

Regional Implications for Vacant Property Initiatives in **Detroit and Southeast Michigan**



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Detroit Land Bank Authority (DLBA)

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:

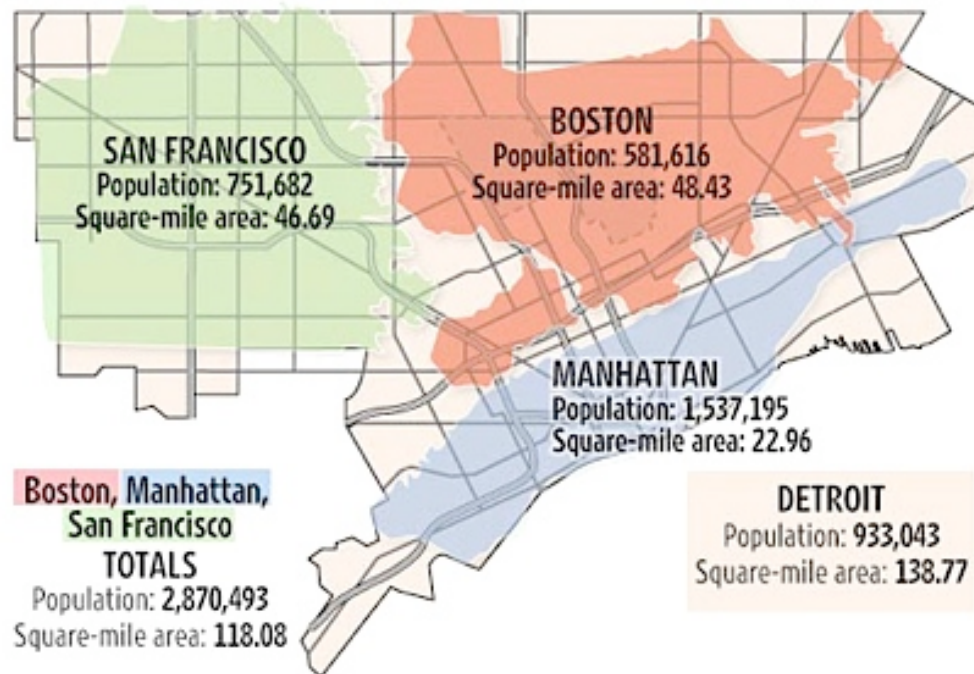
- Efficiently hold and manage real property pending reclamation and reutilization, e.g. ensure properties undergo routine maintenance.



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 three other major cities



Source: University of Detroit Mercy

Detroit Free Press



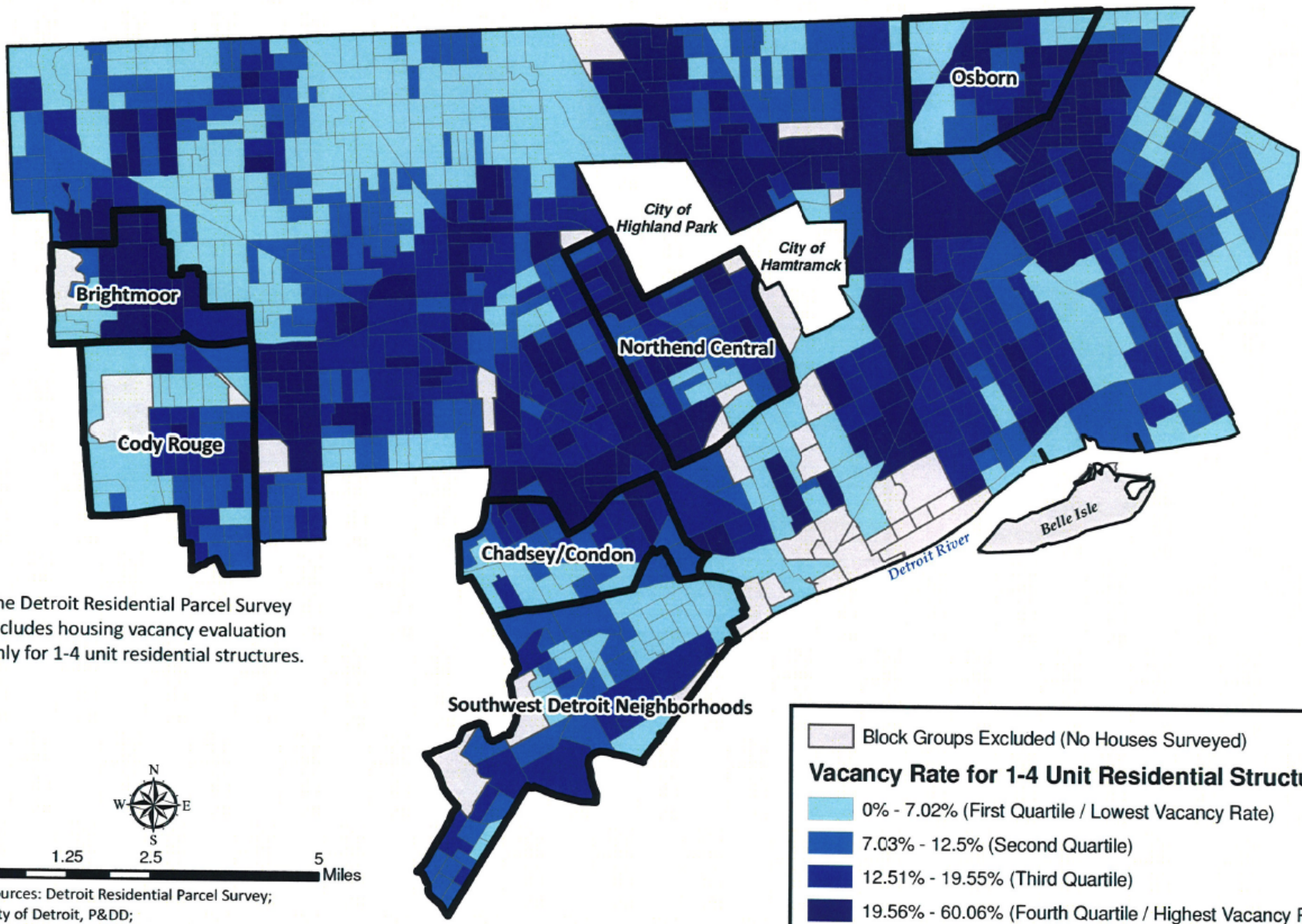
Vacant Property in Detroit: Scale of Problem, cont'd

- Vacancy Rate:
 - Detroit: Approximately 139 miles² city with 40 miles² of vacant property (Source: Data Driven Detroit)
 - Residential Parcel Vacancy: 26% (91,000 lots)
(Source: Detroit Residential Parcel Survey, Detroit Data Collaborative, 2010)



Housing Vacancy Rate, by Census Block Group

Skillman Good Neighborhoods, Detroit, Michigan



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



0 1.25 2.5 5 Miles

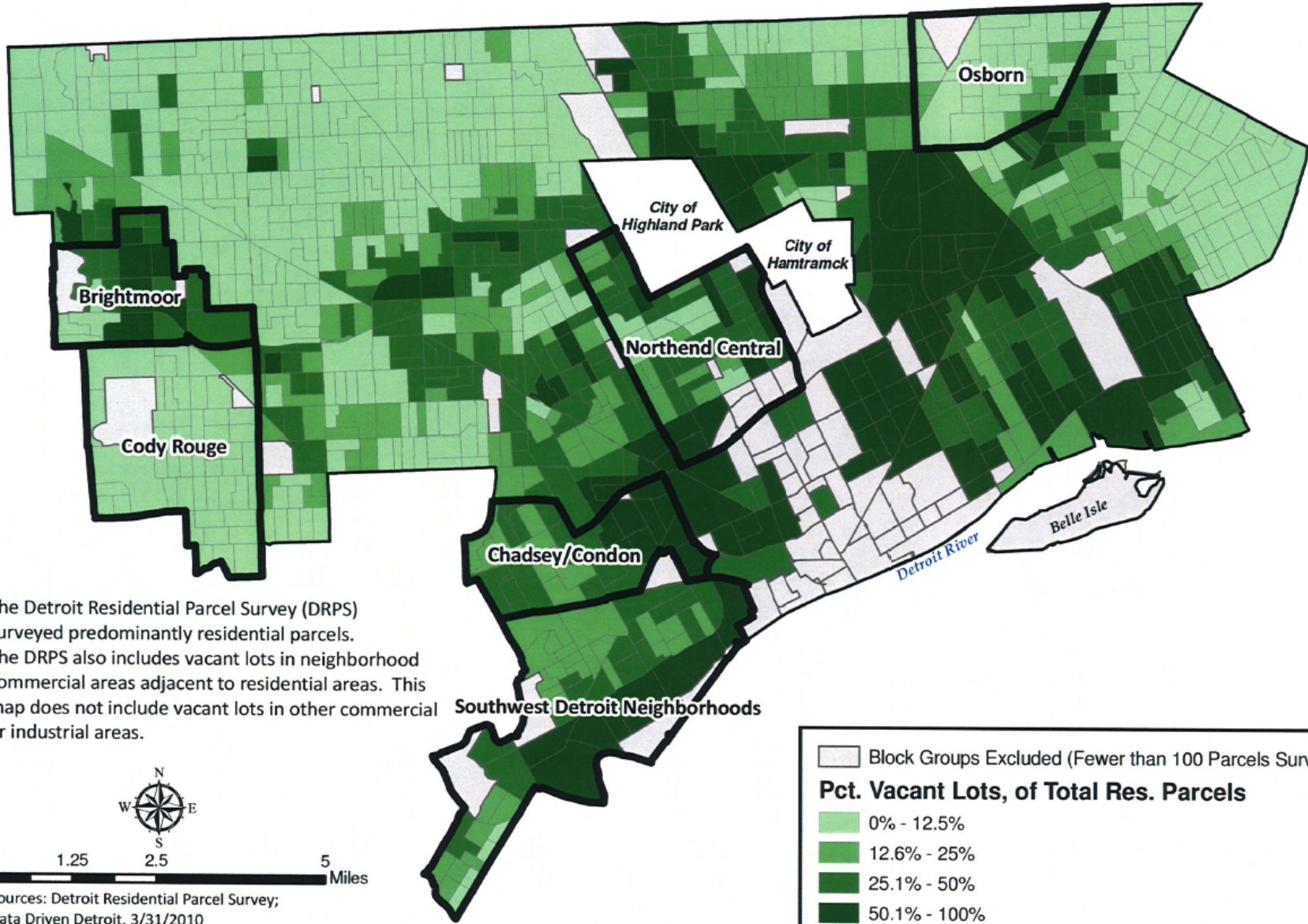
Sources: Detroit Residential Parcel Survey;
City of Detroit, Pⅅ
Data Driven Detroit. 3/31/2010

Block Groups Excluded (No Houses Surveyed)

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)

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.



0 1.25 2.5 5 Miles

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...

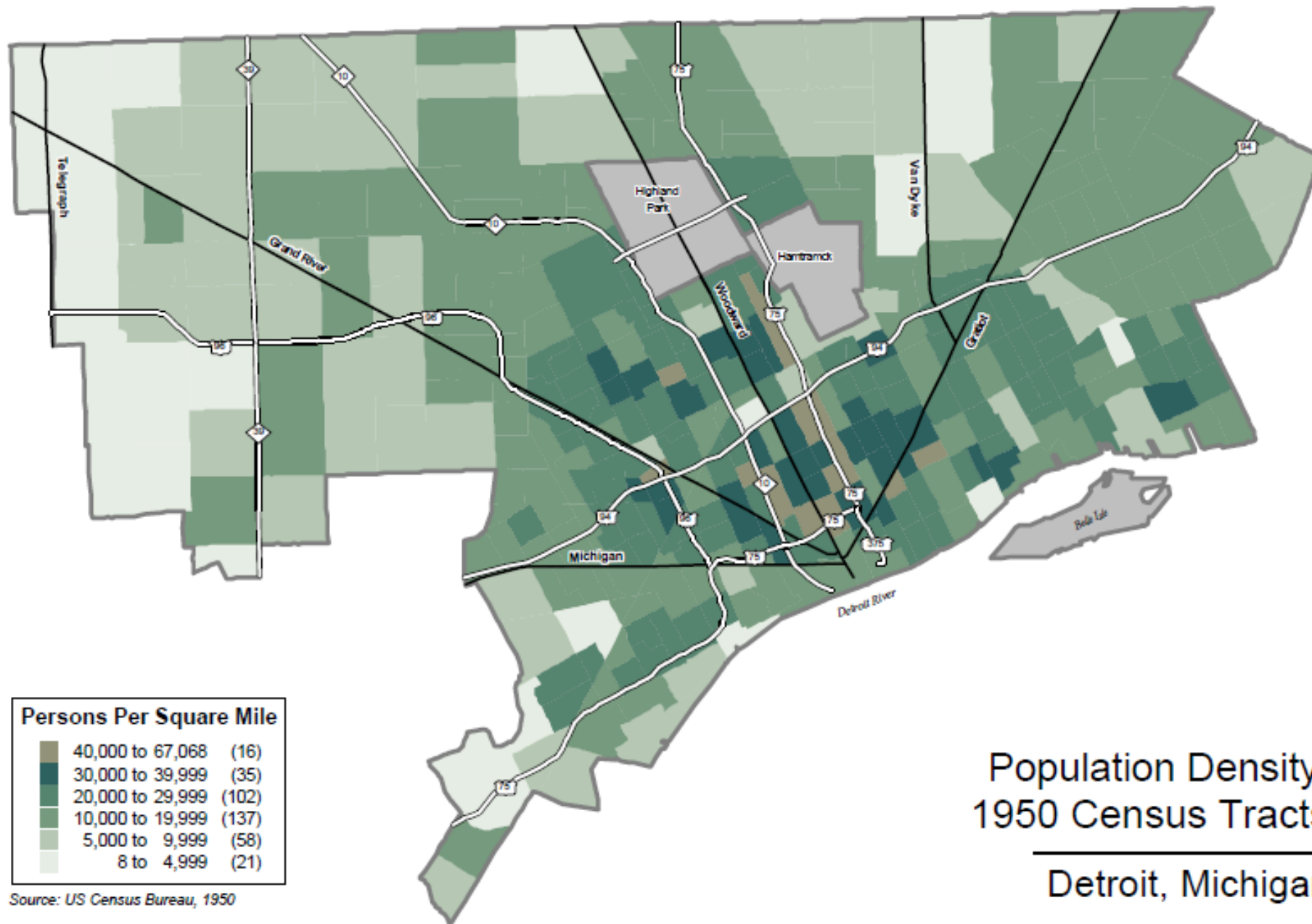


And the Ugly.

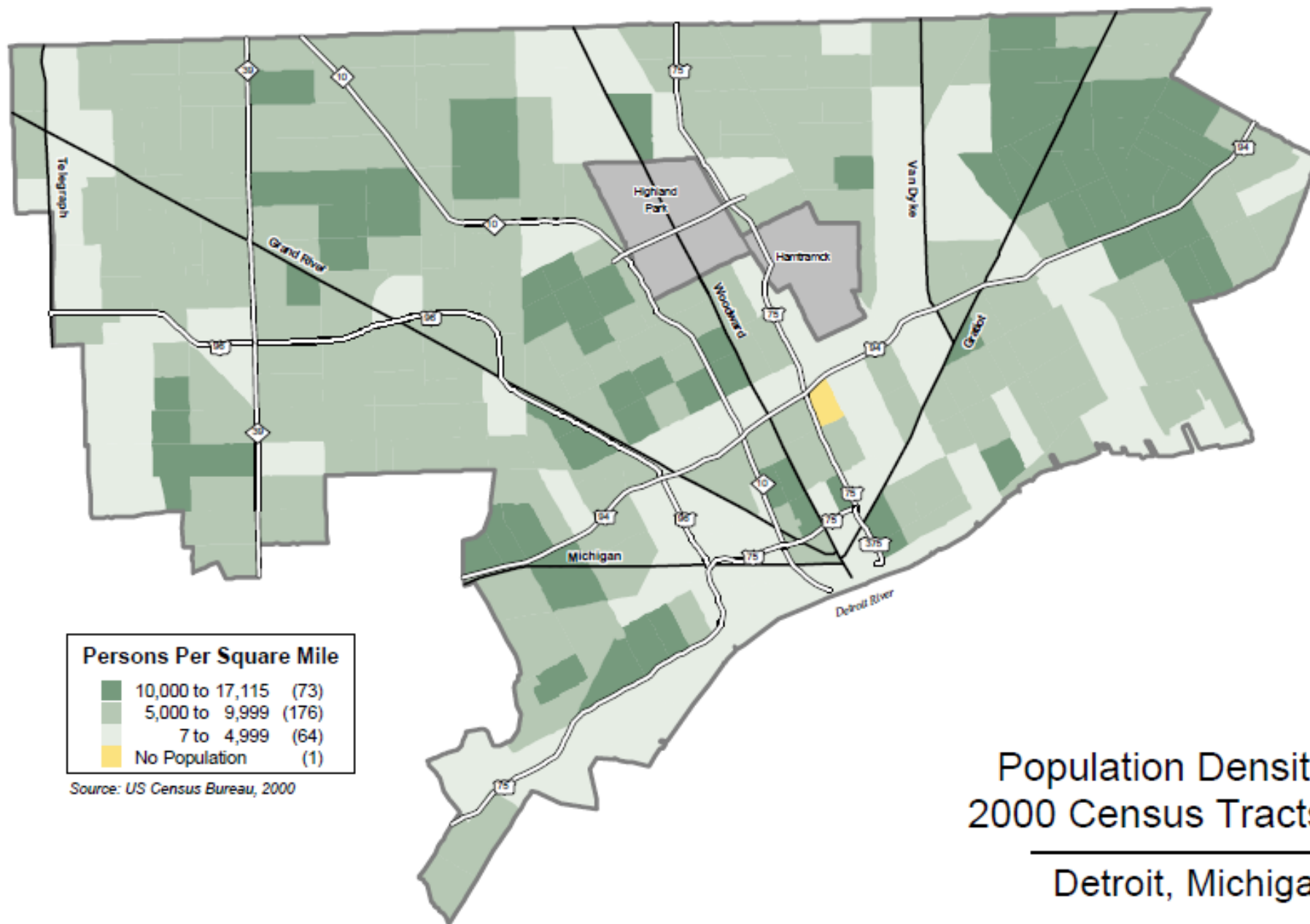


How did we get here?

- Six Decades of Disinvestment:
 - Race
 - FHA Redlining
 - GI Bill/Highway System
 - Population Loss



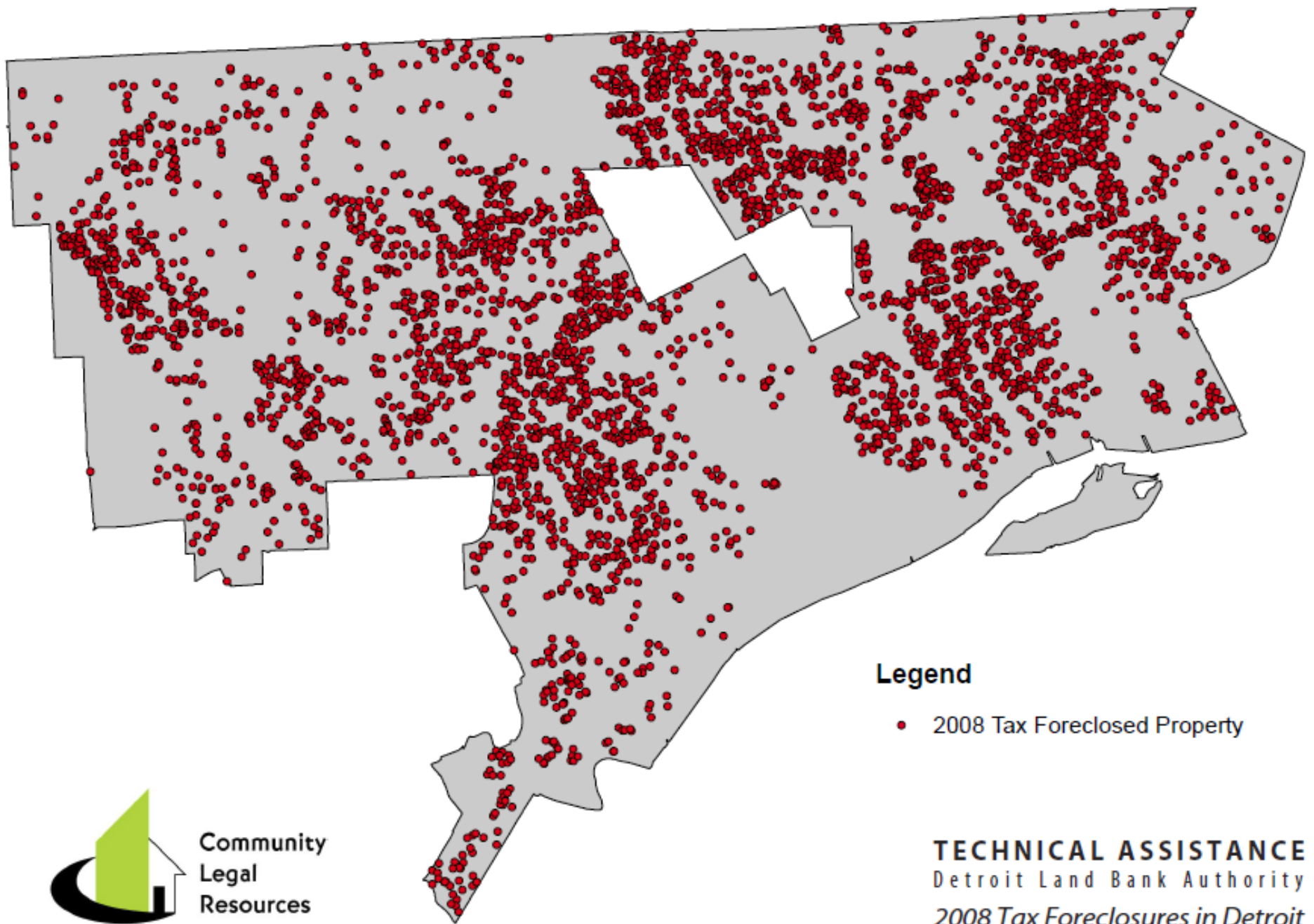
Source: US Census Bureau, 1950



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





Legend

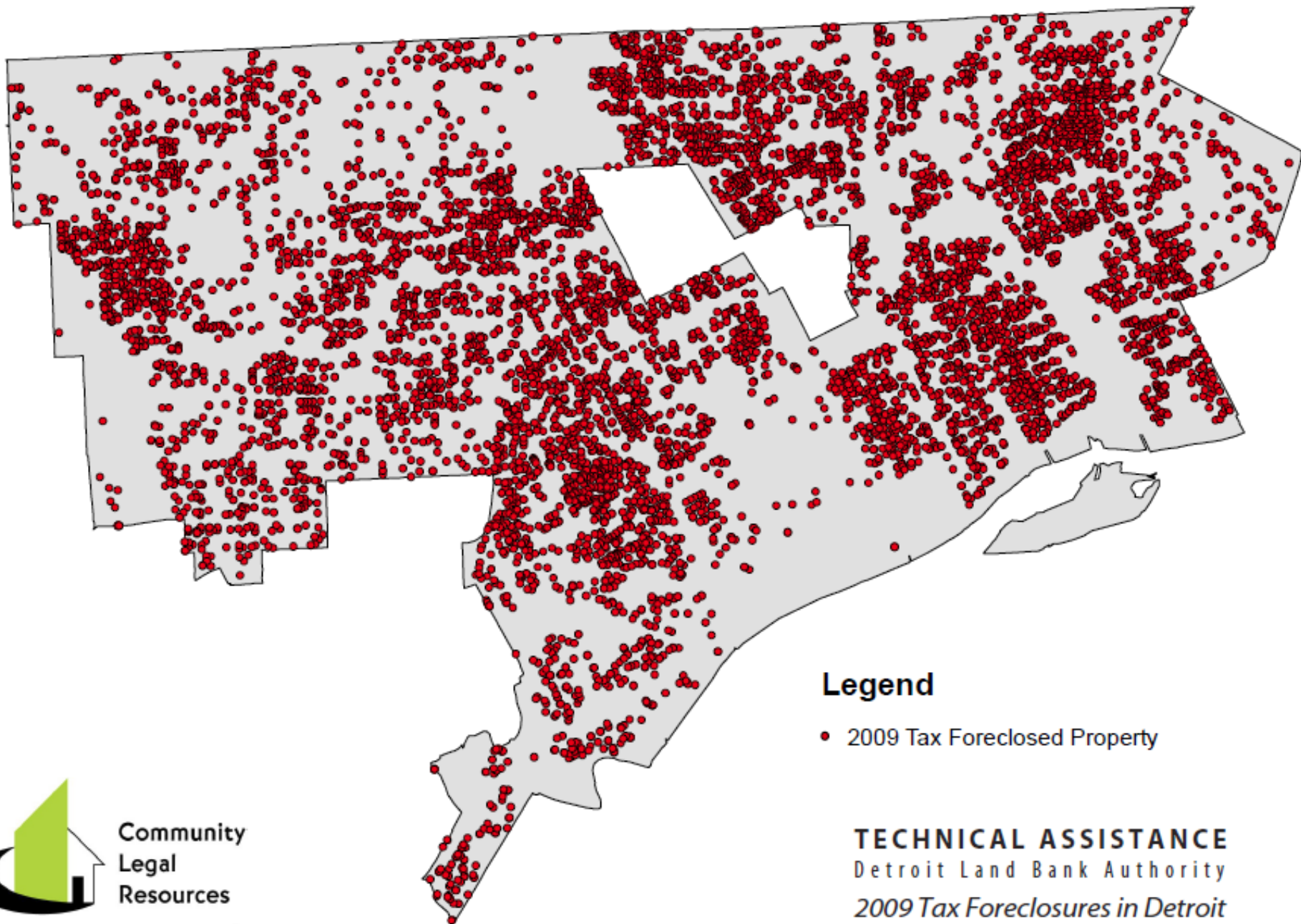
- 2008 Tax Foreclosed Property



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Connecting Lawyers and Communities

TECHNICAL ASSISTANCE
Detroit Land Bank Authority
2008 Tax Foreclosures in Detroit
January 31st, 2011



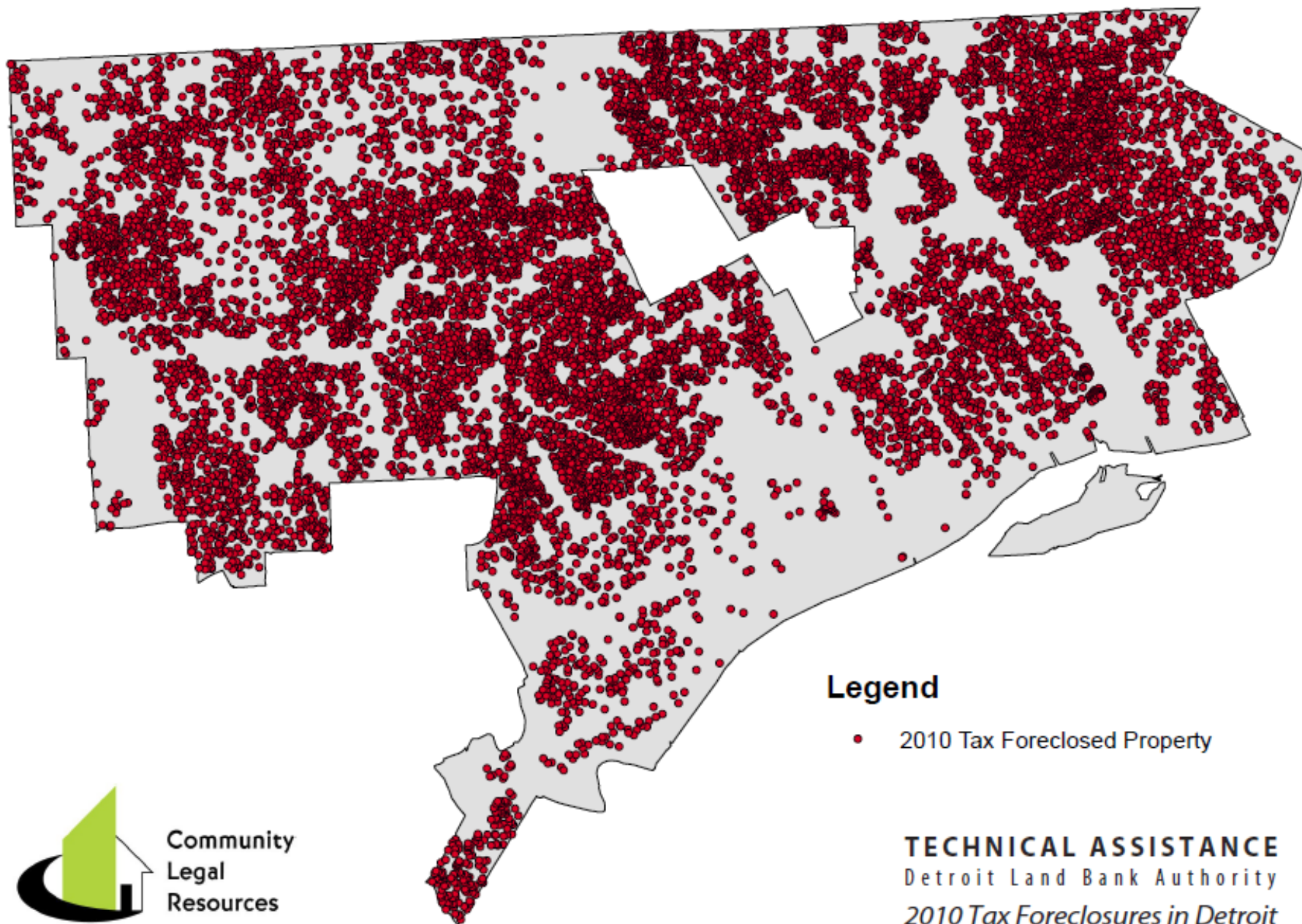
Legend

- 2009 Tax Foreclosed Property

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January 31st, 2011



Connecting Lawyers and Communities



Legend

- 2010 Tax Foreclosed Property



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Regional Implications

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



Moving Forward, cont'd.

- 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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