incredible! Do you have a #Transformation you'd like to share? Send us a DM!

Looking to purchase? See our available properties and learn what it takes to meet compliance by going to [www.BuildingDetroit.org](http://www.BuildingDetroit.org)

#BuildingDetroit #DLBA #Detroit #DetroitRealEstate #Renovation #DetroitHomes #HomeRenovation #DetroitRealEstate #NeighborsWanted #TransformationTuesday

**Performance**

Reach		Engagements	
Total	40,936	Reactions	401
Organic	40,936 (100%)	Comments	31
Paid	0 (0%)	Shares	38

**Detroit Land Bank Authority** January 30 at 2:42 PM

The DLBA's second iteration of the Neighborhood Survey has kicked off and we are eager to provide an update on our progress so far! The goal is to identify and refer privately-owned, vacant and blighted properties to City agencies, departments, and programs for remediation.

This week, the DLBA surveyors will be visiting the following neighborhoods:  
 Five Points  
 Seven-Mile Rouge  
 South of Six  
 Old Redford  
 Melvern Hill  
 Riverdale  
 O'Hair Park  
 Cornerstone Village  
 Moross - Morang

The DLBA surveyors will be coming to your neighborhood to record instances of blight and will be wearing DLBA vests, and their cars will be marked with our logo. Our surveyors will be looking for blight factors including, but not limited to:  
 signs of fire damage  
 are open to trespass  
 or show significant structural damage to the roof, façade, or porch

No one knows a neighborhood better than its residents, and the DLBA is hoping not only for your support in identifying blight, but also your assistance in shaping the outcomes of this survey.

If there are problem properties in your neighborhood, or histories that can provide more insight on the conditions of a property that you would like to share, we encourage you to reach out by emailing us at [neighborhoodsurvey@detroitlandbank.org](mailto:neighborhoodsurvey@detroitlandbank.org)

DETROIT LAND BANK AUTHORITY

## Neighborhood Survey

Legend:  
 Neighborhoods yet to be surveyed (light green)  
 Neighborhoods currently being surveyed (dark green)

Let's work together to reduce blight in the City of Detroit!  
[neighborhoodsurvey@detroitlandbank.org](mailto:neighborhoodsurvey@detroitlandbank.org)

**Performance**

Reach		Engagements	
Total	2,373	Reactions	28
Organic	2,373 (100%)	Comments	4
Paid	0 (0%)	Shares	16

# DWSD WATERLINES

## Language Given to Prospective Homeowners

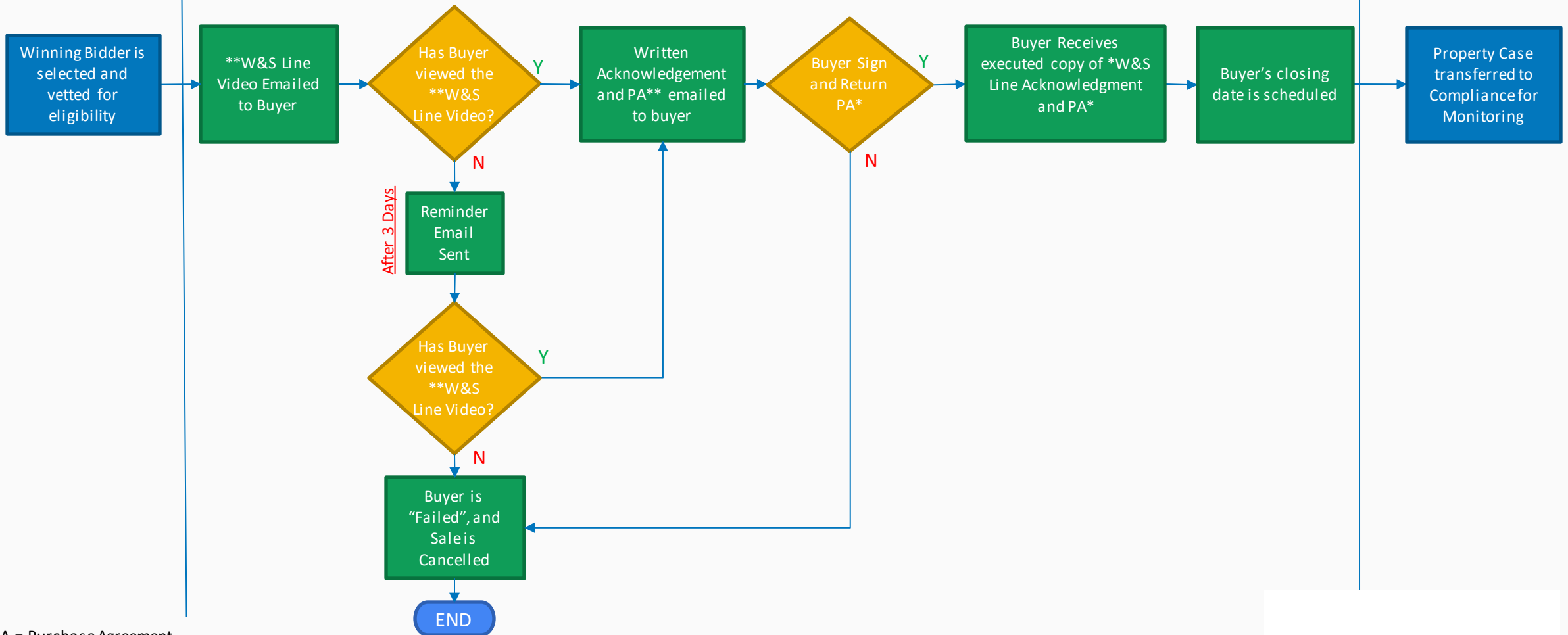
DLBA houses are sold as-is. This means if there are any issues with the water or sewer lines to the house the cost of fixing them is the **full responsibility** of the new owner. These costs can be very expensive, and it is important you understand those costs as part of owning the house

# Water and Sewer Line Video Acknowledgment Process

Sales & Programs

Closing Department

Compliance Department



\*PA = Purchase Agreement

\*\*W&S Line Video = Water and Sewer Line Video Acknowledgement

# Email Notification to Prospective Homeowners

Subject Line: Your Urgent Action Needed: Sign Your Purchase Agreement!

Hello {!Prospective\_Buyer\_\_c.Contact\_\_c}!

Congratulations! You are now eligible to purchase the Detroit Land Bank property located at {!Prospective\_Buyer\_\_c.Property\_\_c}.

Before we proceed further with your purchase, we have an essential step for you to take: **watching a short video presentation**. This video contains crucial information about the water and sewer lines and how this may impact your rehabilitation costs associated with your property.

Watching this video will not only enhance your understanding, but also ensure that you're making an informed decision about your investment.

Please click on the link below to access the video:

[Insert Video Link]

**After watching the video**, you must sign an acknowledgment that you have viewed the video. It will be sent in a separate email to you with your Purchase Agreement and Lead-Based Paint Disclosure. You **MUST** sign these documents to move forward with the purchase of the property. Please follow the instructions below to electronically sign your documents. Once you complete the signing process, your signed documents will be automatically emailed back to us.

**You must sign and return the Video Acknowledgement, Purchase Agreement and the Lead-Based Paint Disclosure within 3-BUSINESS DAYS.**

Please follow these steps to sign your purchase agreement:

**\*\*\*TO PROPERLY VIEW YOUR PURCHASE AGREEMENT, PLEASE OPEN AND SIGN THE PURCHASE AGREEMENT ON A LAPTOP OR DESKTOP COMPUTER\*\*\***

**1. Locate the email in your inbox, subject line, “Your Urgent Action Needed: Sign Your Purchase Agreement!”**

**2. Click the [BLUE BOX](#), “View Document” and a box will appear. Type your name and choose a font to create your electronic signature.**

**3. Click the box to agree to the terms and accept your electronic signature.**

**4. Review the purchase agreement and click the signature box to add your electronic signature. Click the date box to add the date.**

**5. Review the Lead Based Paint Disclosure and click the signature box to add your electronic signature. Click the date box to add the date.**

**\*\*\*VERY IMPORTANT STEP\*\*\***

**6. Once you have reviewed and signed the documents, scroll back up to the top of the page and click “Complete Signing.” Your purchase agreement will automatically be sent back to the DLBA and signed by the DLBA Director. We will email you a copy of your signed documents.**

**Within 5-7 business days** you will be assigned a Closing Specialist. Your Closing Specialist will contact you to schedule a closing date to complete the purchase of the property and assist with any closing questions you may have.

Prior to closing you can schedule a visit and walk through the property. [Click here to schedule a Pre-Closing Property Visit](#)

Additional information:

[Click here to review our FAQ page for in-depth details regarding purchasing and closing rules](#)

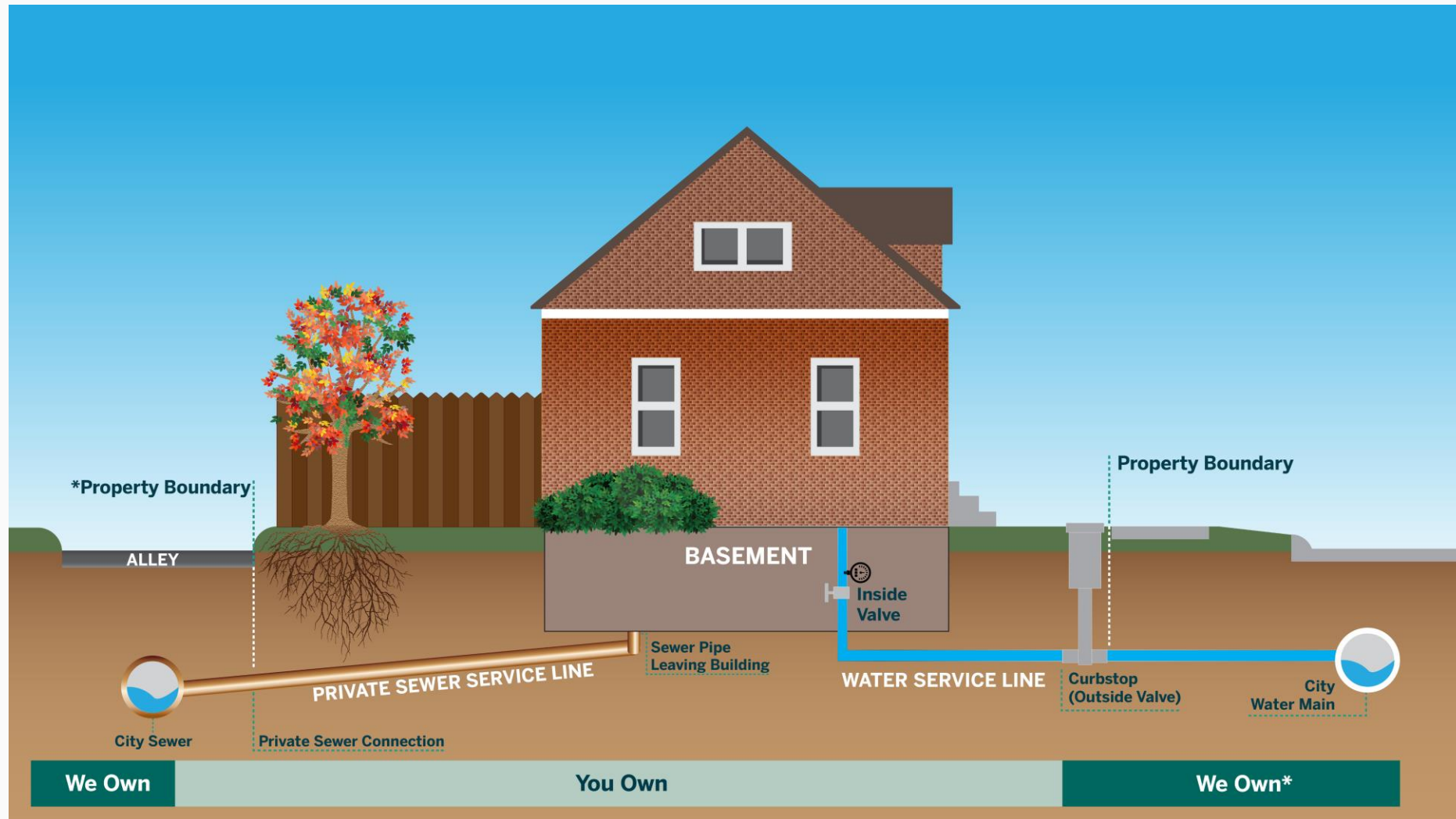
Thank You,

Detroit Land Bank Authority  
[www.buildingdetroit.org](http://www.buildingdetroit.org)



# Responsible Territory

The image below demonstrates the territory responsibility of the water lines and sewer lines for both the homeowner and the City.





# Water Line Existence

## How to find out if a water line exists to the house?

1. A prospective buyer can call a DWSD customer service representative to find out if a water service line exists to the house by asking for the current balance and if water is on. We will not tell them if there is a service line or not at that point\*.
2. Once the property is purchased, the owner will need to contact DWSD to establish an account and schedule a meter appointment. A DWSD Field Services Technician will visit the property with the new owner present. If there is a working meter, the water service will be turned on. If there is not a meter, they will turn on the stop box to see if there is water flow to the house. If a stop box cannot be located or there is no water flow, then we will tell the homeowner that they need to hire a licensed contractor and apply for the proper permits to get a new water service line installed.
3. The new owner will need to hire a licensed contractor to survey water line. They will work directly with the City of Detroit BSEED department and DWSD to pull right-of-way permits depending on the repair or installation. \*\*

\* The service line data is not accurate, so we must do an onsite investigation when the property is sold, and the new owner has access to inside the house. We cannot confirm or deny there is a service line before the sale of the property. Demo contractors and City departments did not always inform DWSD of the disconnections so our records are not accurate, and also some were private disconnections and our previous permits team at DWSD did not keep accurate records.

\*\*We cannot hydroexcavate every DLBA house in inventory as that would cost the DLBA/DWSD more than \$4 million for 5,000 houses. These reasons are why DLBA sells the houses as-is with the possibility of a cut water service line.

# Estimated Costs

How much could it cost to fix or install a **water line** to the house?

Estimated Costs:

- Determining if a water line is disconnected from the house - \$0.00
- Repair costs for a disconnected water line - \$8,000-\$15,000.
  - Most need to be replaced completely because they are old lead lines. By state law you cannot reconnect a lead service line. This means an entire line installation by the private contractor at the homeowner's cost from the water main to the house.

How much could it cost to fix or install a **Sewer line** to the house?

Estimated Costs:

- Finding out if a sewer line is disconnected – The cost of hiring a private plumber to inspect the sewer. The main sewer issues are clogged due to stagnation, or it collapsed over time. Demo contractors and the City do not disconnect sewer lines, only water service ??
- Scoping a sewer line to determine what repairs are needed – scoping is sewer line inspection with a camera and can usually cost \$150-\$300
- Repair costs for a sewer line -- \$10,000 - \$20,000 (based on length and depth of sewer line.)

# 4

## Reimbursements

issued by Detroit Land Bank  
Authority

# 87

## Water Lines

replaced by Detroit Water &  
Sewage Department

# DLBA Programs

**Buy Back**

# Buy Back



Launched in February 2016

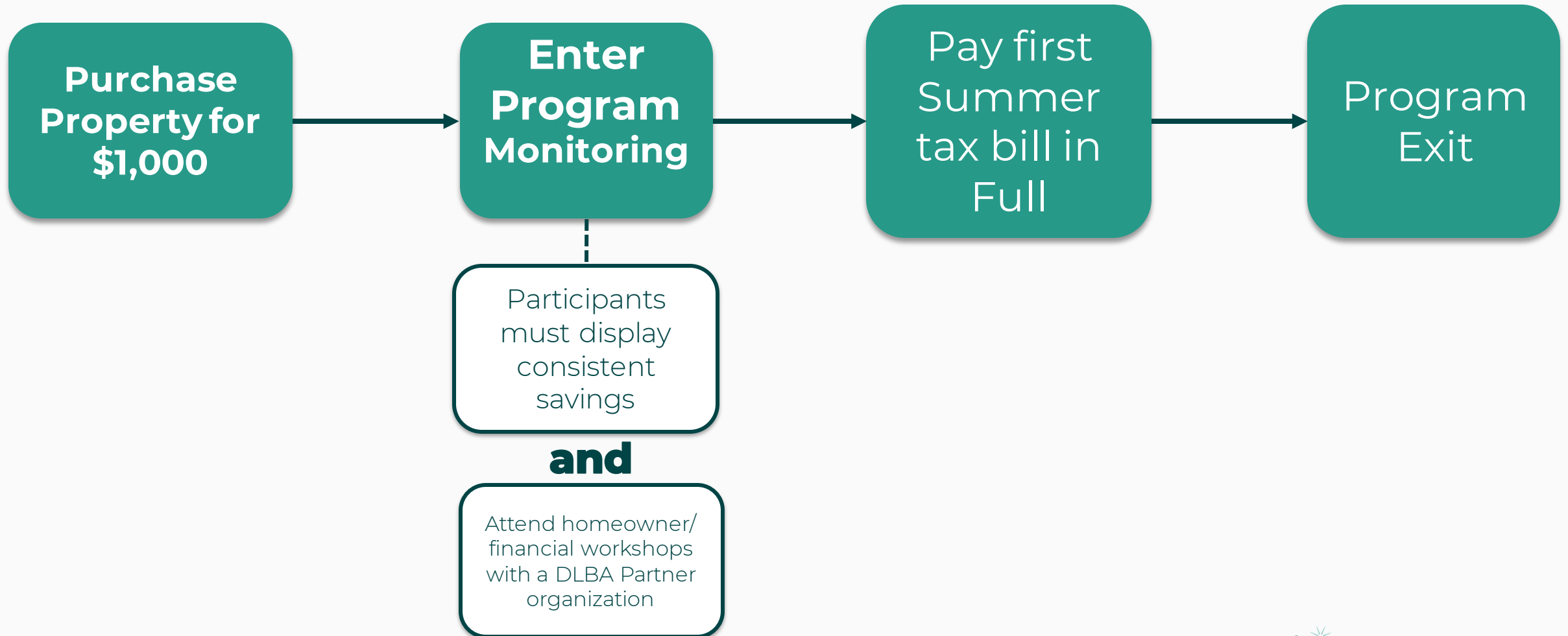


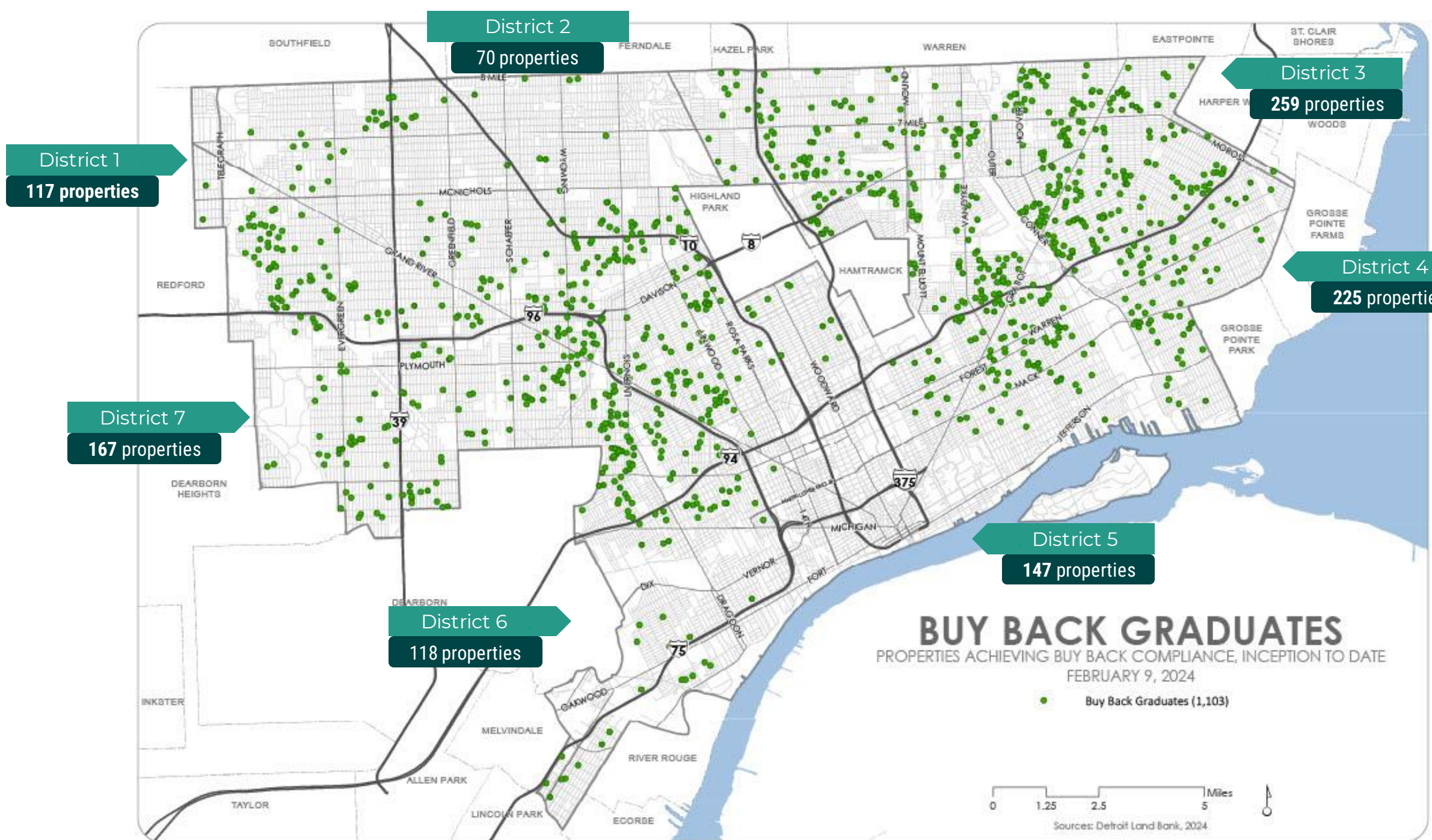
Eligible Occupants of DLBA-owned houses have the opportunity to gain ownership of the house that they occupy.



# Buy Back Participant Pathway

A **qualified** participant will...





# BUY BACK GRADUATES

PROPERTIES ACHIEVING BUY BACK COMPLIANCE, INCEPTION TO DATE  
FEBRUARY 9, 2024

● Buy Back Graduates (1,103)



Sources: Detroit Land Bank, 2024

# Anticipated Upcoming Buy Back Graduates

## Summer 2024

- DLBA expects 80 Buy Back participants to successfully exit the program as homeowners. Bringing the total to over 1,200 individuals who will have graduated the Buy Back Program since inception.

## Summer 2025

- DLBA expects another 100 families to successfully complete the program





# DLBA Programs

**Occupied Property Disposition Program (OPDP)**

# Occupied Property Disposition Program (OPDP)

“formerly the Occupied Non-Profit Program (ONP)”

- OPDP is for those individuals who do not qualify for the Buy Back program.
- This program provides an opportunity for the DLBA to sell occupied property to OPDP partners committed to renovating the houses and working with occupants to help them either stay in the house as a homeowner or tenant, or to provide relocation assistance.

# Occupied Property Disposition Program (OPDP)

Since Inception...

**245**

**Properties**

**Sold/Closed**

as of Jan 31, 2024

**136**

**Properties**

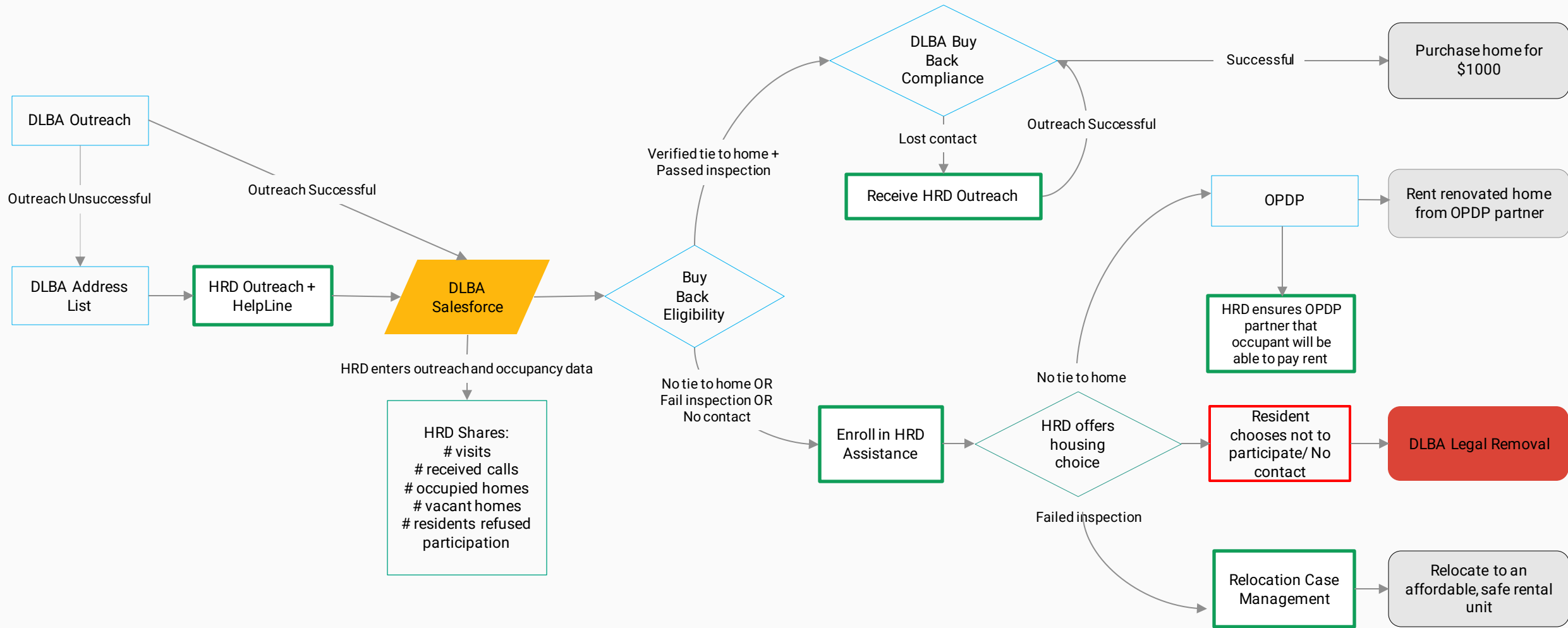
**Achieved Compliance**

as of Jan 31, 2024

# DLBA Programs

**HRD/ DLBA Relocations**

# HRD / DLBA Program Workflow



Dark green boxes indicate what City Council has funded HRD to provide and expand with their most recent \$430,000 GF allocation

# HRD/ DLBA Relocations

- Based on **144** Addresses **referred** to HRD for relocation:

<b>52</b>	<b>40</b>	<b>24</b>	<b>17</b>
<b>No longer occupied</b>	<b>Contacted</b> , sent back to DLBA for eligibility	<b>Relocated</b> by HRD	<b>Active</b> , Receiving Case Management

- The DLBA's current request is outreach assistance for 567 properties, of which just over 30 have immediate relocation requests based on property conditions.

# Thank You!

