



DETROIT'S HARDEST HIT FUND \$52MM DEMOLITION PROGRAM FREQUENTLY ASKED QUESTIONS

- 1. Where is this \$52MM dollars coming from for Detroit to use on demolition?**

The US Treasury Department has approved the Michigan State Housing Development (MSHDA) to re-program \$100MM from the funds they already allocated to MSHDA under the Michigan Award for Hardest Hit Fund (\$498MM). The funds will be under contract with the Michigan Homeowner Assistance Non Profit Housing Corporation (MHA), who will contract with the Detroit Land Bank Authority (DLBA) for the \$52.3MM.
- 2. Detroit was awarded \$52MM. Who is that money going to?** The strategic plan development was led by the Detroit Emergency Manager's team and prepared by the Detroit Land Bank Authority. The \$52MM award will be contracted between MHA and the Detroit Land Bank Authority (DLBA) for program management, acquisition and land banking. The DLBA has partnered with the State Land Bank to provide demolition management. The City of Detroit BSEED will provide candidate determinations and inspections.
- 3. How can demolition contractors get involved?** The DLBA/MLB will conduct an RFQ/RFP process to allow all experienced urban site demolition contractors to apply for the contractor pool. All demolition contractors who are already approved for urban site demolition by the City of Detroit Purchasing Division, State Land Bank, or the State of Michigan will be automatically approved for inclusion under this program. A file update will be requested to ensure we have updated information if there have been any changes. Check the websites www.mlbdemo.us and www.detroitlandbank.org for the most updated information on procurement.
- 4. Can non-profit organizations apply for funding from the DLBA?** No. All of the funding is committed to demolishing the greatest number of units we can with the funding allocated. To do that efficiently, the DLBA has partnered with MLB on the demolition management and they will manage all experienced demolition contractors.
- 5. What will be done with the properties once the demolition is completed?** The properties will be made available for the highest and best use based on applications received for the purchase of the properties. Anyone can apply to purchase this property but adjacent homeowners will receive priority.



- 6. Will we be able to buy the lot after the demo is completed next to our house?**
Applications to purchase property from the DLBA will be available on our website for side lot acquisitions and other approved uses. Staff will work to review and notify applicants within 10 days of their request.
- 7. Will we remove trees from lots for the demo?** Those trees deemed necessary for clearance of the site will be removed.
- 8. Will neighbors be protected from environmental contaminants?** The demo contractors will be required to follow all state and local ordinances and protocols to ensure the air is safe from excessive contaminants. All safety precautions and controls will be in place.
- 9. Will the sidewalks, driveways or approaches be left in place or removed?** The contractors are required to remove all driveways and approaches. The sidewalks will be replaced if damaged.
- 10. What kind of grass will be put down after the demo?** Low Mow/No Growth Fescue Blend for longer-term maintenance.
- 11. Will side yard fences be removed or will they stay?** Depending on the attachment to the blighted structure side yard fencing may be removed but most will stay in place.
- 12. Will all of the debris at the property be removed with the site clearance?** Yes.
- 13. How long does it usually take from start to finish for a site to be demolished?**
One week or less is typical. However because there are multiple units going down at once the schedules may be a few days longer. We anticipate no longer than 7 business days for any project from start to finish.
- 14. Can this funding be used for things other than demolition?** No. This funding is specifically for the removal of blighted structures through the acquisition, demolition and maintenance of properties in the 6 target areas.
- 15. What are the 6 target areas for this program?** You can find a map of each of the areas on our website at www.detroitlandbank.org, or the MLB website at www.mlbdemo.us, or the MSHDA website at www.michigan.gov/mshda, and the City of Detroit website at www.detroitmi.gov. The 6 target areas are named as follows: University of Detroit Mercy/Marygrove, North End, Grandmont Rosedale, Jefferson Chalmers, Southwest, Morningside/EEV/Cornerstone.



- 16. What is the demolition strategy for this program?** We selected the city's strongest areas to do this blight elimination work for the greatest impact. These areas were chosen based on the Detroit Future City framework and are thought to contain the most marketable areas where redevelopment projects can be implemented in the near future.
- 17. Will this project demolish historic assets?** Historic assets in designated historic districts or on the National Register will not be eligible for demolition under this funding.
- 18. What will be done for historic assets that are blighted?** We will collect the details, addresses and condition, in order to request additional funding from other sources to deal with remediating the blighting influence of these properties on the surrounding area.
- 19. How many units will be demolished with this funding?** We expect to demolish up to 4,000 units.
- 20. I own property free and clear in the target area, and I want to know if I can donate the property to the DLBA?** Yes it may be possible for you to donate this property to the DLBA at the end of the year. Your taxes must be paid in full and not be delinquent for any prior years. Other situations on delinquent taxes will be evaluated on a case-by-case basis. The property does not have to be blighted for you to donate it, but we are focused right now on these target areas.
- 21. How can community partners help in this effort?** We have engaged Loveland Technologies to implement their social media web-based open platform product named Blexting as a community tool for cataloguing and uploading blight data in a real time way to the agencies who need the information. Loveland will meet in target areas across the city to deploy training sessions on the use of the program. Groups can increase the success of their listing of blighted properties that actually get into the data sets for the administering agencies, DLBA, BSEED and MLB. This program effort will be announced later in September through CDAD.
- 22. How will demolition candidates be chosen?** The condemnation of a blighted property is governed by state and local law and performed by licensed Building Officials. The City of Detroit Building department will declare all eligible candidates for this effort. The DLBA in concert with MLB will make final determinations on the removal of any and all BSEED declared candidates in conjunction with the elimination strategic goals.



- 23. Will the target areas be changed?** No they will not. The Detroit Future City target areas were chosen based on several years of planning and community input and will drive the local investments in a strategic way for years to come, moving the city toward a true turnaround.
- 24. Will private demolitions be completed?** Yes, this is possible. We are hoping that private owners of blighted properties in the target areas will donate them to the DLBA for demolition under this program. We will work with owners who have delinquencies on a case-by-case basis. The structure of this effort will be announced in more detail later in September.
- 25. Is there a timeframe for groups to submit their blight lists and is there a specific format for submitting information?** We will take all lists for review at any time. However, we will focus on publicly held inventory that has already been identified by the BSEED staff as our first priority. This will provide ample time for the community to get the training on the Blexting platform and upload usable data to the DLBA. Groups should focus their efforts on this process as opposed to writing lists. This will be the greatest community input process ever used in our area for a wide-scale effort like this demo effort. Community input is certainly needed to make this effort successful but all future blight elimination efforts. The public will have the opportunity to create the data and mapping for all blighted structures in all communities from which the BSEED department and other agencies will work to eradicate the blight in Detroit. Most importantly, the data will be public and publically available, instantly on-line.
- 26. In what order will the program be implemented?** We have determined priority areas based on market driven responses and redevelopment opportunities. The priority start for the demolition effort will be Grandmont Rosedale, UDM/Marygrove, Morningside/EEV/Cornerstone, Jefferson/Chalmers, Southwest, and North End. This does not mean we will not work in all areas at the same time. It simply means resources will be implemented more heavily and concentrated to achieve the clearance for redevelopment efforts first.



- 27. How will the DLBA work with groups who want alternative development in their areas where a blighted structure is being removed?** The DLBA is open to working with organized community groups who have redevelopment plans already in place, with or without funding in place. In particular, we are aware of community plans to incorporate blue green infrastructure projects into vacant lot opportunities. We would love to work on that effort. If there are plans already completed in your area please email Juanita (jjones@detroitlandbank.org) the plan and the details to arrange a meeting. We will coordinate our blighted structure removal to further this project goal. Groups with this agenda should be in contact with the DLBA ASAP.
- 28. How will the public know the progress on the program?** The DLBA is creating a website that will keep a tally of units demolished and funds expended toward the \$52MM goal. This page will be on the DLBA website and regularly refreshed.