



Coleman A. Young Municipal Center
2 Woodward Avenue, suite 1100
Detroit, Michigan 48226

Phone: 313 -628-2535
Fax: 313 -224-2135
www.detroitmi.gov

MEMORANDUM

TO: Council Member Gabe Leland

FROM: David Massaron, Chief Financial Officer, City of Detroit
Arthur Jemison, Group Executive for Planning, Housing and Development

DATE: October 22, 2019

RE: Responses to Questions about Blight Removal Bond

The following are answers to questions you submitted on the Blight Removal Bond Proposal.

1. A list of demolitions set for the remainder of the year broken down by district

By June 30, 2020, we expect the following number of demolitions per district:

- District 1 - 119
- District 2 - 149
- District 3 - 368
- District 4 - 223
- District 5 - 214
- District 6 - 165
- District 7 - 334

See the attached list of all properties which we expect to be demolished by June 30, 2020.

2. Criteria and outlines for both the rehabilitation of homes and senior repairs.

Residents seeking assistance under the Senior Emergency Home Repair Program are eligible under the following criteria:

- 62 years or over (or at least 55 with a disability)
- Have an income of no more than 50% of the Area Median Income. Under this criteria a one-person household can earn up to \$26,750 and be eligible.
- Taxes must be current, or homeowner is on a payment plan with 3 consecutive payments
- Applicant must have owned the property for 6 months and have clear ownership

HRD works to maximize use of this program for true emergencies. The following types of repairs may be performed through this program:

- No heat
- No water, or no hot water due to plumbing deficiency
- Standing water/sewage
- Major electrical hazards
- Severely leaking roof, subject to collapse
- Floor subject to collapse



Office of the
Chief Financial Officer

Coleman A. Young Municipal Center
2 Woodward Avenue, suite 1100
Detroit, Michigan 48226

Phone: 313 -628-2535
Fax: 313 -224-2135
www.detroitmi.gov

- Urgent accessibility needs due to disability
- Inability to safely enter home due to porch condition
- Significant exposure to outside elements

For existing land bank rehabilitation efforts, staff weigh several factors to identify homes with rehab scopes in line with programmatic requirements and offer a high potential for neighborhood market impact. These criteria include:

- The condition of the home
- The estimated cost of repairs
- Neighborhood market conditions
- Neighborhood market trajectory
- Existing available inventory in area
- Other City and land bank initiatives in the area
- Other rehab activity in the vicinity

3. The number of owner occupied homes in District 7 that went to a nuisance abatement.

At present, staff are not aware of accepting default judgments for any owner occupied properties through the nuisance abatement program.

4. The mowing schedule after demolitions

Through the Fiscal Year 2021 Budget, the Administration will propose a new grass cutting strategy to address the spring growth and improve maintenance of vacant lots.