



# Blight to Beauty



(DOING GREAT)



(I GOT THIS)



(WUH-OH)



(HELP!!)

If buildings could speak....

## WHAT WOULD YOURS SAY?

### What?

#### A CALL TO ACTION

Our mission is to increase awareness of property maintenance law and engage property owners, residents and visitors to remove blight and maintain property.

The city is empowered by law to clean up blighted property if the property owner has not. Our work teams remove old signage, paint faded exteriors, remove broken fences and illegal razor wire, cut back and remove excess trees and foliage, remove accumulated solid waste and abandoned vehicles, board up first floor openings in vacant property, and remove damaged marquees, awnings, and accessory structures. Costs are charged to the property owner with the blight ticket.

### Who?

Who needs to take care of their property? Everyone does—including the city itself!

EVERYBODY!



### Why?

#### IT IS THE LAW

Blight has a negative influence on many aspects of **quality of life** in a city. City code is local law. The property maintenance ordinances outline requirements that prevent blight and improve the way the city looks by protecting views, preventing clutter and controlling commercial messages.

### HEALTH & WELLNESS

Blighted property and accumulated debris are **hazardous to health**, can cause injury or illness and attract pests and provide homes for rodents.

### SAFETY & ECONOMY

Positive visual cues support **crime prevention** and help make the city safe. A well-maintained environment is good for economic development and for businesses looking for a place to operate.

### RESPECT

Care and maintenance send **social messages** regarding self-respect, respect for others, community pride and human value. We all deserve a clean city.

### Blight Czarina INTRODUCING KATRINA CRAWLEY

Attorney Katrina Crawley is passionate about cleaning up Detroit corridors. Her zeal to fulfill Mayor Duggan's vision of "Blight to Beauty" is grounded in a belief that residents of the city deserve a healthy environment.



The "Blight Czarina" and the Strategic Ordinance Reinforcement & Remediation Team (S.O.R.R.T) drive the city each week to identify priorities for the corridor blight remediation teams.

# Ownership and Responsibility

YOU CAN'T HAVE ONE WITHOUT THE OTHER

## Communication is the Key!

### SPEAK WITH US ABOUT YOUR PROPERTY\*

It is important for property owners to understand the City of Detroit's property maintenance standards and follow them. Ignoring correction orders or putting off maintenance will only make the problems bigger.

Communicating with city representatives (Department of Neighborhoods, City Council, BSEED, DPD, GSD etc.) about problems getting things fixed or paying for repairs in time is essential for property owners to show that they are willing to comply.

The correction orders posted on properties have the inspector's name and phone number. Do not hesitate to call and connect with the inspector to discuss the requested corrections and your ability to take care of them.

Note: Life safety hazards and emergency conditions must be handled right away. Inspectors will not allow delays if the property is dangerous.

**\*Contact the city to request translation services**  
<https://bit.ly/language-help>

### DID YOU KNOW?

Commercial properties that are mixed-use (residential apartments plus businesses) must register the residential rental property each year. Contact the property maintenance division at 313-628-2451 for more information.

## Helpful Hyperlinks

### BLIGHT TICKET ONLINE LOOKUP

Lost your blight ticket? Not sure if you have one? Use this site to view the blight ticket history for your address.



### IMPROVE DETROIT APP

Download the Improve Detroit application from Apple or Google Play Store and click to report issues to the city. Then track the progress of the repair for dumping, street lights out, traffic signals and more!

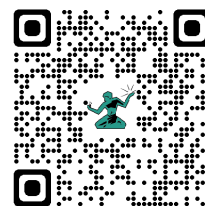


### SMALL BUSINESS RESOURCES

The Detroit Means Business website and the Detroit Economic Growth Corporation's business liaisons are available to help businesses navigate city processes and connect to resources.

### DEVELOPMENT OPPORTUNITIES

Check out the city's list of public land and structures for sale, opportunity zones, transportation, and public assets.



### PUBLIC ART REGISTRY

Murals are a great way to discourage vandalism and tagging while showing neighborhood pride. Murals and street art on commercial buildings must be registered with the city.



**RESPONSIBILITY ZONE** Keep property clean from the center of street to the center of alley.

# Blight to Beauty Project

## If You Don't Clean Up, We Will AND WE CHARGE YOU FOR THE WORK!

This is the process of property maintenance enforcement in the city of Detroit. Enforcement is done by the buildings, environmental, health, and police departments and cases are decided by the Department Appeals and Hearings. At any point, a property owner can elect to come into compliance and avoid further fines, fees, or issues.

**Inspection** BSEED property maintenance inspectors monitor commercial corridors daily.

**Correction Order** If a violation of property maintenance code is found, the inspector issues a correction order which is posted on the building exterior. The property owner is given a period of time to fix the problems before a blight ticket is issued. There are no fines nor fees for a correction order.

**Blight Ticket** After the correction period expires, the inspector re-inspects the property. If violations are not fixed, and the owner has not made contact, a blight ticket is issued and a court date is assigned. Ticket fines vary from \$100 - \$500. Repeat offense tickets begin at \$1000.

**Remediation** If the property owner has not fixed the violation(s), GSD teams will make the required corrections to exterior property maintenance violations.

**Adjudication** If the property owner contacts the inspector and fixes the violations before the court date listed on the blight ticket, they can photograph the work and present it at court.

On the court date the owner and the inspector appear at the Appeals and Hearings court. The hearing officer will review testimony of both parties and record a decision of Responsible or Not Responsible.

**Fine + Cleanup Costs** If found responsible, the property owner pays court costs, fine amounts and GSD clean-up costs. Cleanup costs to date average \$2,000–\$20,000.

We apply **EDUCATION, REMEDIATION & MAINTENANCE** to beautify the City of Detroit and to protect the **HEALTH, SAFETY & DIGNITY** of our citizens.



## Beauty Tips for Buildings

### CONSIDER A MAKEOVER

- Wash your building exterior—windows and walls.
- Maintain all of your property, which includes structures, parking areas and public right-of-way easements—sidewalk, alley and street.
- Pick up loose trash and litter, and sweep the sidewalk.
- Clean between pavement sections and along the curb, removing grass, weeds, trash and dirt
- Install and maintain landscaping, trees and flowers to add color and beauty to your storefront
- When repainting your building exterior, limit colors to no more than three for a clean look.



**NO GRASS CLIPPINGS  
IN THE STREET!**

- Upgrade old signage. Double check for spelling and good letter spacing.
- Add transparency—windows are welcoming.
- Reveal original building features and natural assets like brick, stone, carvings and tile. Design upgrades to complement the unique building character.
- Hire a local artist to paint a mural on your wall (see page 2 to register it.)
- Add a garbage can for customer litter and empty it regularly.
- Great customer service attracts people. No need for flashing lights!
- Apply for a patio permit and install a public bench or seating area.
- SMILE! You do business in Detroit!

# TRANSFORM DETROIT FROM BLIGHTED TO BEAUTIFUL

City code states that buildings, structures, and grounds must not contribute to blight nor adversely affect the public health and safety of the surrounding community. This guide shares tips about City of Detroit property maintenance code and ways to improve the appearance of properties.

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## Blight Elimination Partners

### **PMB Buildings, Safety Engineering & Environmental Department — Property Maintenance Bureau**

As the enforcement arm of the city's blight team, property maintenance inspectors are on the city corridors issuing certificates of compliance for properties that are up to code, correction orders to owners of property that require maintenance and blight tickets to owners who have failed to address blight on their property.

It is essential to contact these inspectors about your property! Communication and moving toward compliance may deflect costly tickets and clean-up fees except for dangerous or emergency conditions.

### **DAH Department of Appeals & Hearings**

DAH hearing officers preside over the city blight court. They make the judgement of responsibility for blight tickets. Attending the court date printed on a ticket and presenting photographic evidence of compliance is the only way to secure a not-responsible verdict.

### **LAW Detroit Legal Department**

City attorneys manage civil law suits against errant property owners, judgement liens and garnishments for unpaid blight fines & fees.

### **GSD General Services Department**

Blight Remediation Teams address deferred property maintenance and remediate emergency conditions if the property owner does not. Clean-up costs are added to the blight ticket fees.

### **DPW Department of Public Works**

For solid waste that exceeds regular weekly pickup, DPW trucks can be scheduled for a special pickup of correctly sorted bulk waste or illegal dumping. Prices

vary depending on volume and weight, property owners must call for a quote.

### **DPD Detroit Police Department**

Officers have authority to write blight tickets and pursue individuals responsible for illegal dumping. Envelopes with addresses and names found at an illegal dump site can assist prosecution.



## Why Should I Care?

### **NON-COMPLIANCE CAN BE COSTLY**

Blight tickets should not be ignored since the record of non-compliance will come to light when a property owner is doing other business with the city.

This usually increases project costs and increases the time it takes to complete city approvals. For example, in order to apply for a building permit, a sign permit, or a change of use, a blight clearance is required.

Follow the QR code on page 2 to see if your property has blight tickets or request a clearance at [detroitmi.gov/departments/departments-appeal-and-hearings](http://detroitmi.gov/departments/departments-appeal-and-hearings)

## City Contact Numbers

**PMB** (313) 628-2451

**DAH** (313) 224-0098

**LAW** (313) 224-4550

**GSD** (313) 628-0900

**DPW** (313) 876-0004

**DPD** (313) 267-4600

Call 911 to report illegal dumping in progress.

Complete this form to request translation services

<https://bit.ly/language-help>