

WORKING WITH LOTS

Workshop Series

Land Acquisition Workshop
2.13.2020
6-8 PM

Pier Davis, pdavis@detroitfuturecity.com
Tomicka Robinson, trobinson@detroitfuturecity.com



An aerial photograph of a city, likely New York City, showing a large green field in the foreground and a dense urban skyline in the background. The field is surrounded by trees and some buildings. The city skyline is visible in the distance, with many skyscrapers and buildings. The overall scene is a mix of green space and urban development.

24

SQUARE MILES OF VACANT LAND

New York Times

Side Lots Blendable Time Spenders Difficult Spot Get Social Rain Gardens Stormwater Superstars

SORT BY

Name
 Cost
 Upkeep
 Experience
 Stormwater

FILTER



Friendly Fence
Rain garden and living fence provide a soft way to split a lot between neighbors while managing roof runoff.

COST \$2,500 to \$5,500	PEOPLE Volunteer + Professional
UPKEEP Medium	EXPERIENCE Intermediate
STORMWATER Best	SUN/SHADE Sun, Part Shade



The Buzz
A barber-inspired pattern designed and cut into a lot using lines, edges, shapes or images.

COST \$50 to \$1,000	PEOPLE Volunteer
UPKEEP Low	EXPERIENCE Beginner
STORMWATER Good	SUN/SHADE Sun, Part Shade, Shade



Infiltrator
Luscious rain garden for lots with crushed-in-place basements.

COST \$5,500+	PEOPLE Volunteer + Professional
UPKEEP Medium	EXPERIENCE Intermediate
STORMWATER Best	SUN/SHADE Sun, Part Shade, Shade



Dumping Preventer
Colorful, hardy plants form a clean and urban edge while creating a barrier to limit lot access.

COST \$1,000 to \$2,500	PEOPLE Volunteer
UPKEEP Low	EXPERIENCE Beginner
STORMWATER Good	SUN/SHADE Sun, Part Shade, Shade



Paisley Patch
A collection of spreading



Rear Parking



3 for 1



Groundcover

...a brief overview of the
WORKING WITH LOTS PROGRAM
since 2016...



WORKING WITH LOTS WORKSHOP SERIES



Project Planning + Community Engagement Workshop

6–8 PM, Thursday, March 5th

Partner: City of Detroit's Land Based Projects Team

Location: Detroit Future City, 2990 W Grand Blvd.

Capacity: 30

The Basics of Pruning Workshop

5:30–7:30 PM, Tuesday, March 24th

Partner: The Greening of Detroit

Location: TBD

Capacity: 20

Grant Writing + Resource Hustle Workshop

6–8 PM, Thursday, April 2nd

Location: Detroit Future City, 2990 W Grand Blvd.

Capacity: 30

Garden Maintenance Workshop

6–8 PM, Tuesday, May 19th

Partner: Canfield Consortium

Location: Canfield Community Flower Gardens,

4401 Montclair St & 4118 Lemay St

Capacity: 30

Water Catchment + Irrigation Workshop

6–8 PM, Thursday, June 18th

Location: TBD

Capacity: 20

Leveraging Media + Communicating Your Vision Workshop

6–8 PM, Thursday, July 30th

Partners: VanDyke Horn + NW Goldberg Cares

Location: Detroit Future City, 2990 W Grand Blvd.

Capacity: 30

Planting Techniques Workshop

6–8 PM, Tuesday, August 18th

Location: TBD

Capacity: 20

Bench Building Workshop

5:30–8:30 PM, Thursday, September 17th

Partner: Motor City Grounds Crew

Location: E. Warren Tool Library, 16006 E. Warren Ave.

Capacity: 15

For more info + registration links: www.detroitfuturecity.com/events

Acquiring Vacant Land

For Community Projects and Nonprofit Use



What is a Side Lot?

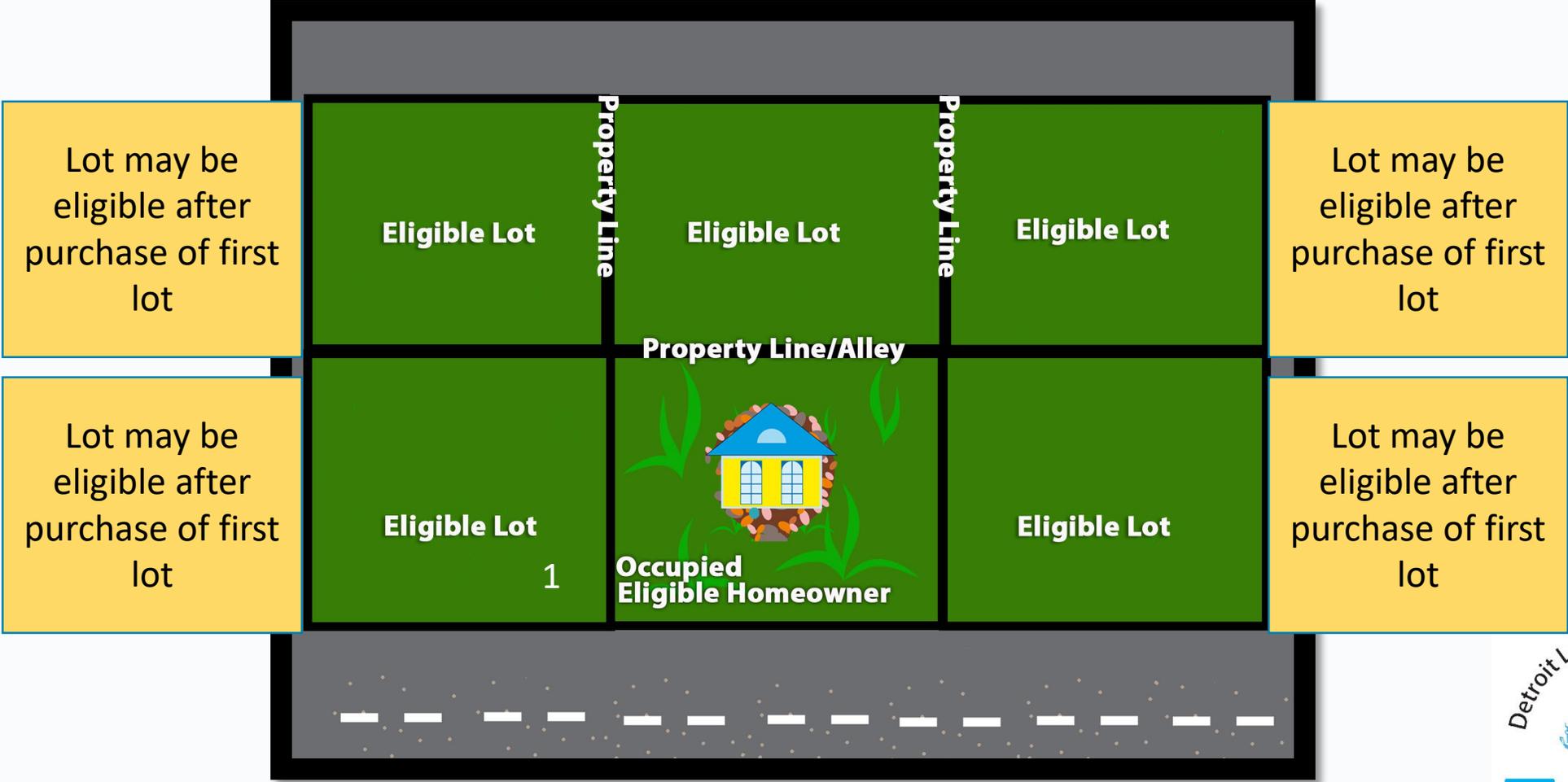
- A Side Lot is a piece of vacant land that is less than 7,500 square feet. Side Lots are adjacent to (share a property line with) occupied homes.
- The DLBA sells Side Lots for \$100.



Eligibility- Lot and Neighbor



Eligibility

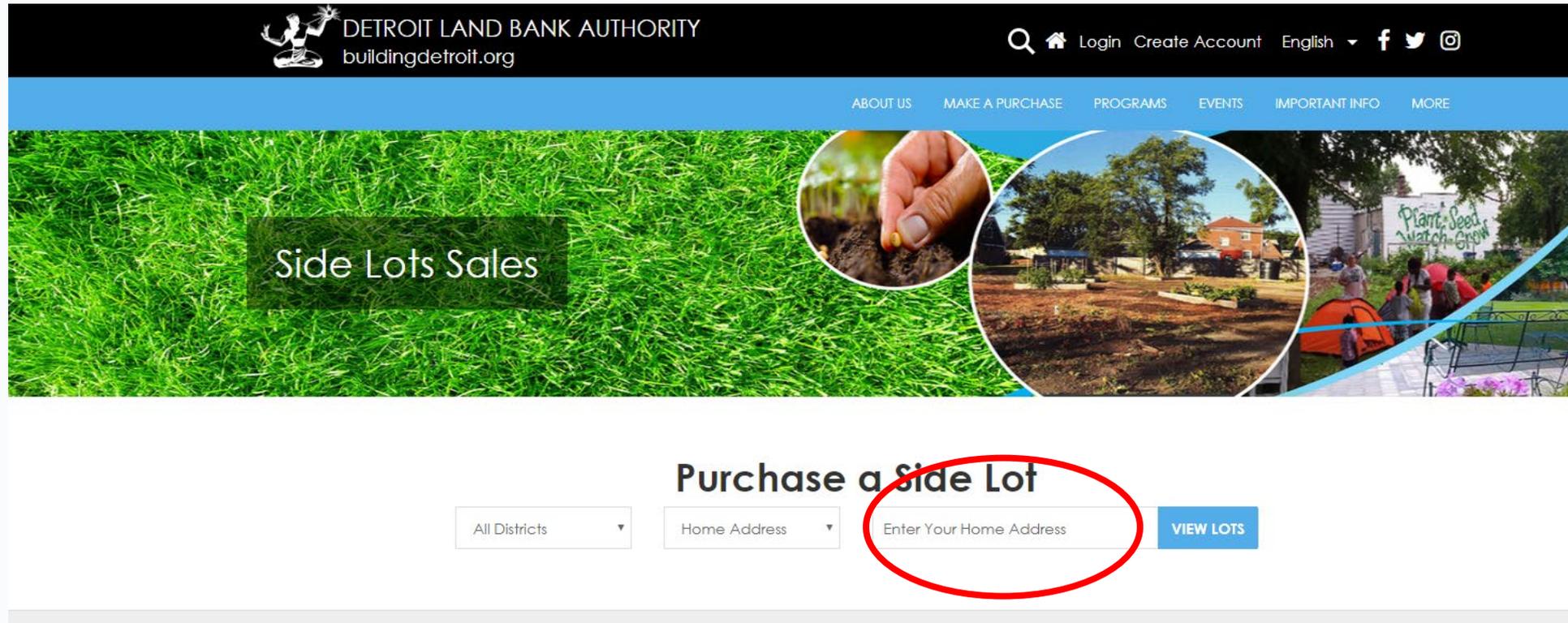


Is the side lot near my home for sale?

The screenshot shows the Detroit Land Bank Authority website. At the top left is the logo and text: "DETROIT LAND BANK AUTHORITY buildingdetroit.org". To the right are navigation links: "Login", "Create Account", "English", and social media icons for Facebook, Twitter, and Instagram. Below this is a blue navigation bar with links: "ABOUT US", "MAKE A PURCHASE", "PROGRAMS", "EVENTS", "IMPORTANT INFO", and "MORE". The main content area features a large background image of a brick house. Overlaid on this is a "Welcome Home" section with a search bar and a row of buttons: "ALL LISTINGS", "AUCTIONS", "REHABBED & READY", "OWN IT NOW", and "SIDE LOTS". The "SIDE LOTS" button is circled in red. Below the buttons is a search input field with the placeholder text "By address, neighborhood, city, state or ZIP" and a blue "SEARCH" button. At the bottom left of the search area are links for "Search by Map" and "Advanced Search".



Is the side lot near my home for sale?

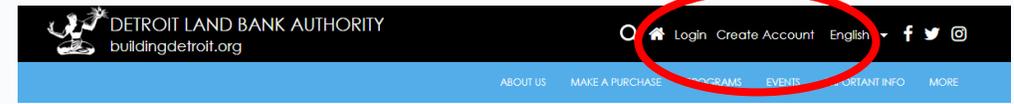


The screenshot shows the Detroit Land Bank Authority website. At the top, the logo and name 'DETROIT LAND BANK AUTHORITY buildingdetroit.org' are on the left, and search, home, login, create account, and language options are on the right. A navigation bar below contains links for 'ABOUT US', 'MAKE A PURCHASE', 'PROGRAMS', 'EVENTS', 'IMPORTANT INFO', and 'MORE'. The main banner features a green grass background with the text 'Side Lots Sales' and three circular images: a hand planting a seed, a residential lot, and a community garden. Below the banner is a search form titled 'Purchase a Side Lot' with three input fields: 'All Districts', 'Home Address', and 'Enter Your Home Address'. The 'Enter Your Home Address' field is circled in red. A blue 'VIEW LOTS' button is to the right of the form.

If your side lot is not for sale and you believe it should be, please contact us at 313-974-6889

How to apply

- Login or create account at buildingdetroit.org
- Search for lot and click purchase
- Fill out application online, and you will receive an email response either confirming your purchase or explaining why you are not eligible.



Register

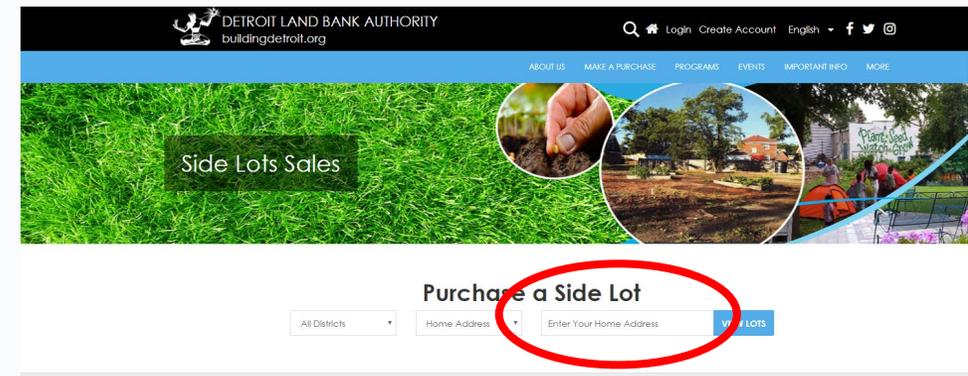
Your Login Information

All fields marked with an asterisk (*) are required.
Please complete using your legal name. This information will be used to create legal documents and verify purchasing eligibility. Once this information has been submitted it can not be changed.

User Name * Password * Confirm Password *

This will be your username you will login with Password must be at least 8 characters long Confirm Password

I am an individual I am a business



10000 Appoline
District 7
[Show Map](#)
PRICE \$100
PURCHASE



<https://app.detroitmi.gov:8443/PropertyApplicationForm/>

PROPERTY APPLICATION FORM

Use this form for City of Detroit properties and Detroit Land Bank Authority properties.

Section 1: Applicant Information

Required Fields *

* Applicant <u>Name</u> :	<input type="text"/>	
Company/ <u>Organization</u> :	<input type="text"/>	
* Applicant Mailing <u>Address</u> :	<input type="text"/>	
* City/ <u>State</u> / <u>Zip</u> :	<input type="text"/>	MI <input type="text"/>
* Primary Phone <u>Number</u> :	<input type="text"/>	
Secondary Phone <u>Number</u> :	<input type="text"/>	
<u>E-Mail</u> :	<input type="text"/>	
* Applicant <u>Type</u> :	<input type="text" value="-Select-"/>	
* Is the applicant a non-profit <u>organization</u> ? <input type="radio"/> Yes <input type="radio"/> No		
Is the applicant a member of the Community Partners <u>Program</u> ? <input type="radio"/> Yes <input type="radio"/> No		

The DLBA's Community Partners Program was designed to help community-based organizations stabilize their neighborhoods.

To learn more or apply please visit <http://buildingdetroit.org/community-partnership/>

Section 2: Property Description

Section 3: Proposed Use

Section 4: Pricing

Section 5: Funding Sources and Uses (optional)

AFFIRMATION CHECK BOX AND SIGN BELOW

By submitting this "PROPERTY APPLICATION FORM", the applicant acknowledges that they have read this application, the information is correct, and the applicant agrees to comply with applicable provisions of the City of Detroit code(s).

To signify your agreement with the above terms:

1) Type: <i>I Agree</i>	<input type="text"/>	
2) Enter Your Full Name:	<input type="text"/>	format: (Last Name, First Name)

If you are submitting an application only - Please click below.

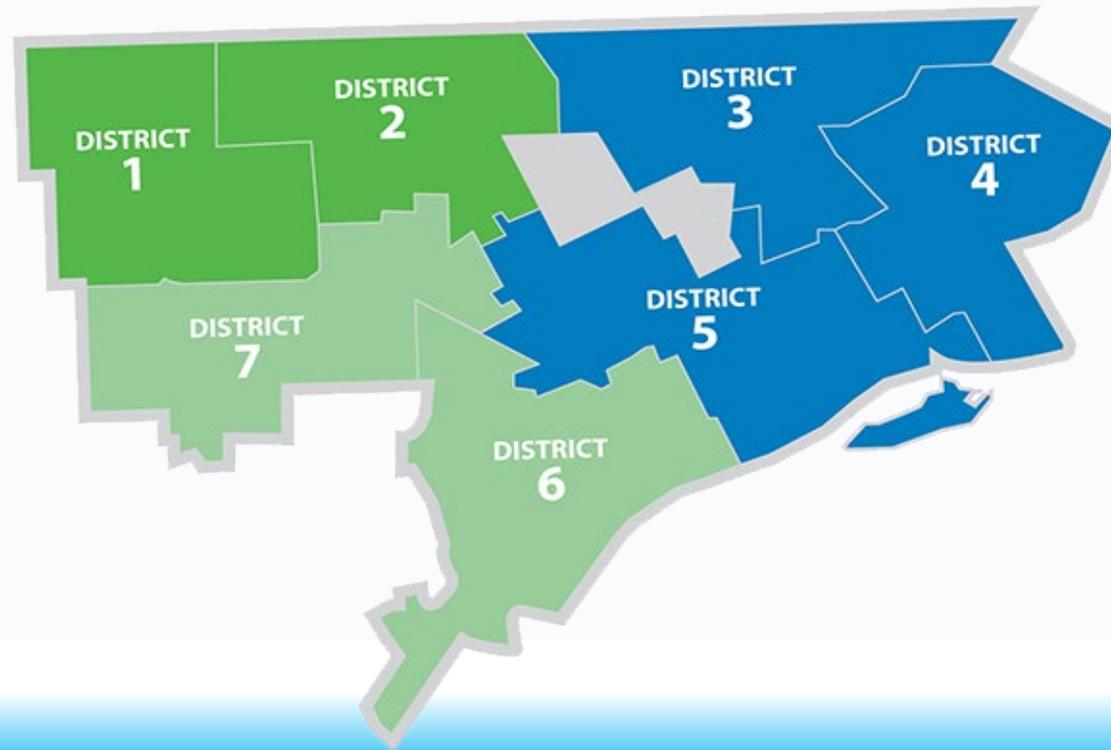
[Submit Application Only](#)

If you are interested in attaching a project proposal, financial information, or any additional documentation - Please click below.

[Submit Application WITH Additional Documentation](#)

Detroit Land Bank Community Partners are able to use Land Bank acquired properties for home rehab projects, urban gardening, or any use that enhances the quality of life in neighborhoods.

Community Partners can address the issue of blight through home rehabilitation projects, deconstruction projects, new construction, lot beautification, community gardens, and pocket parks (projects not limited to those suggested.)



Community Partnership Application

Name of Applicant Organization

All fields marked with an asterisk (*) are required.

Name of Applicant Organization as it appears on your Articles of Incorporation *

Primary Contact Person

Prefix

First Name *

Last name *

Address *

Apt/Suite

City *

State Select

list:

Michigan



ZIP Code *

Email Address *

Primary Contact Phone Number *

Secondary Contact Phone Number

▲ Please answer the following questions regarding your organization:

- 1. Applicant organization attests that it is (Check One): *

A non-profit faith-based organization

A non-profit community development organization

- 2. Required Application Documents:

Copy of the IRS Tax Exempt Letter

Upload

Email

Faith Based Organization

- 3. Where will your project take place?

These 4 streets should bound the area (up to a 5-mile radius) that you hope to impact through your project.

North Boundary Street

South Boundary Street

East Boundary Street

Before purchasing properties through the Community Partnership Program, your organization will be required to submit a development plan.

Please [click here](#) for a template and be prepared to submit your plan when your application is approved.

- 4. What type of project are you interested in? Check all that apply:

Lot Beautification

Agriculture

Parking

Rehabilitation

Residential Construction

Commercial Construction

Demolition

- 5. How many parcels does your project consist of?

- 6. Describe the available funds for this project.

Financing grid [Click here](#)

Terms and Conditions

Terms and Conditions

1. The DLBA has the sole discretion as to whether to approve a Community Partnership and issue a Community Partnership Certificate. The DLBA reserves the right to decline a Community Partnership with any group where the DLBA is not convinced of the prospective Community Partner's financial and organizational ability to fulfill their proposed project.
2. A Community Partner may not act as a straw-buyer in order to immediately transfer property to a for-profit entity in contrary to the purpose of Community Partnership Program.
3. If a Community Partner is found to do this, the DLBA may terminate the Community Partnership.



Terms and Conditions

4. The geographic target area is not exclusive to an individual Community Partner, but rather will likely overlap with other Community Partners' geographic target areas. Competing requests will be prioritized first by demonstration of sufficient financial and organizational capacity and then in a first come, first served manner.
5. The DLBA reserves the right to refuse sale without cause.
6. Properties will be addressed on a first come, first served basis.



Terms and Conditions

7. All Community Partner projects that propose a large acquisition of 10 or more DLBA-owned properties will require the approval of the DLBA Board and must comply with any review requirements established by the Detroit City Council.
8. Staff guidelines will provide for an efficient and effective method to accommodate requests to “hold” properties for a reasonably limited period of time and for a specified purpose.
9. “Holding” property means reserving property in the DLBA’s inventory for a designated party to allow time for the commencement and/or completion of due diligence.



Steps to becoming a Project Ready Community Partner

- Nonprofit (or ecclesiastical corp.) must be incorporated as such with the state of Michigan
- Have IRS tax exempt 501 (c)(3) status and verification letter
- Have a project plan that outlines the project and the area in which it will take place
- Have the plan OK'd with the District Manager
- Provide additional documents if required
- Be able to finance the project



What's Next after becoming a Project Ready Community Partner?

Provide Docs	Project Ready Community Partners must provide the following items to move forward on projects:
Plot Plan	Plot Plan (vacant land)
Estimate Costs	Estimate for the cost of the rehab or land project
Proof of Funds \$	Proof of funds to complete the project



Detroit Land Bank Authority
buildingdetroit.org

Things that can potentially stop a project



- HHF Liens
- Adjacent neighbor wants to purchase as a side lot
- Planning Areas
- Conditional Land Use Denied
- Not maintaining other properties owned in the City
- Blight tickets on ANY other property in the City
- Back taxes on ANY property in Wayne County
*Exception: WC tax payment plan

Plot Plans

Land Based Projects: A Path to Purchase, Permit and Design

Plot Plan, Site Design, and Maintenance Guide

This guide is one of five packets on how to buy publicly owned land and create land based projects in Detroit. Download these resources at www.DetroitMi.gov/Land or pick up at 2 Woodward Ave.



Read on if you...

- Need to create a plot plan to purchase land or apply for a permit
- Want to understand current city requirements site design and maintenance

Inside you will find...

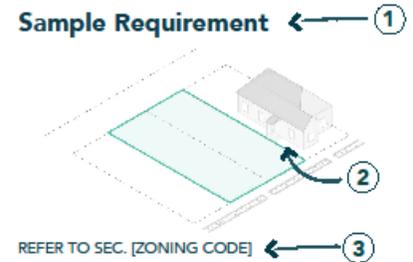
How to draw a Plot Plan	2
Site Design Guide with details on zoning requirements and best practices	8
Instructions on ongoing and seasonal Site Maintenance	15
City contact information	20

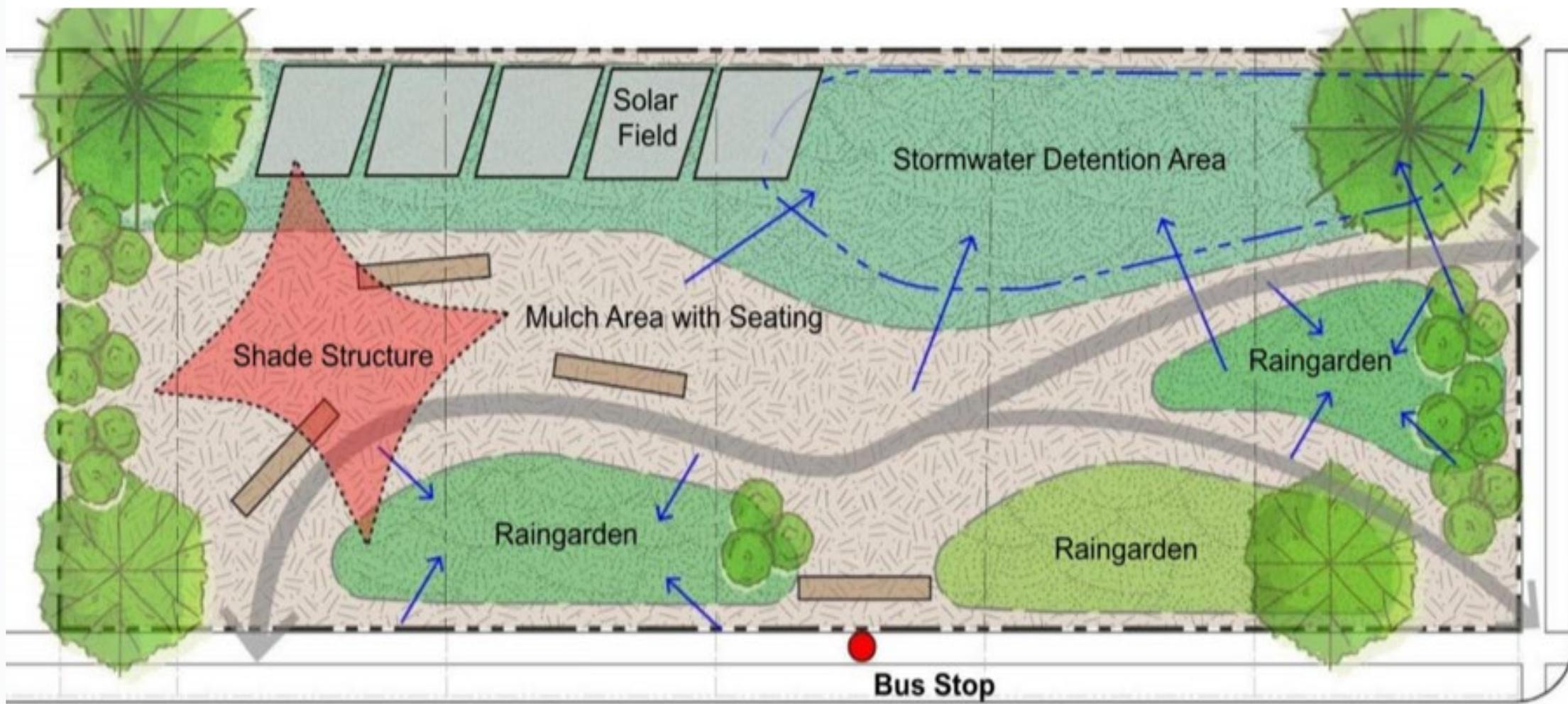
What is a land based project?

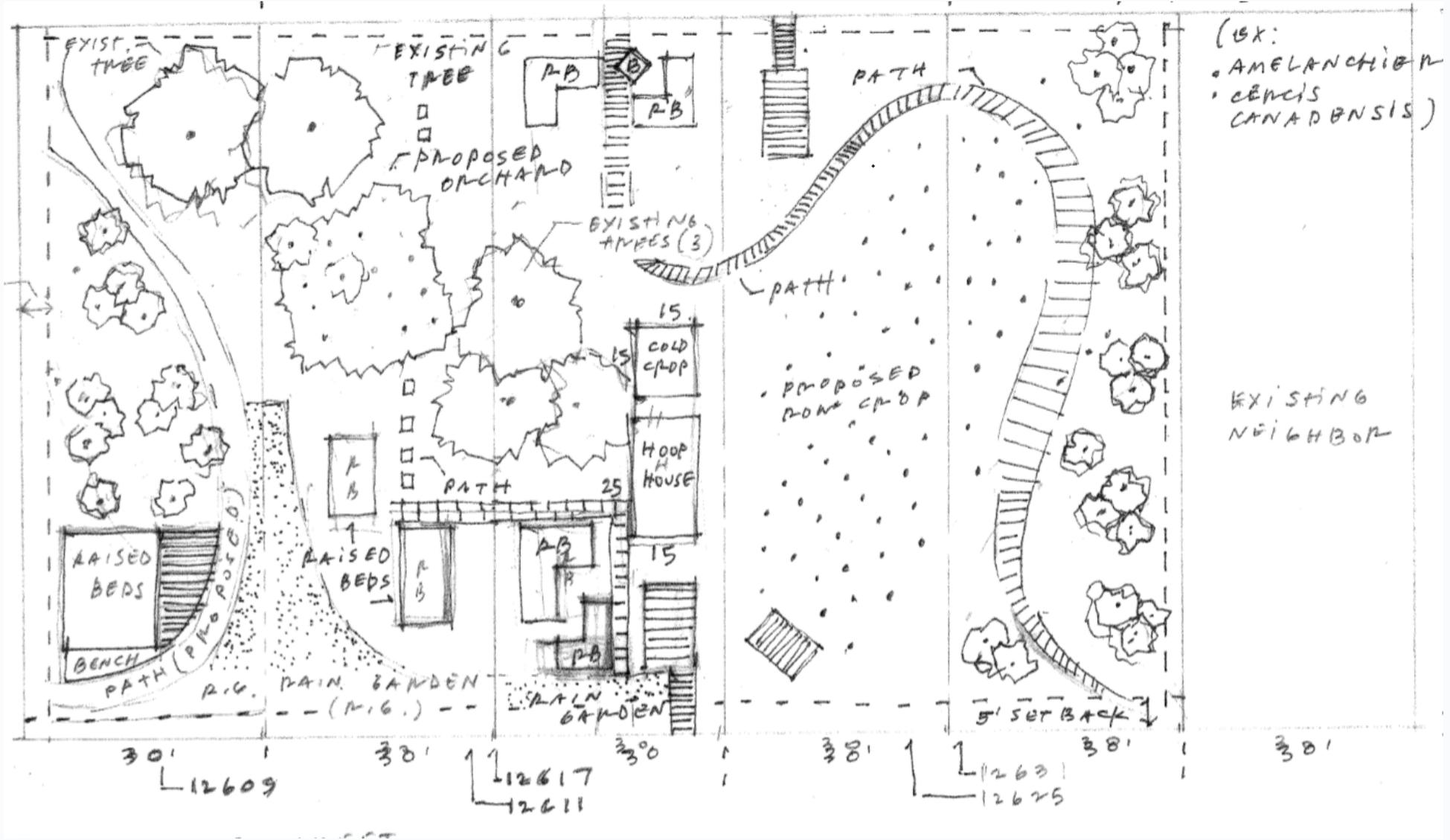
A land based project uses land for activities such as urban agriculture, gardening, or beautification, whether for profit or community activation.

Using the Site Design Guide to draw the Plot Plan

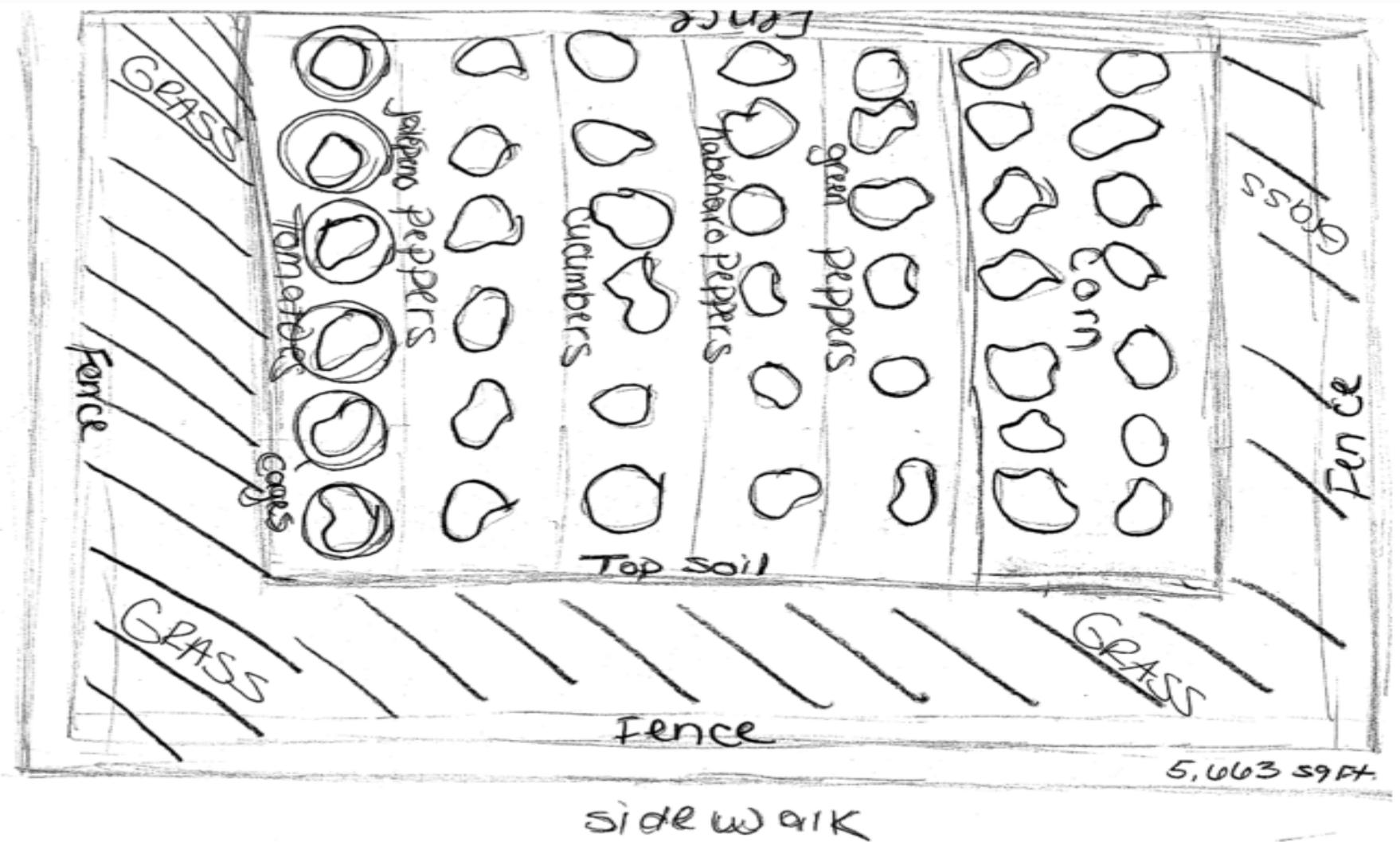
The Site Design Guide on **pages 8-14** will help you understand important design considerations for your project, and will help you draw your Plot Plan to meet City requirements. As you read through, watch out for (1) the title of a requirement or best practice (2) a graphic that illustrates site design requirements or best practices, and (3) a reference to the city ordinance for more information.







Sidewalk



Estimate for the cost of the rehab or project



Estimate for the cost of rehabbing a structure:



Roof, Plumbing, Windows, HVAC, Lead Safe, Gutters, Foundation, etc.



Estimate for the cost of beautification project:



Garden items, mulch, seeds, fencing, benches, walkways, planters, bushes flowers etc.



Proof of Funds for the Project

- Bank Statement
- Grant Award Letter
- Construction Loan Letter
- Money Order
- Check

Pay your down payment, sign your documents and head towards closing.



Compliance

- Regular updates on the project and the progress that is being made.
- The Land Bank is always willing to help our community partners, but we must see progress over time.
- We understand seasonal issues (planting etc.) but we do want to see progress.
- The land bank DOES NOT want to take property back that is our last course of action.

Be sure to:

- Include Photos
- Stay current on your updates
- Make sure there is no blight
- Reach out to the land bank if you foresee any problems



Thank You!

Bill Oldham, Disposition + Community Partners: woldham@detroitlandbank.org
Savannah Robbins, Inventory Team



For more information on the 2020 Working with Lots Grant Program, visit detroitfuturecity.com/our-programs/wwl-2020/ and subscribe to our newsletter at www.dfc-lots.com/connect

Request For Proposals will be open February 17 to April 13, 2020

Pier Davis, pdavis@detroitfuturecity.com
Tomicka Robinson, trobinson@detroitfuturecity.com

