



**DETROIT LAND BANK**  
AUTHORITY

**BuildingDetroit.org**

**DETROIT LAND BANK AUTHORITY**  
NEIGHBORHOOD BEAUTIFICATION PROGRAM PILOT POLICY

## **Table of Contents**

| <b><u>Chapter</u></b> | <b><u>Subject</u></b>       | <b><u>Page</u></b> |
|-----------------------|-----------------------------|--------------------|
|                       | Definitions .....           | i                  |
|                       | Introduction .....          | ii                 |
| I.                    | Objective .....             | 1                  |
| II.                   | Purchaser Eligibility ..... | 1                  |
| III.                  | Property Eligibility .....  | 1                  |
| IV.                   | Terms .....                 | 2                  |
| V.                    | Compliance .....            | 2                  |
| VI.                   | Licenses .....              | 2                  |

## **Definitions**

For purposes of this Neighborhood Beautification Program Pilot Policy, the following terms having the meanings specified bellowed or where indicated.

**“Administrator”** is defined in Section II.

**“City”** means the City of Detroit.

**“DLBA”** means the Detroit Land Bank Authority.

**“Eligible Property”** is defined in Section III.

**“NBP”** is defined in Section I.

**“NBP Pilot”** means the DLBA’s Neighborhood Beautification Program Pilot Policy.

**“Participant”** is defined in Section II.

**“Project”** is defined in Section II.

## **Introduction**

The Detroit Land Bank Authority was created to make vacant and residential public property available for sale in order to promote homeownership, neighborhood revitalization, urban agriculture and economic growth in the City of Detroit. The DLBA both develops and implements its own programs and cooperates with the departments and agencies of the City in order to carry out this mission. In keeping with this mission, the DLBA serves as the owner of last resort for vacant, abandoned, and foreclosed property in the city of Detroit.

The City of Detroit is implementing a Neighborhood Beautification Program (“**NBP**”) that will provide funding to local groups so that they can beautify vacant lots in their neighborhoods. The NBP will be funded through Neighborhood Improvement Funds and the American Rescue Plan Act. The NBP will support up to 50 projects per year over the next three years by providing grants of between \$500 to \$15,000 per project. It is anticipated that many of these projects will take place on what is now DLBA-owned land. Most projects will involve long-term installations such as playgrounds or community gardens while others will be for short-term events or installations. The DLBA intends to sell lots to participants who intend to use them for long-term installations and provide temporary licenses to participants who intend to use the land for short-term events. This Neighborhood Beautification Program Pilot Policy sets forth guidelines for the DLBA’s participation in the NBP by making vacant lots available to participants.

I. **Objective.** The Neighborhood Beautification Program Pilot Policy (“**NBP Pilot**”) supports the City of Detroit’s Neighborhood Beautification Program (“**NBP**”) through the transfer of property for neighborhood beautification efforts. The NBP is funded by the City using Neighborhood Improvement Funds and money received in connection with the Federal government’s American Rescue Plan Act.

II. **Purchaser Eligibility.**

A. The City will select an administrator to manage the NBP (the “**Administrator**”). Among other tasks, the Administrator will identify community groups such as nonprofits and block clubs (each, a “**Participant**”) that will qualify to participate in the NBP. Participants must have legal ability to purchase real property (e.g. be a legally formed entity or individual). Such Participants will be eligible to receive NBP funding and to purchase vacant land from the DLBA.

B. Each Participant will be required to provide to the Administrator a plan for the installation or event for which they intend to use DLBA land (each, a “**Project**”). Project plans will be reviewed by City agencies including the Department of Neighborhoods, the Housing and Revitalization Department, and the Planning and Development Department. As part of this review, the City will determine whether a proposed Project is appropriate and the amount of the funding grant.

III. **Property Eligibility.** The Administrator will provide the DLBA with lists of DLBA-owned lots that Participants have requested for their Projects. DLBA staff will confirm that such lots are eligible for sale to Participants (each, an “**Eligible Property**”). To qualify as an Eligible Property, a lot must meet all of the following criteria.

A. The lot must be either (i) designated by the DLBA as a Neighborhood Lot (as defined in the DLBA’s Amended and Restated Vacant Land Policy); or (ii) identified and approved by the City as an Eligible Property.

B. The lot must be a residential parcel without any structures.

C. The lot must not exceed 7,500 square feet and its must not measure more than 300 linear feet on any side.

D. There must be no property taxes due (current or past due) nor any outstanding blight tickets in connection with the lot.

E. The lot must be zoned as one of the following: R1, R1H, R2, R2H, R3, or R3H.

F. The lot must not be selected for another DLBA disposition program, other than the Neighborhood Lot Program.

G. If applicable, the sale of the lot must be approved by the appropriate governmental agency. Examples include, approval from MSHDA for a lot that was the site of an HHF demolition and in connection with which there is still an outstanding balance on the HHF note, and the City's Housing and Revitalization Department for a lot that was acquired or demolished using NSP funds.

**IV. Terms.** Eligible Properties will be offered to Participants at a price of \$250 per parcel. The City may determine limits on the number of parcels that may be sold to any given Participant.

**V. Compliance.** Each Participant will enter into a grant agreement with the City that requires the Participant to, among other things, implement the Project and maintain the Eligible Property they purchase in accordance with standards established by City and City Planning Commission rules and regulations. If the Administrator informs the DLBA that a Participant is in default of the grant agreement, the DLBA reserves the right to revert ownership of the property to the DLBA. The DLBA will release its interest in the property once the Administrator has notified the DLBA that all requirements of the grant agreement have been met or the term of the grant agreement has expired.

**VI. Licenses.** In addition to sales of property to Participants, the DLBA may consider granting a temporary license to Participants with Projects that will require only short-term access to DLBA property. Examples of such Projects include temporary installations, and short-term pop-up events. A license will not be made available for any Project that requires the Participant to obtain another governmental license or permit. In such cases, the Participant should apply to purchase the property.