Regional Implications for Vacant Property Initiatives in Detroit and Southeast Michigan

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The DLBA is a land bank: a quasi-governmental public corporate body dedicated to returning vacant, abandoned, foreclosed property within the City of Detroit back to productive use

Our Role:

**Detroit Community Partner:**
- Collaborate with others in planning for the appropriate and realistic use/reuse of Detroit’s vacant and underutilized land.
- Partner in initiatives advancing community economic development.

**Neighborhood Redevelopment Catalyst:**
- Provide the technical/development assistance necessary for the strategic acquisition, reuse, and disposition of vacant, abandoned, and foreclosed property.

**Responsible Property Owner:**
- Efficiently hold and manage real property pending reclamation and reutilization, e.g. ensure properties undergo routine maintenance.
Vacant Property in Detroit: Scale of Problem

- How Large is Detroit?
  - Can fit the San Francisco, Boston, and Manhattan within its land area

![Comparing Detroit to other major cities](image)
Vacant Property in Detroit: Scale of Problem, cont’d

- **Vacancy Rate:**
  - Detroit: Approximately 139 miles$^2$ city with 40 miles$^2$ of vacant property  
    (Source: Data Driven Detroit)
  - Residential Parcel Vacancy: 26% (91,000 lots)  
    (Source: Detroit Residential Parcel Survey, Detroit Data Collaborative, 2010)
Vacant Property in Detroit: Scale of Problem, cont'd.

The Detroit Residential Parcel Survey includes housing vacancy evaluation only for 1-4 unit residential structures.

Vacancy Rate for 1-4 Unit Residential Structures
0% - 7.02% (First Quartile / Lowest Vacancy Rate)
7.03% - 12.5% (Second Quartile)
12.51% - 19.55% (Third Quartile)
19.56% - 60.06% (Fourth Quartile / Highest Vacancy Rate)

Sources: Detroit Residential Parcel Survey; City of Detroit, P&DD; Data Driven Detroit. 3/31/2010
Vacant Lots as Percentage of Residential Parcels, Census Block Group
Skillman Good Neighborhoods, Detroit, Michigan

The Detroit Residential Parcel Survey (DRPS) surveyed predominantly residential parcels. The DRPS also includes vacant lots in neighborhood commercial areas adjacent to residential areas. This map does not include vacant lots in other commercial or industrial areas.

Sources: Detroit Residential Parcel Survey; Data Driven Detroit. 3/31/2010
Vacant Property in Detroit: Scale of Problem, cont’d.

- **Housing Condition:**
  - 95% (218,000) of single-family homes suitable for occupancy  
    *(Source: Detroit Residential Parcel Survey, Detroit Data Collaborative, 2010)*
  - Avg. 35-mostly abandoned-homes catch on fire daily  
    *(Source: The Oakland Press, 2009)*
The Good...
And the Ugly.
How did we get here?

- Six Decades of Disinvestment:
  - Race
  - FHA Redlining
  - GI Bill/Highway System
  - Population Loss
How did we get here?

- Dismantling of the Auto Industry
- Prevailing Negative Image

Recent Foreclosure Crisis:
- Number of Addresses Published for Wayne County Tax Auction
  - 2008: 4,400
  - 2009: 9,200
  - 2010: 13,000
  - 2011: Projected 21,000
Detroit’s problems are its suburb’s problems too.

“Brain Drain”:
- Young, educated Michiganders are headed for cities elsewhere
  - Example: MSU Grads Leaving Michigan:
    - 2001: 24%
    - 2007: 49%
Moving Forward

What Detroit is Doing **Now:**

- New Economy Small Business Incubation
  - Tech Town

- Living Cities – Midtown
  - Eligible for $23 Million in grants, comm. loans, and PRIs

- Detroit Works Project

- Neighborhood-Driven Place-Based Planning Initiatives
Future Plans:

- NSP2
- Neighborhood-Focused, Public Sector Housing Rehab/Redevelopment Programs
  - NSP2: Project 14
- Short Sale Mitigation Program
Thank You Audience!

Questions?

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