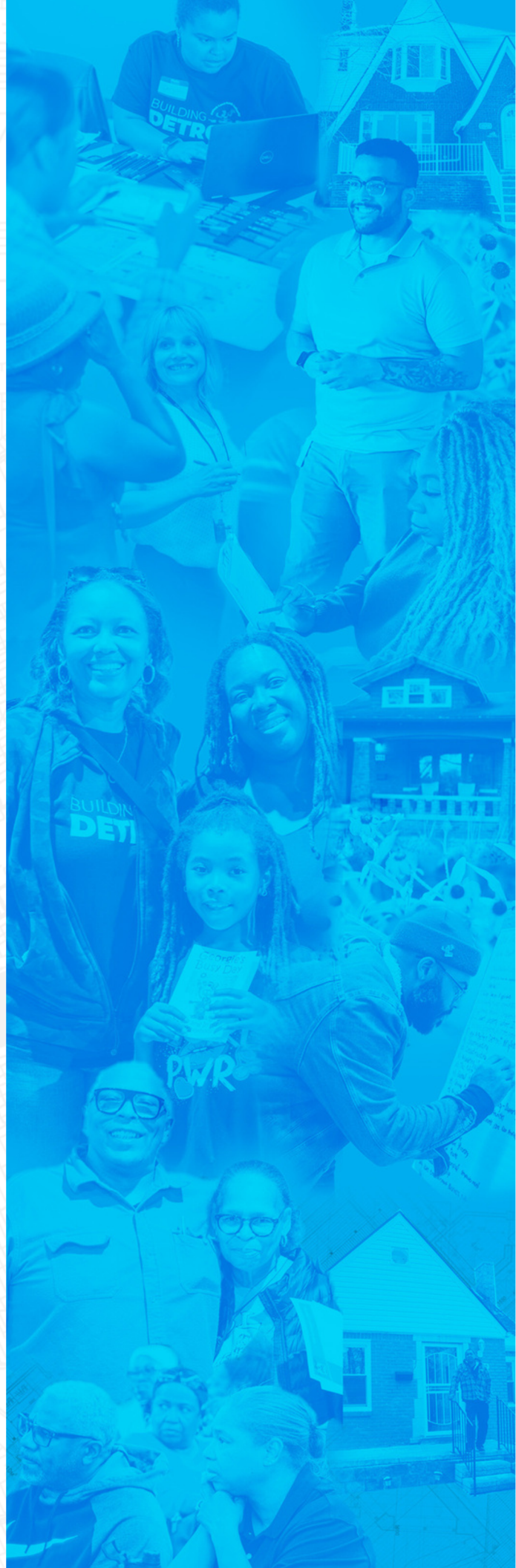


# 2026 SECOND QUARTER REPORT



**DETROIT LAND BANK  
AUTHORITY**  
**BuildingDetroit.org**

A Continued Partnership Focused on  
Visibility & Accessibility to the Community





# Our Mission

**We strengthen Detroit's neighborhoods by transforming vacant and abandoned properties into inclusive community assets.**

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*a word from the*  
**CHIEF EXECUTIVE OFFICER**



January, 15, 2026

The Honorable James Tate  
President Detroit City Council  
Coleman A. Young Municipal Activity Center, 13th Floor  
Detroit, MI 48226

Subject: City Council Quarterly Report, 2nd Quarter FY 2026, Detroit Land Bank Authority  
Dear Council President Tate,

I am pleased to submit this second quarter report on behalf of the Detroit Land Bank Authority (DLBA) to this honorable body. I am proud to share key highlights that reflect our continued focus on community engagement, transparency, and measurable impact for Detroit residents.

Our customer service team closed out December with over 50,000 calls and a 95% answer rate, demonstrating our commitment to accessibility and timely support for Detroiters.

During this quarter, the DLBA continued hosting Talking w/ Tammy, our monthly Instagram Live series that has resonated strongly with the public. These conversations provide residents with direct access to information, real-time answers to their questions, and meaningful dialogue around the issues that matter most.

We also had the privilege of hosting our newest City Council members, Councilmember Renata Miller (District 5) and Councilmember Denzel McCampbell (District 7), for Land Bank tours in their respective districts. These visits provided on-the-ground overviews of DLBA projects, redevelopment strategies, and the tangible impact of our work within their communities.

This quarter, we launched our first multichannel campaign, which included the DLBA's first commercial and billboards across the city. The campaign showcased real properties, real transformations, and the real impact of our programs across Detroit, helping to raise awareness and deepen community engagement.

We also announced the DLBA's first affordable housing development, a \$15 million investment to create 30 new affordable housing units in the Longview neighborhood. Planning is underway, with a groundbreaking anticipated this summer, marking an important expansion of the Land Bank's role in supporting housing stability and affordability.

In addition, we closed out the quarter by announcing significant findings from a new report conducted by the Griswold Consulting Group, which found that DLBA programs have helped generate more than \$2 billion in increased home value for Detroiters. This milestone underscores the long-term economic and neighborhood stabilization impact of our work citywide.

As we welcome a new administration, DLBA remains ready to serve and focused on adapting our strategies to meet Detroit's evolving housing needs while maximizing opportunities for land reuse, reinvestment, and neighborhood stabilization.

We remain committed to transparency, strong community engagement, and close alignment with City Council's priorities. Thank you for your continued partnership and support as we work together to build stronger, more resilient neighborhoods across Detroit.

Respectfully,



TAMMY DANIELS  
Chief Executive Officer  
Detroit Land Bank Authority

# DLBA *fast* FACTS

<p><b>101</b> Auction Closings</p>	<p><b>92</b> Own-it-Now Closings</p>	<p><b>23,323</b> All Sales Across Programs</p>
<p><b>163</b> Side Lots Sold</p>	<p><b>272</b> Neighborhood Lots Sold</p>	<p><b>31,673</b> Total Vacant Lots Sold to Date</p>
<p>- Community Partner Lots &amp; Structures Sold</p>	<p>- Project Lots &amp; Structures Sold</p>	<p><b>1,399</b> Buy Back Closings to Date</p>
<p><b>4,784</b> Currently Monitored Properties</p>	<p><b>13,188</b> Sales Achieved Compliance to Date <i>(Auction, Own-it-Now, Community Partners, NAP)</i></p>	<p><b>2,347</b> NAP Achieved Compliance to Date</p>

# **Inventory** *Total properties: 60,643*

**Structures: 2,827**

**Vacant Land: 57,139**

**Residential: 2,264**

Side Lots for Sale: 2,396

Neighborhood Lots for Sale: 24,907

- Sales/Salvage – Sale Pending: 659
- Sales/Salvage – Unsold: 743
- Demolition: 253
- Occupied: 590

**Non-Residential: 75**

**Accessory: 488**

## **Community Engagement**

Community Meetings Hosted & Attended: 40

Customer Calls Answered: 10,658

Customer Lobby Visits: 1,019

## **Contact**

Main Office: (313) 974-6869

Questions: [inquire@buildingdetroit.org](mailto:inquire@buildingdetroit.org)

Website: [www.buildingdetroit.org](http://www.buildingdetroit.org)

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# PROPERTY REHAB

The Detroit Land Bank Authority's (DLBA) Strategic Development & Construction Management oversees the renovation, construction management, and sale of DLBA-owned renovated structures. The department manages a strategic pipeline of properties selected for renovation based on neighborhood stabilization goals, market potential, and funding alignment. Property Rehabilitation also coordinates closely with internal teams and external partners to ensure compliance with programmatic requirements and to support a data-informed approach to driving homeownership, eliminating blight, and reinvesting in Detroit's neighborhoods.

## SALES STATUS OVERVIEW

As of the close of Q2 of Fiscal Year 2026, the Strategic Development & Construction Management department has successfully completed and sold 121 renovated homes—including both full and partial renovations. These sales reflect continued progress toward the department’s goal of increasing access to quality, attainable homeownership across Detroit.

### WHY PARTIAL RENOVATIONS?

In alignment with DLBA’s strategic goals and funding constraints, partial renovations—also known as exterior-only scopes—are deployed as a targeted investment strategy. These projects focus on critical exterior elements such as roofing, windows, doors, porches, and siding to immediately improve curb appeal, preserve structures, and enhance neighborhood perception.

Partial renovations allow the Property Rehabilitation Department to:

- **Stretch funding further** by investing in more homes with limited resources
- **Support market activity** in emerging areas without full-scale interior rehab
- **Preserve the structure** and prevent further deterioration until a full renovation is feasible
- **Enhance streetscapes** and catalyze additional private or public investment

This approach balances fiscal responsibility with neighborhood impact and supports DLBA’s broader commitment to blight elimination and property value stabilization.

## OPEN HOUSE SCHEDULE

To maintain buyer engagement and promote available inventory, open houses are held at completed properties on a consistent schedule:

- Wednesdays: 3:00 PM – 7:00 PM
- Sundays: 12:00 PM – 3:00 PM

These events serve as a critical touchpoint for community engagement, generating interest from both prospective buyers and neighborhood stakeholders.

## RFQQ UPDATE

The Property Rehabilitation team continues to utilize a standing Request for Qualifications and Quotes (RFQQ) to build and maintain a pipeline of qualified contractors. This has enabled:

- Faster project start times with pre-approved vendors
- A broader pool of contractors
- Greater flexibility in matching project scopes to contractor strengths

The RFQQ remains a critical tool in supporting strategic development and neighborhood revitalization across Detroit.

## CONSTRUCTION PROGRESS

The Property Rehabilitation Department continues active construction across multiple properties, prioritizing both full renovations and targeted exterior improvements. Below is the updated list of properties in progress as of Q2 FY26: (See **tables** on next page.)



## CONSTRUCTION PROGRESS

Property Address	% Complete
16922 Prairie	10%
2920 Baldwin	85%
2921 Baldwin (ext. only)	50%
2452 Beals	55%
639 Kitchener (ext. only)	90%
767 Kitchener (ext. only)	60%
3876 Beniteau	75%
4495 Beniteau	60%
21524 Clarita	80%
4221 Cortland	85%
3812 Richton	0%
4215 Courville	0%
9301 Harvard	0%
18935 Pinehurst	0%
4098 Fullerton	0%
17165 Santa Barbara	95%
12086 Santa Rosa	5%
16890 Prairie	0%
13910 Mayfield	90%
14802 Mayfield	5%
14869 Mayfield	15%

Property Address	% Complete
3029 Seyburn (ext. only)	50%
2463 Townsend	95%
3408 Townsend	95%
3426 Townsend	95%
4008 Three Mile	0%
2626 Webb	0%

## SALES STATUS

Property Address	Sales Status
4291 Cortland	Preparing to List
14907 Mayfield	For Sale
14919 Rochelle	For Sale
16533 Parkside	For Sale
17743 Trinity	For Sale
17216 Chapel	For Sale
18978 Prairie	For Sale



# COMPLIANCE

The Compliance Team assists Detroit property owners with navigating through the compliance rehab agreement as stipulated by their sales purchase agreement or their Nuisance Abatement agreement. We restructured the department in May 2025 to align staffing and resources, which will provide enhanced customer service for property owners.

## COMPLIANCE STATUS MONITORING

The team is currently monitoring 4,784 cases. The Compliance Status Monitoring Aging Summary below highlights the Compliance case status by agreement effective year. 83% of the existing cases are under an agreement dated within the last three years. Potential Reconveyance cases represent 20% of the current caseload. Our team is actively working with the respective property owners to understand if additional time is needed to complete the property rehab or if voluntary reconveyance is an option.

**Compliance Case Monitoring-Agreement Aging Summary as of 12/31/25  
(Auction, Own It Now, and NAP)**

Compliance Status	Agreement Date												Status		Previous Month	Net Change
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Grand Total	% of Total			
Compliance (NAP)	0	0	0	0	0	0	2	5	150	250	286	693	14%	709	-16	
Compliance (Sales)	0	0	1	1	13	76	168	221	458	840	1,059	2,837	59%	2,845	-8	
Compliance Closeout Review	0	0	0	2	2	7	6	17	22	38	27	121	3%	199	-78	
Court Action Recommended	0	0	0	0	0	0	0	3	38	68	9	118	2%	134	-16	
Potential Reconveyance	0	4	14	23	63	189	215	173	165	96	3	945	20%	978	-33	
Reconveyance In Process	0	1	4	2	2	20	20	9	9	2	1	70	1%	129	-59	
<b>Totals</b>	<b>0</b>	<b>5</b>	<b>19</b>	<b>28</b>	<b>80</b>	<b>292</b>	<b>411</b>	<b>428</b>	<b>842</b>	<b>1,294</b>	<b>1,385</b>	<b>4,784</b>	<b>100%</b>	<b>4,994</b>	<b>-210</b>	
<b>% of Total by Agreement Year</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>2%</b>	<b>6%</b>	<b>9%</b>	<b>9%</b>	<b>18%</b>	<b>27%</b>	<b>29%</b>	<b>100%</b>				
<b>Previous Month</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>2%</b>	<b>6%</b>	<b>9%</b>	<b>10%</b>	<b>18%</b>	<b>29%</b>	<b>25%</b>	<b>100%</b>				

## COMPLIANCE ACHIEVED

In December 2025, 177 properties achieved compliance for a total of 1,540 properties year to date. Program to date, 13,118 property owners have achieved compliance. The chart below shows the annual trending by year and monthly trending for 2025.





**Compliance Achieved-Auction, Own It Now, and Nuisance Abatement Program  
As of 12/31/25**

<b>Month/Year Achieved</b>	<b>Auction/Own It Now</b>	<b>Nuisance Abatement Program</b>	<b>Totals</b>
Total 2014	0	24	24
Total 2015	51	392	443
Total 2016	365	439	804
Total 2017	527	149	676
Total 2018	627	102	729
Total 2019	959	182	1,141
Total 2020	744	135	879
Total 2021	1,225	136	1,361
Total 2022	1,973	143	2,116
Total 2023	1,587	125	1,712
Total 2024	1,432	261	1,693
<b>Totals</b>	<b>9,490</b>	<b>2,088</b>	<b>11,578</b>
Jan-25	93	42	135
Feb-25	94	14	108
Mar-25	101	25	126
Apr-25	110	15	125
May-25	173	17	190
Jun-25	150	22	172
Jul-25	115	14	129
Aug-25	58	15	73
Sep-25	78	22	100
Oct-25	93	9	102
Nov-25	81	22	103
Dec-25	135	42	177
<b>Totals 2025</b>	<b>1,281</b>	<b>259</b>	<b>1,540</b>
<b>Program to Date</b>	<b>10,771</b>	<b>2,347</b>	<b>13,118</b>
<b>Currently Monitored</b>	<b>3,958</b>	<b>826</b>	<b>4,784</b>

**POTENTIAL RECONVEYANCE**

The team is currently monitoring 945 cases that are in potential reconveyance, of which 90% of the property owners have completed at least one core requirement. While the graph below highlights that 90% of the cases are greater than two years old, there is opportunity for the property owners to achieve compliance or as many have completed three or more core requirements.

**Potential Reconveyance-Completed Core Requirements Met  
Aging by Agreement Date as of 12/31/25**

Core Items Completed	< 6 Months	6 - 12 Months	12 - 18 Months	18 - 24 Months	2 Years +	Totals	% of Total Status	Prev. Mo. Totals	Net Change
0	0	1	19	26	46	92	10%	103	-11
1	0	0	13	14	59	86	9%	90	-4
2	0	1	7	4	56	68	7%	70	-2
3	0	1	6	2	93	102	11%	88	14
4	0	0	0	2	135	137	14%	127	10
5	0	0	0	3	457	460	49%	500	-40
<b>Totals</b>	<b>0</b>	<b>3</b>	<b>45</b>	<b>51</b>	<b>846</b>	<b>945</b>	<b>100%</b>	<b>978</b>	<b>-33</b>
% of Total	0%	0%	5%	5%	90%	100%			

**RECONVEYANCE**

The DLBA reconveyed 0 properties in December compared to 67 in November. We continue to work with property owners to avoid reconveyance. Below is the annual trending for reconveyance activities by year and monthly trending for 2025.

**Reconveyed Properties  
Trending by Year as of 12/31/25**

Month/Year Achieved	Properties #	Month/Year	Properties #
Total 2015	5	Jan-25	9
Total 2016	47	Feb-25	2
Total 2017	155	Mar-25	4
Total 2018	185	Apr-25	34
Total 2019	128	May-25	25
Total 2020	20	Jun-25	6
Total 2021	225	Jul-25	4
Total 2022	445	Aug-25	5
Total 2023	1,051	Sep-25	16
Total 2024	615	Oct-25	37
<b>Totals</b>	<b>2,876</b>	Nov-25	67
		Dec-25	0
		<b>Total 2025</b>	<b>209</b>
		<b>Program to Date</b>	<b>3,085</b>
		<b>Fail Rate-Program to Date</b>	<b>15%</b>

# DLBA IN THE COMMUNITY

The Communications & Engagement Team's overall strategy focuses on fostering strong connections with Detroit residents and community partners, increasing awareness of DLBA programs, building trust, enhancing transparency, and addressing residents' concerns. A key part of this strategy is educating the community about DLBA initiatives and resources. The team is committed to meeting people where they are, connecting with as many residents as possible through DLBA-hosted meetings, community meeting requests, and active engagement on social media platforms.

# PUBLIC RELATIONS

## MEDIA COVERAGE

The DLBA has continued to receive increasingly positive media coverage throughout the first quarter.

OCT	<i>Detroit Free Press</i>	<b><u>Detroit Land Bank chief: Detroit is running out of derelict homes to rehab</u></b>
	<i>Crain Detroit</i>	<b><u>Detroit Land Bank experiments with apartment redevelopment amid questions about its future</u></b>
DEC	<i>Bridge Detroit</i>	<b><u>Report promotes land bank's impact amid debate over its future</u></b>
	<i>Detroit News</i>	<b><u>Detroit Land Bank fights for its future with five-year plan amid calls for dissolution</u></b>

## COMMUNITY INITIATIVES

The DLBA continued hosting Talking w/ Tammy, our monthly Instagram Live series that has resonated strongly with the public. These conversations provide residents with direct access to information, real-time answers to their questions, and meaningful dialogue around the issues that matter most.

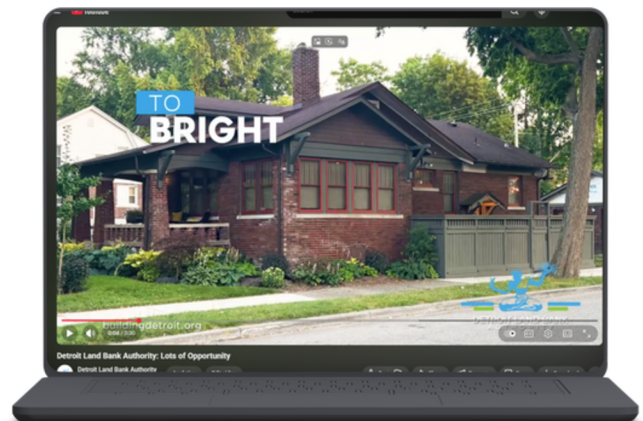
We also had the privilege of hosting our newest City Council members, Councilmember Renata Miller (District 5) and Councilmember Denzel McCampbell (District 7), for Land Bank tours in their respective districts. These visits provided on-the-ground overviews of DLBA projects, redevelopment strategies, and the tangible impact of our work within their communities.

**TALKING with Tammy Q&A**  
 ON INSTAGRAM LIVE 12PM EST MONTHLY

**THIS IS YOUR CHANCE!**

- ASK QUESTIONS
- SHARE FEEDBACK
- HEAR ABOUT THE DLBA'S IMPACT

**DETROIT LAND BANK AUTHORITY**  
 CEO, TAMMY DANIELS



## Q2 COMMUNITY ENGAGEMENT

MONTH	DONS	CITY COUNCIL	CITY INITIATIVES	COMMUNITY PARTNERS BLOCK CLUBS	DLBA HOSTED	TOTAL
October	3	4	7	6	1	21
November	1	4	3	4	2	14
December	2	1	0	1	1	5
<b>Total</b>	<b>6</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>4</b>	<b>40</b>

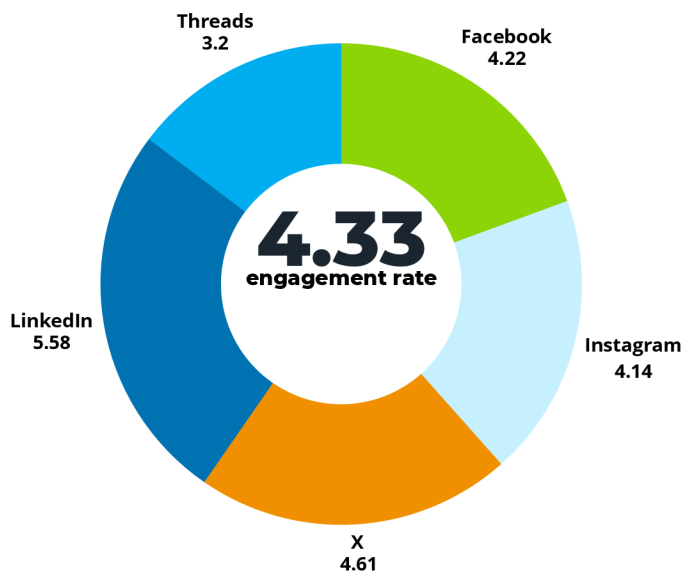
## SOCIAL MEDIA

The DLBA maintained strong momentum on social media this quarter, consistently sharing resident success stories and engaging, informative content. Through posts highlighting rehabs, community projects, and neighborhood revitalization efforts, the DLBA continued to build trust and connection with its online audience.

## Q2 SOCIAL MEDIA FOLLOWERS

Month	Facebook	Instagram	Threads	LinkedIn
October	30,738	18,165	2,871	4,696
November	31,734	18,372	2,896	4,758
December	32,637	18,486	2,902	4,783

### AVERAGE POST ENGAGEMENT RATE



### AVERAGE POST ENGAGEMENT RATE (BY SOCIAL NETWORK)



# PLANNING & ANALYSIS

The Detroit Land Bank Authority's (DLBA) Planning & Analysis Department oversees the acquisition, assessment, pipeline assignments, and listing of DLBA-owned lots and structures. The department also oversees data analysis and coordinates inter-agency planning with other City agencies to inform a flexible and dynamic sales strategy for the organization.

## SIDE LOT & NEIGHBORHOOD LOTS

In Q2, staff listed 254 vacant lots through vacant land programs such as Side Lot, Neighborhood Lot, Improved Lot, and Accessory Structure.

Vacant Land Program	Number of Lots Listed
Side Lot	123
Accessory Structure	4
Oversized Lots	9
Neighborhood Lot	35
IHOA Side Lot	2
Improved Lot	81
<b>Total</b>	<b>254</b>

Given the notable changes to the Vacant Land Policy, the quarterly upload of Side Lots and Neighborhood Lots has been postponed until next quarter. The postponement of the quarterly upload will allow staff time to implement new policy changes that will benefit residents such as allowing up to three street adjacent Side Lots on either side of the eligible home. The next quarterly upload is expected by the end of Q3 and will be the first under the new policy framework.

## CREATE-A-PROJECT

In Q2, the DLBA received 45 Create-a-Project applications, bringing the total program applications to 623. Of the 623 total applications, 254 have been approved as purchasers and moved forward to lot selection. Staff ordered title work on a total of 59 properties during Q2.

Also upcoming is the implementation of the new Land Based Project site program, which will expand upon the framework of the Create-a-Project program and make project-ready assemblages of land more accessible for organizations interested in land-based projects across the city.

District	# of Improved Lots
1	765
2	677
3	1780
4	1013
5	613
6	899
7	923
<b>Total</b>	<b>6,670</b>

## IMPROVED LOTS

The DLBA has identified 6,670 improved lots citywide, with 81 lots listed and 25 lots sold this quarter. In collaboration with the General Services Department (GSD) Blight to Beauty Team, we have successfully reconciled our reporting and removed abandoned fences from over 957 DLBA-owned lots, ensuring these parcels are cleared and ready for the next quarterly upload. Lot clearance is a key priority. In 2026, as we aim to reduce our inventory even further and transition lots into the sales pipeline as side or neighborhood lots.

## STRUCTURE LISTINGS

It is the goal of the HNI team to ensure all eligible structures are listed through Auction or Own It Now within 30 days of receiving an up-to-date inspection and clear title work. Over the past year, HNI staff had a listing goal of at least 200 properties per month

In March of 2025, HNI staff implemented a new Demo Candidate policy which specified new requirements for buyers wishing to purchase properties previously recommended for demolition. These requirements included proof of funds and/or relevant trade licensing and required buyers to view the property prior to bidding.

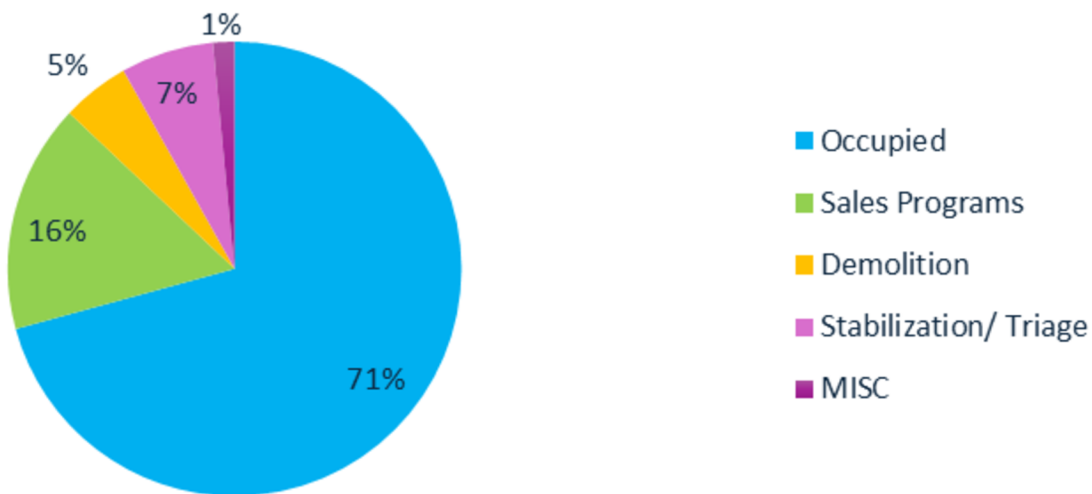
HNI exceeded their goal for the months of October and November, listing over 200 properties each month. Due to the significant reduction of structure inventory, staff listed only 134 properties in December..

## OCCUPIED INSPECTIONS

Department staff help to manage an inventory of just more than 600 DLBA homes known or suspected to be occupied. This management includes inspecting all necessary occupied properties regularly with the goals of identifying vacant properties or establishing contact with occupants to be vetted for programming.

In Q2, HNI staff reviewed 523 occupied inspections at 393 properties. 56 properties are currently under review with the team or are awaiting inspection results. Of these 393 properties, 115 were either confirmed vacant and moved into non-occupied pipelines, or corrections were made in the form of Compliance Reconsiderations, NAP set-asides, and tax foreclosures.

## OCCUPIED INSPECTION PIPELINE OUTCOMES OCTOBER - DECEMBER 2025



## OCCUPIED INQUIRIES

As a part of occupied pipeline management and programming support, HNI staff monitor and respond to several inquiries related to occupancy. These include reports of illegal activity, squatter investigations, reported vacancies, item removals, Cease and Desists, move out requests, and responses to posterings efforts.

OCCUPIED INQUIRIES		
Inquiry Category	Inquiries Received	Inquiries Responded To
Item Removal	17	16
Move Out Request	1	1
Reported Illegal Activity	8	8
Reported Vacancy	23	11
Trespasser/Squatter Investigation	69	65
Cease and Desist	82	76
Response to Postering	23	17
DPD Raid	8	8

## OCCUPIED OUTREACH

In Q2, HNI staff also implemented and concluded a massive outreach effort in partnership with the United Community Housing Coalition. This effort was launched in August of this year with the goal of getting new or better contact information from occupants as well as to assist them with DLBA program eligibility, connections to necessary services, and relocation resources as needed.

Over the past quarter, staff have developed internal tracking systems for survey results, survey results review protocols, and triaging processes to help connect occupants with pathways to housing stability including the DLBA's occupied programs.

# PROPERTY EVALUATION & PIPELINE MANAGEMENT

The Property Evaluation and Pipeline Management Team (PEAP) ordered 927 inspections throughout the second quarter of FY26. 517 of the inspections ordered are a mix of demo requests, demo pulls, reports condition change/fire damage, Own It Now, Auction, Intake Review and Economic Development inspections.

237 inspections were Improved Lot and vacant land postering requests from the Land Reuse Team. These postings help notify residents of an upcoming Improved Lot and other vacant land listings. 118 of the lots posted are currently listed for sale and 31 lots have sold. The remaining lots are under review by the Land Reuse Team to determine next steps.

32 inspections were Encroached Property posterings. The Encroached Properties Policy was created to assist in selling certain DLBA-owned lots that are encroached upon by structures primarily located on adjacent non DLBA-owned lots.

There were 109 recently reconveyed structure inspections ordered during this period. Properties that have been returned to DLBA inventory through the reconveyance process due to failure to achieve compliance need to go through the Quiet Title (QT) process before they can be listed for sale again.

There were 32 NAP (Nuisance Abatement Program) QT Quarantine inspections completed during this period. These are properties the DLBA was granted title for after receiving a default judgement from a NAP lawsuit.

Inspection Type	Number of Properties
Recurring Inventory Inspections	517
NAP QT Quarantine Inspections	32
Post-Reconvey QT Inspections	109
Improved Lot & Vacant Land Posters	237
Encroached Property Posters	32
Total	927

# PRE-DEVELOPMENT

The objective of the Pre-development Team formed on August 1, 2025, is to make small to medium-scale development easier on DLBA owned land. This will be accomplished through environmental assessments, rezoning, clearing titles, parcel combinations and splits, acquisition of key parcels, utility assessments, alley improvements, and property tax abatements, among other possible tools. These efforts will help reduce the cost of residential construction which can accelerate housing production, expand homeownership opportunities, and increase population.

In November, we received funding for our pre-development efforts from Rocket Foundation. Also, we are partnering with Detroit Planning and Development Department on their Pathways to Removing Obstacles to Housing grant and are applying for an EPA Brownfield Assessment grant.

## REZONING

The Pre-development Team has started rezoning parcels in two high demand areas: Woodbridge and Core City. The rezonings are necessary because these parcels are zoned Planned Development (PD) and these can only be developed into the plan that was approved. For example, 4830 Trumbull was part of University City II and only developments approved in that urban renewal plan can be built, severely limiting the ability for developers to build. Our rezoning will make construction possible.

## ENVIRONMENTAL SITE ASSESSMENTS

The Pre-development Team has started rezoning parcels in two high demand areas: Woodbridge and Core City. The rezonings are necessary because these parcels are zoned Planned Development (PD) and these can only be developed into the plan that was approved. For example, 4830 Trumbull was part of University City II and only developments approved in that urban renewal plan can be built, severely limiting the ability for developers to build. Our rezoning will make construction possible.

## SITE SELECTION REQUESTS

We have received and completed three requests for site selection help from DEGC and the City of Detroit.

- Epic Health – Find 0.6 – 1 acre sites for medical buildings in council districts 4, 5, and 6. In addition, find residential sites 2 – 3 or 10+ acres across the whole City.
- Kid’s Talk Program – Find approximately two-acre sites in the greater downtown for a non-profit development.
- Better Made – Provide land ownership information in the neighborhood adjacent to their facilities.

## ACQUISITIONS AND CORRECTIVE TRANSFERS

In 2025, we processed 68 donations and 75 corrective transfers.

ACQUISITIONS AND TRANSFERS												
Month	January	February	March	April	May	June	July	August	September	October	November	December
Donations	15	3	14	17	1	1	9	0	2	5	1	0
Corrective Transfers	2	6	4	12	9	1	2	14	10	7	5	3

## TITLE SEARCH

We conduct title searches on all properties that we are considering for our programs. When there are issues found with the title, we conduct a quiet title action to resolve those issues.

TITLE PROCESS RESULT	
Awaiting Certified and recorded judgement	5
CTC Pending - External	38
QT Action In Process	60
QT Action Preparation	14
Title Problem Identified	18
Title Process	688
Title Search Ordered	621
<b>Total</b>	<b>1,444</b>

## INFORMATION BUILDOUT

To determine the market readiness of each neighborhood, lots of market research needed to be conducted. For example, the Team collected data on residential construction location, private and public vacant land sales, NEZ locations and process, Neighborhood Framework Plans, and locations of underground storage tanks.

Also, we collected infrastructure locations for future modeling. We obtained sewer and water mains from DWSD and will be able to estimate cost for utility hookups for new developments on DLBA owned properties soon.

## RESEARCH & ANALYSIS

### GENERAL UPDATES

The Research & Analytics (R&A) team continues to collaborate with the Title and Quiet Title (QT) teams to develop comprehensive reports, dashboards, and data infrastructure aimed at improving internal workflows and enhancing pipeline visibility. Routine data support for the Title Team has been expanded, and the team has assumed responsibility for additional external metric reporting for both the Cabinet and DWSD. In partnership with Griswold Consulting Group, we are advancing an analysis of the impact of DLBA interventions on neighborhood property values; all relevant data has been cleaned, prepared, and delivered to the vendor for processing.

## PROJECT HIGHLIGHTS

Key initiatives include the execution of LRA updates for Eastern Market, IVGV, Straight Gate, and 2026 IHOAs, as well as the development of critical data infrastructure for the Pre-Development, Title, and QT teams. The team has collaborated with Housing and Neighborhood Initiatives to establish Salesforce data flows that facilitate property sales for the Detroit Housing Commission. Additionally, data integration and coordination with BSEED and the Demolition Department have been strengthened to improve visibility into ODM data. All scheduled data maintenance activities—including USPS data updates, BSA, Calls for Service, backend checks, and tax updates remain on track.

## 5/50 WAIVER AND PROPERTY TRANSFER AFFIDAVITS (PTAS)

The team has successfully addressed numerous 5/50 waiver inquiries and worked closely with the Office of the Assessor to reconcile ownership records across the city. DLBA now files PTAs for all closings after 50 days, encompassing both acquisitions and dispositions. Historical property transfers have been reconciled, and PTAs are now filed monthly to maintain compliance. To further streamline operations, monthly meetings with the Assessor are being established to review filings and optimize shared processes.

	Disposition PTAs filed	Acquisition PTAs filed
<b>October</b>	893	105
<b>November</b>	396	1
<b>December</b>	4	4

5/50 WAIVERS	
<b>October</b>	11
<b>November</b>	9
<b>December</b>	1

# REAL ESTATE, SALES & MARKETING

The Detroit Land Bank Authority's (DLBA) core blight remediation effort is the disposition of property. The Real Estate, Sales & Marketing Department facilitates structure and land sales through a wide range of programs. Most of the DLBA's structure and land transactions are online through the Auction, Own It Now, Side Lot, and Neighborhood Lot platforms. The DLBA also sells property through Rehabbed & Ready, Occupied Programs, Real Estate team, and, per the Memorandum of Understanding with the City of Detroit, the DLBA engages in real estate transactions in support of strategic City initiatives.

## AUCTION

The DLBA auctions houses daily on its website, [buildingdetroit.org](http://buildingdetroit.org). Auction properties are the DLBA’s strongest rehabilitation candidates, focused in areas with the best potential return on buyer investment. The number of available Auction properties continues to decline as the DLBA exhausts its strongest inventory and moves into neighborhoods with weaker real estate markets and structures requiring more extensive sales preparation and renovation.

OWN-IT-NOW CLOSED COMPARISON OF FISCAL YEAR Q2 CLOSING	
YEAR	TOTAL CLOSED (Q2)
2017	145
2018	203
2019	246
2020	534
2021	814
2022	113
2023	291
2024	200
2025	172
2026	92

AUCTION CLOSED COMPARISON OF FISCAL YEAR Q2 CLOSING	
YEAR	TOTAL CLOSED (Q2)
2016	100
2017	98
2018	131
2019	222
2020	116
2021	115
2022	62
2023	185
2024	75
2025	100
2026	101

## OWN-IT-NOW

Own It Now responds to public requests for properties in emerging neighborhoods. Any person can contact the DLBA with an address, and with certain exceptions, we will work to list the property for sale. Once a property is listed online, offers are accepted 24 hours a day, seven days a week. The first offer on a property triggers a 72-hour countdown and the person with the highest offer at the close of that timeframe wins the property

## AUCTION AND OWN-IT-NOW CLOSED BY COUNCIL DISTRICT FOR Q2

	1	2	3	4	5	6	7	Grand Total
Auction	7	9	27	23	14	6	15	<b>101</b>
Own It Now	11	6	28	18	8	7	14	<b>92</b>
<b>Grand Total</b>	18	15	55	41	22	13	29	<b>193</b>

### BIDDERS

Closings are only one way to measure market demand for a given region. The number of applications processed also informs demand as seen in the table below

## AUCTION AND OWN-IT-NOW BIDDERS BY COUNCIL DISTRICT FOR Q2

	1	2	3	4	5	6	7	Grand Total
Auction	77	53	249	145	138	96	157	<b>915</b>
Own It Now	160	149	465	504	237	125	400	<b>2040</b>
<b>Grand Total</b>	237	202	714	649	375	221	557	<b>2955</b>

## DISCOUNTS BY CATEGORY FOR FOR Q2

Applications	% Off	Approved	Rejected	Used
City Employee	50	79	17	18
Detroit School Employee	50	15	14	0
Skilled Trade Employment Program (STEP)	50	6	1	4
Homebuyer Counseling	20	31	6	27
Community Partner Endorsement	20	0	0	0
Community Resident-Fitz	80	1	0	1
Community Violence Intervention	50	0	5	0
Veterans Discount	50	3	2	2
Benefits-Period Homeowner Program	50	0	1	0
<b>Q2 Total</b>		<b>135</b>	<b>46</b>	<b>52</b>

## SIDE LOTS & VACANT LAND REUSE

The Side Lot program caters exclusively to Detroit homeowners and provides easy access to vacant lots adjacent to occupied homes for \$100. Since 2014, and as of the date of this report, the DLBA has sold 31,621 Side Lots, making it the Land Bank’s most popular sales platform. During Q2, the DLBA sold 161 Side Lots, as well as 261 Neighborhood Lots, 11 Accessory Structure/Oversized Lots, 1 IHOA Lots, 42 Improved Lots, and 61 Create-A-Project Lots.

SIDE LOTS SOLD BY COUNCIL DISTRICT FOR Q2								
Month Sold	1	2	3	4	5	6	7	Grand Total
October	9	2	15	22	4	6	6	<b>64</b>
November	8	2	15	8	4	7	9	<b>53</b>
December	4	4	13	10	2	5	6	<b>44</b>
<b>Grand Total</b>	<b>21</b>	<b>9</b>	<b>43</b>	<b>40</b>	<b>10</b>	<b>19</b>	<b>21</b>	<b>163</b>

\*(+/- 1 variance)

## COMMUNITY PARTNERSHIP & ECONOMIC DEVELOPMENT

The Community Partnership and the Economic Development teams work collaboratively on a wide variety of projects. Developers and Community Partners follow the same process for property acquisition, however, with a recent policy amendment, our Community Partners now receive additional benefits. Applicants looking to acquire property through either track may do so through the application portal process or through the marketing program.

A couple built a new personal residence and accessory dwelling unit (ADU) using masonry construction for both structures. This infill project is an example of what increased density can look like on parcel zoned R2.



## OCCUPIED PROGRAMS

The DLBA's Occupied Programs focus on providing pathways for occupants living in DLBA-owned properties, along with returning properties to the tax roll. The DLBA's people-first approach includes the Buy Back Program and Occupied Property Disposition Program.

### BUY BACK PROGRAM

The Buy Back Program provides a path forward for occupants of DLBA-owned houses. It allows an eligible occupant of a DLBA-owned property the opportunity to gain ownership of the house in which they live. After qualifying for Buy Back and purchasing the property for \$1,000, the occupant officially enters program monitoring and must display consistent savings until their first tax bill is issued and paid in full in July of next calendar year. Participants also attend regular homeowner and financial workshops with DLBA partner organizations and must pay their first Summer tax bill in full before exiting the program.

BUY BACK CLOSINGS IN Q2		
Month -Year	Closed	Total
Oct 2025	1	\$1,000
Nov 2025	7	\$7,000
Dec 2025	9	\$9,000
<b>Grand Total</b>	17	\$17,000

EXECUTIVE SUMMARY	
<b>Buy Back Closed (Inception to Date)</b>	<b>1,399</b>
Buy Back Complete (Inception to Date)	1,240
Monitor Compliance for immediate exit	36
Monitor Compliance for August 2026	60
<b>Reconveyance Complete</b>	<b>24</b>

## OCCUPIED PROPERTY DISPOSITION PROGRAM

For occupied properties that do not qualify for Buy Back, the Occupied Property Disposition Program (OPDP) provides an opportunity for the DLBA to sell occupied property to OPDP Partners. Partners are committed to renovating the houses and working with occupants to help them stay in the house as a homeowner or tenant, or to provide relocation assistance. The policy enacting the Occupied Property Disposition Program was approved by the Detroit Land Bank Board of Directors in December 2021 and transfers through OPDP began in 2022.

Q2 OCCUPIED NON-PROFIT/ OCCUPIED PROPERTY DISPOSITION PROGRAM CLOSINGS	
Month -Year	Closed
Oct 2025	9
Nov 2025	5
Dec 2025	1
<b>Grand Total</b>	<b>15</b>

EXECUTIVE SUMMARY	
ONP/OPDP Closed	318
ONP/OPDP Compliance Acheived	220
Reconveyance Complete	17

# LEGAL

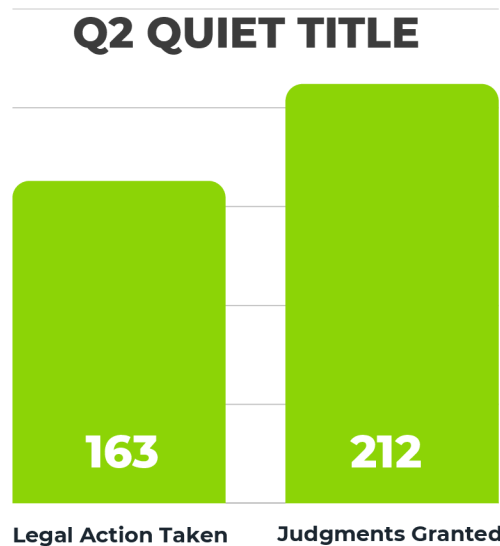
The Legal Department is responsible for the legal affairs of the Detroit Land Bank Authority (DLBA). The Legal Department provides legal advice and support to the DLBA that facilitates property disposition, remediates nuisances, and addresses illegal activity at properties throughout Detroit, helping the DLBA achieve its goal of restoring blighted and vacant properties to productive use. The Legal Department also represents the DLBA in a variety of legal, regulatory, transactional, and other contexts.

The response to the coronavirus pandemic continued to impact some of the Legal Department's activities during the second quarter of fiscal year 2026. During this quarter, courts were open primarily on a remote basis for certain civil actions including quiet title and nuisance abatement.

## QUIET TITLE

The Legal Department files and oversees expedited Quiet Title Actions pursuant to extraordinary legal authority granted to land banks in Michigan under Section 9 of the Land Bank Fast Track Act, MCL 124.759., which allows the DLBA to obtain quiet title more efficiently, quickly, and cost-effectively than private parties or municipalities. The DLBA files quiet title actions on its properties in support of its commitment to sell structures with clear, insurable title. By doing so, the DLBA provides buyers with confidence in their ownership and any investment they make in property purchased from the DLBA. Clear title also fulfills a standard requirement of a lender providing financing secured by a mortgage.

During the second quarter, the Quiet Title Team received judgments clearing title to 212 properties and filed 9 additional lawsuits representing 163 properties.



## NUISANCE ABATEMENT ABANDONED PROPERTIES

The DLBA established its Nuisance Abatement Program (NAP) in February 2014, after the Detroit City Council delegated to the DLBA non-exclusive authority to commence Nuisance Abatement litigation on February 18, 2014 (Council Action Number 23). The criteria for being designated as a NAP-eligible property include that the property is vacant, boarded, and appears to be abandoned or neglected.

The NAP team identifies potential properties using several resources, including city-wide surveys as well as input from the City's Department of Neighborhoods, community groups, and neighbors. Specific locations are then verified by investigators, who place a large notice (poster) on the property.

To achieve proper service of process, the DLBA searches tax, title, and other records for each property to determine current interest holders of record, including owners, mortgage companies, and other lien holders. A NAP civil suit names current owners and other interest holders of record and requests abatement of the nuisance created by the property's condition. Owners or interest holders in a property who fail to respond to the lawsuit or enter into an agreement with the DLBA to abate the nuisance, may lose their ownership rights to the property at a hearing for default judgment.

During the first quarter, the Legal Department initiated no new nuisance abatement proceedings. For the existing NAP matters, court proceedings were conducted in a primarily remote format, and 37 judgments transferring title to the DLBA were issued. In addition, the NAP Team entered into 76 abatement agreements with private owners to rehabilitate their properties.

NAP agreements continued to be a successful tool in addressing private blight with 58 properties achieving Compliance in the first quarter, including the following examples:

## **BEFORE AND AFTER** RENOVATED AS A RESULT OF A NAP AGREEMENT

*District 1*



*District 3*



## **DRUG HOUSE UNIT**

The Drug House Unit (DHU) is a part of the NAP team and represents a joint effort by the Detroit Police Department (DPD) and the DLBA to help stabilize neighborhoods by addressing the use of properties for drug trafficking. The DHU receives weekly emails from DPD reporting properties where officers found drugs and drug paraphernalia during surveillance and raids. Using this information, the DHU determines next steps based on the ownership of the property. If a property is privately-owned, and more than two raids occur within a 12-month period, the DHU may proceed with a lawsuit. If a property is DLBA-owned, the DLBA's Occupied Property Team determines how to address occupancy at the property based on its internal investigation into the nature of the reported activities.

During the second quarter, DPD reported 56 applicable raids to the DHU. Of these, 49 occurred at privately-owned properties. Only privately owned, single-family residences are eligible for DHU action, so warning letters were sent or are in the process of being sent to these property owners. The remaining 7 raids were conducted at DLBA-owned properties and are under investigation by the Occupied Properties Team. 7 Nuisance Abatement lawsuits were filed for illegal narcotic activity during the second quarter.

## **FREEDOM OF INFORMATION ACT (FOIA) REQUESTS**

Under the Michigan Freedom of Information Act (FOIA), MCL 15.231 et seq., all persons, except those who are incarcerated, can submit a FOIA request to the DLBA FOIA Coordinator. During the first quarter, the DLBA received 14 new FOIA requests and completed all 14 within the statutory timeframes. The DLBA issued another 2 response during the first quarter pursuant to a request that requires periodic responses over a six-month period. 2 were completed within the statutory timeframes.

# ADMINISTRATION & SUPPORT

The Administration & Support Departments of the Detroit Land Bank Authority direct the day-to-day operations and centralized resources of the DLBA. Providing Office Management, Information Technology, Data Solutions, and Customer Service support. In addition to internal programming, they also support the vast programs utilized by external stakeholders, the public, and other City entities including the DLBA's Salesforce database and [buildingdetroit.org](http://buildingdetroit.org).

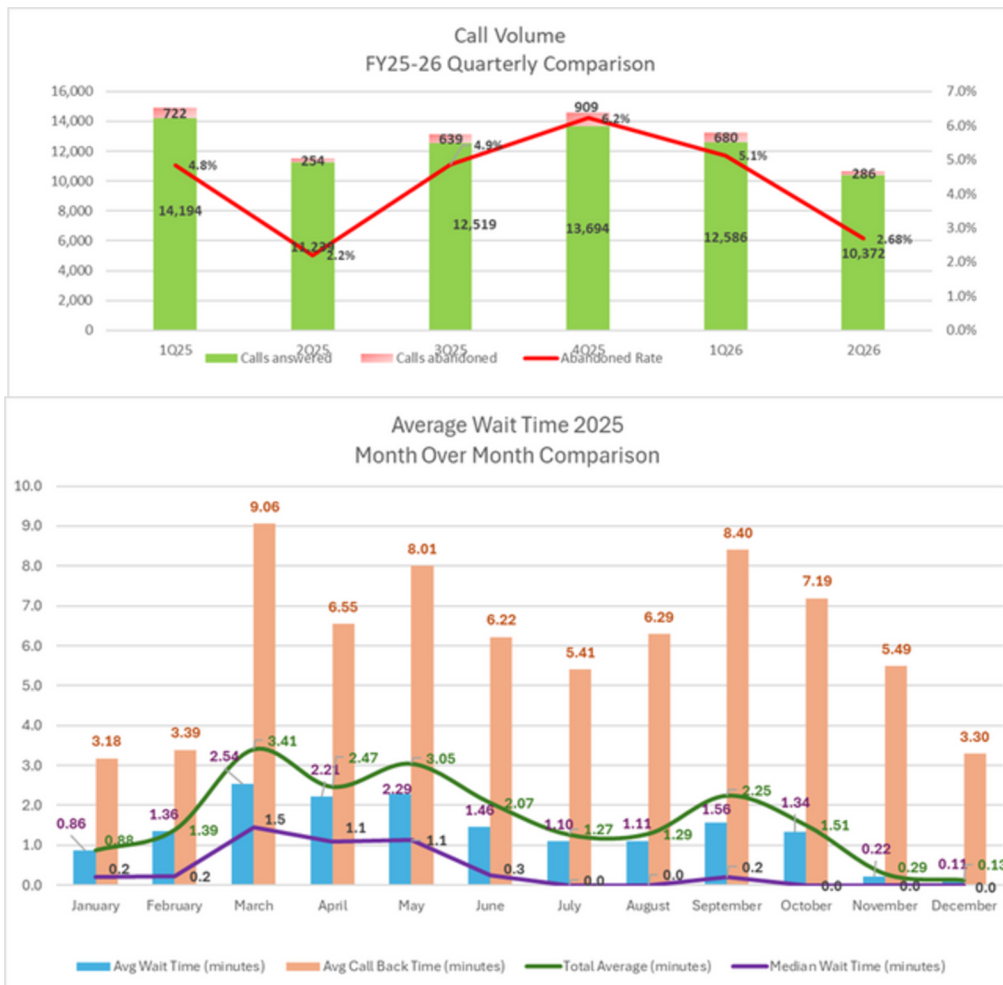
# CUSTOMER SERVICE

The Customer Service Team are DLBA’s brand ambassadors assisting Detroit residents engaging in the land bank’s variety of programs and property concerns. The team operates a call center and the organization’s public lobby. Our new communications platform went live on March 17, 2025. We are live with post call customer surveys, our Facebook social media channel, and planning for AI chatbot and live web chat functionality implementation in the next few months. The operational service metrics below highlight our successes.

## OPERATIONAL SERVICE METRICS

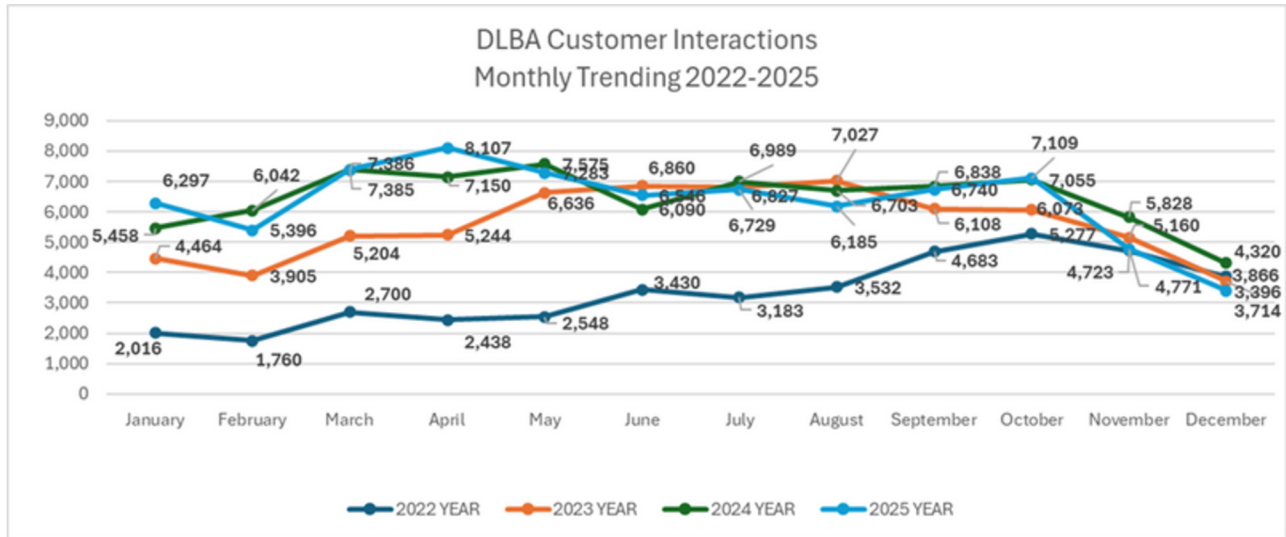
### PHONE CALLS

The DLBA received 10,658 phone calls in 2Q26, decreasing 19.7% from 1Q26’s 13,266, which is due to the holidays in November and December. The percentage of total inbound calls answered increased to 97.3% from 1Q26’s 94.9%. The abandoned rate decreased to 2.7% in 2Q26 compared to 1Q26’s 5.1%. December 2025’s average wait time decreased to 0.13 minutes compared to November’s 0.29 minutes. Below are graphs illustrating the improvements in quarterly call metrics.

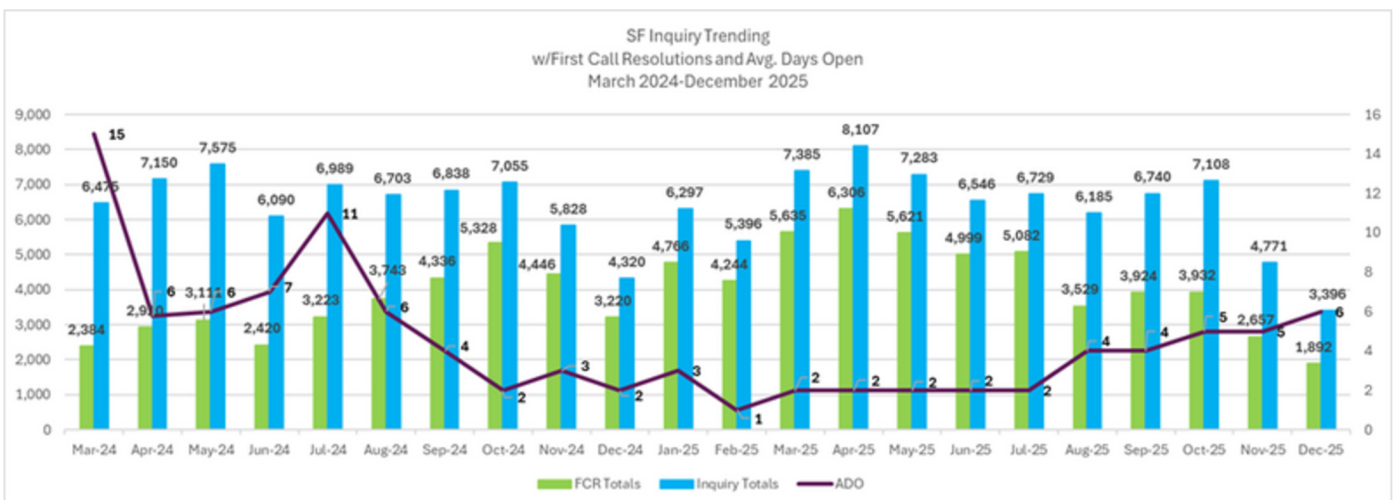


## SALESFORCE INQUIRIES

The DLBA received 15,276 Salesforce inquiries in 2Q26, compared to 1Q26's 19,654. Inquiries received for 2025 are 75,944 compared to 77,434 in 2024, 67,222 in 2023, and 40,156 in 2022. Below is the monthly trending year over year for 2022 through 2025.



The DLBA serviced 1,019 lobby customers in 2Q26 compared to 1,281 in 1Q26. Our efforts to improve customer service delivery and accountability have yielded significant improvements in First Call Resolution and Average Days Open metrics as noted in the graph above. We accomplished this with organization wide dashboard reporting for inquiry aging, incorporating service level expectations, and managing monthly compliance.



## THE SYSTEM DESIGN TEAM

The System Design Team, working closely with the Detroit Land Bank Authority (DLBA), is responsible for managing the organization’s IT infrastructure and systems. This includes overseeing Salesforce and supporting property transactions via buildingdetroit.org, DLBA’s primary platform for online sales. The team also delivers essential IT services to DLBA staff, ensuring smooth day-to-day operations and supporting the achievement of the organization’s strategic goals, both internally and within the community. This fiscal quarter, the team increased its efforts in data security and system enhancements to our Salesforce platform.



## WEBSITE AND SUPPORT

The System Design Team plays an important role in the success of BuildingDetroit.org, which supports the DLBA’s mission to revitalize Detroit by restoring vacant properties. During this quarter, the team focused on improving the platform’s reliability, security, and overall functionality. These efforts included strengthening security measures, enhancing system operations, and updating site content to improve the overall user experience. The team also successfully supported e-commerce transactions, helping connect residents and investors with opportunities across the city.

Address	Sale Price	Sale Date	Area
8844 Tredway Pl East Village, 48214, District 5	\$22,100.00	12/15/2025	1152 Sq ft
11699 Penrod Southfield Plymouth, 48228, District 7	\$55,300.00	12/15/2025	1111 Sq ft
18047 St Louis Grant, 48234, District 3	\$67,100.00	12/14/2025	1350 Sq ft

# OPERATIONS & FINANCE

The Detroit Land Bank Authority Finance Department continues to operate in a transformative manner fully supportive of the DLBA sales programs. The Finance Department also includes Operations, which allocates resources to the ever-evolving operational functions that support the internal operations of the organization.

# FINANCE