



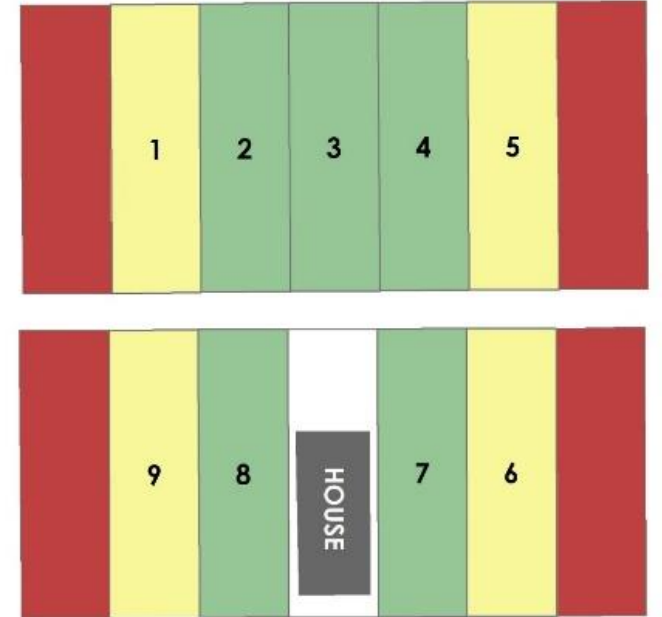
DETROIT LAND BANK AUTHORITY
THE HOW & WHY: LAND REVIEW AREAS

DETROIT LAND BANK SIDE LOTS FOR SALE

Side Lot Sales



- Lots must meet eligibility criteria, including zoning, delinquent taxes, demolition clearance, size, adjacency, etc.
- Lots are sold for \$100, without any compliance period
- The land bank has sold more than 23,000 Side Lots across the city
- Nearly 12,000 lots listed for sale across the city.



Accessory Structure Lots



This lot on 30th St. has a maintained, fenced in, accessory structure (garage) in use. Under the new policy it will be sold as an accessory structure.

- Lot must be street adjacent to occupied property
- Multiple applications are assessed on adjacency and first submission of a complete application
- Lots sold for \$250
- Sold 62 to date
- More than 200 listed for sale to adjacent neighbors

Oversize Lots



This lot at 6832 Edward St. is 7,560 square feet, and so cannot be sold as a side lot

- Lots must measure 7,501 – 15,000 square feet
- Only available to **homeowners**
- Lots sold for \$200
- Lot must be street adjacent to occupied property
- Sold more than 120
- Nearly 200 listed

Neighborhood Lots

- Allows homeowners to purchase lots within 500' of their home
- 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
- Requires the endorsement of your District Manager, local community partner, or block club
- More than 13,000 listed currently, and we expect more than 3,000 soon

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 !

Land Review Areas

- Given the scale of our vacant land holdings, and the automated tools we use, need a way of flagging lots in bulk
- Per our Memorandum of Understanding with the City, the land bank takes direction on planning decisions from City staff. To that end, the land bank holds properties to support City infrastructure, housing, and job creation projects.
- In 2020, the land bank rolled out a new, more transparent, more efficient, and more standardized process as part of the Vacant Land Policy

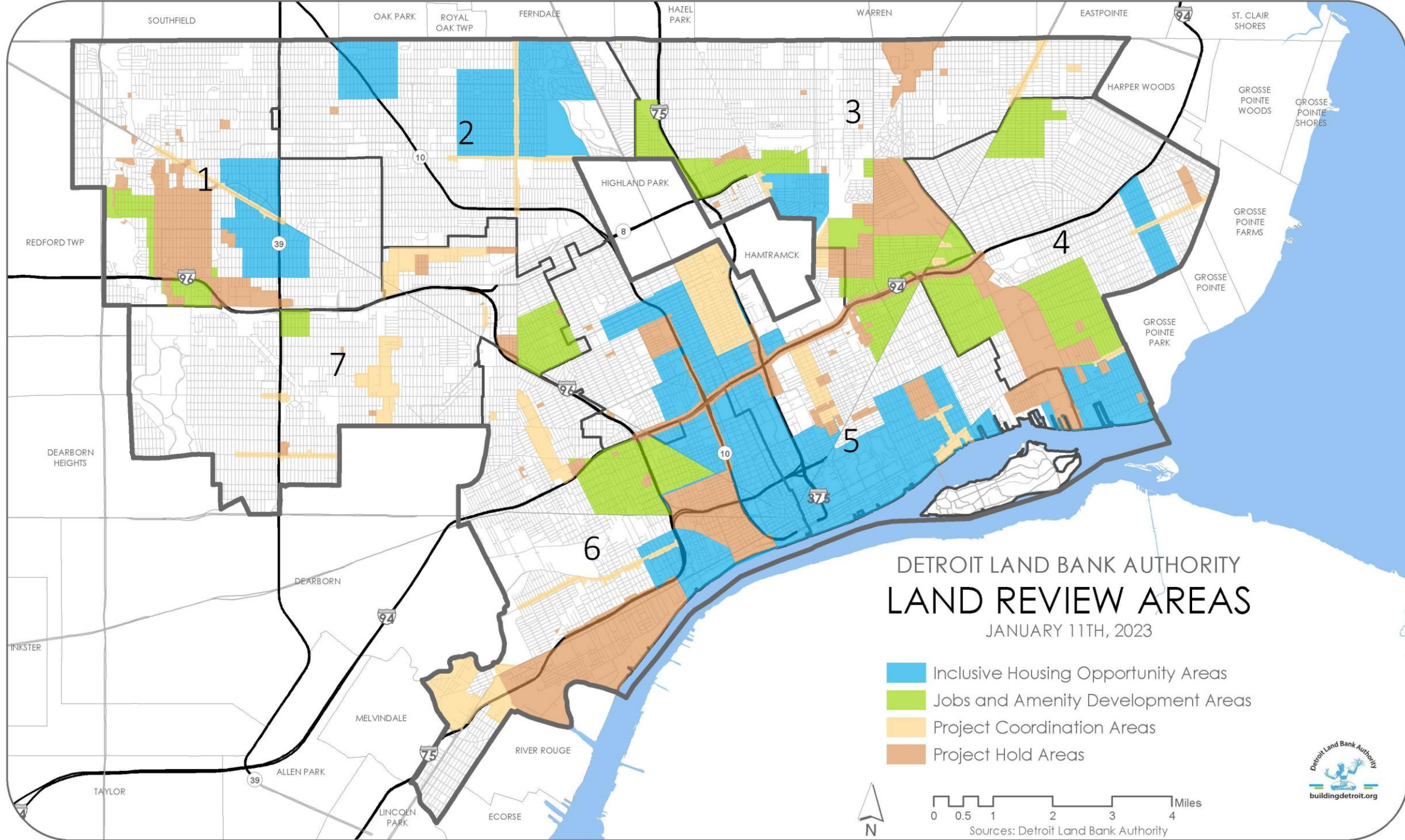


Land Review Areas

- In many cases, Side Lot sales continue in the designated areas, though typically through coordination with City planning staff, or under alternative rules.
- Staff take exceptions to the board and/or requesting department each month
- The DLBA's Vacant Land Policy allows for four types of areas
 - Project Hold Areas (PHAs) – Request-based
 - Project Coordination Areas (PCAs) – Request-based
 - Inclusive Housing Opportunity Areas (IHOAs) – Metric-based
 - Jobs and Amenity Development Areas (JADAs) – Metric-based

Land Review Areas

- Holds are approved for a set amount of time, typically 6 or 12 months, and are constantly being evaluated to see whether they can be retired
- Holds are retired either due to their expiration or by request from the sponsoring department
- Residents are encouraged to inquire about lots in during a hold so that the land bank can make a one-off request of the City department, contact the City department for more information and/or receive notice of the lot listing once a lot is listed



DETROIT LAND BANK AUTHORITY LAND REVIEW AREAS

JANUARY 11TH, 2023

- Inclusive Housing Opportunity Areas
- Jobs and Amenity Development Areas
- Project Coordination Areas
- Project Hold Areas

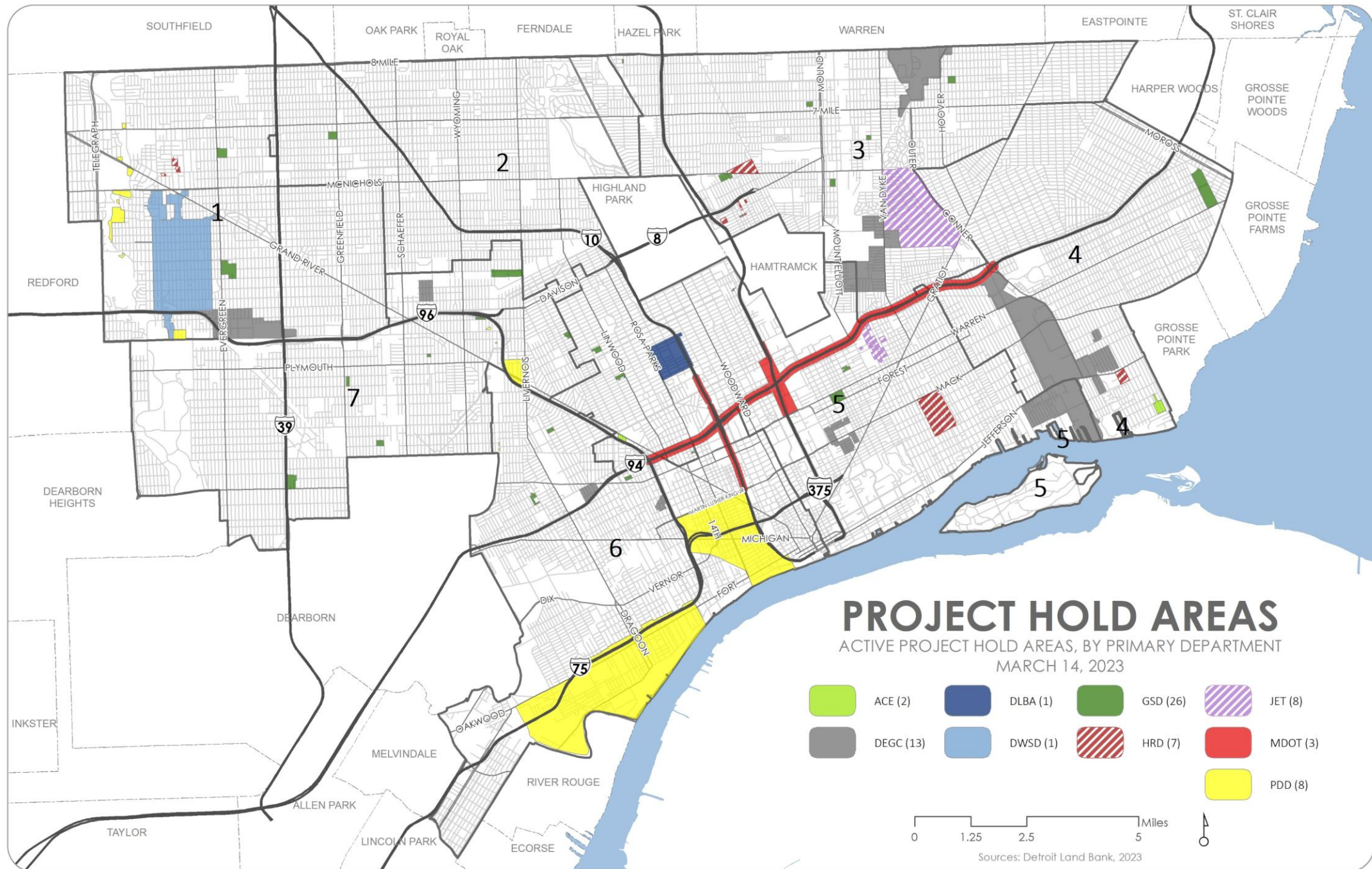


Sources: Detroit Land Bank Authority












Project Hold Areas

- Areas designated by a City or State agency, and approved by the Director the Detroit Planning & Development Department or the Housing & Revitalization Department, where lots are not sold without one-off approval
- 69 areas requested by GSD, DEGC, HRD, ACE, JET, MDOT, P&DD, DWSD, and the DLBA.



PROJECT HOLD AREAS

ACTIVE PROJECT HOLD AREAS, BY PRIMARY DEPARTMENT
MARCH 14, 2023

	ACE (2)		DLBA (1)		GSD (26)		JET (8)
	DEGC (13)		DWSD (1)		HRD (7)		MDOT (3)
							PDD (8)



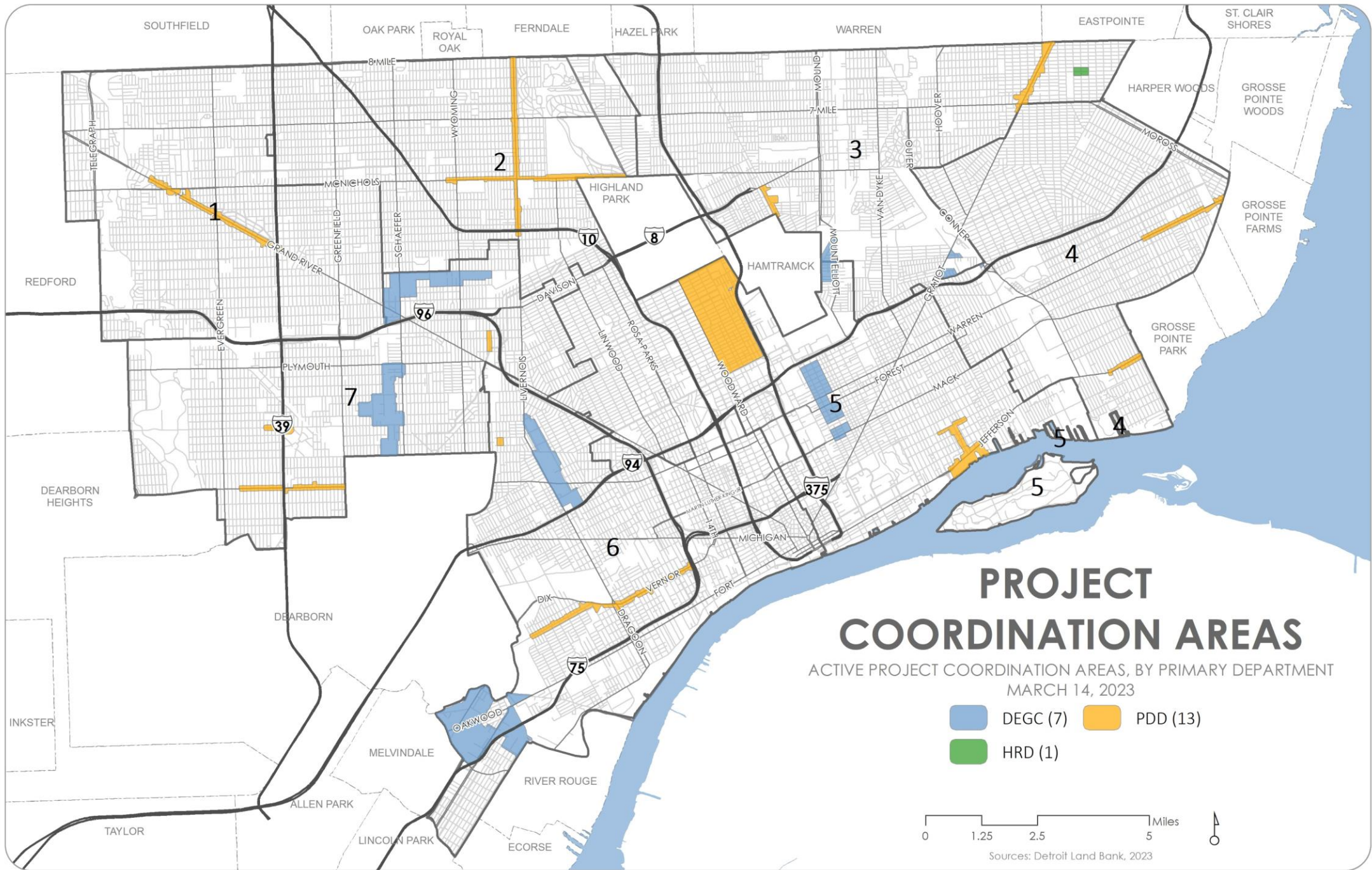
Sources: Detroit Land Bank, 2023

Project Hold Areas

Department	DLBA Owned Lots	Side Lots Currently For Sale
ACE	4	0
DEGC	2,463	27
DLBA	403	10
DWSD	2,627	16
GSD	349	6
HRD	325	9
JET	1,183	0
MDOT	606	13
PDD	997	14
Grand Total	8,957	95

Project Coordination Areas

- Areas designated by a City or State agency, and approved by the Director the Detroit Planning & Development Department or the Housing & Revitalization Department where sold with added requirements in place, most typically that we don't sell Neighborhood Lots or limit Side Lots to immediately adjacent sales.
- 21 areas requested by HRD, DEGC, and P&DD



Project Coordination Areas

Department	DLBA Owned Lots	Side Lots Currently For Sale
DEGC	999	115
HRD	33	15
PDD	998	189
Grand Total	2,030	319
