



November 17, 2022

Wayne County Land Bank Board of Directors
400 Monroe, 5th Floor
Detroit, MI 48226

RE: Land Bank Program Update

Dear Board Members:

The Land Bank has spent 2022 aggressively finding opportunities to find new grant opportunities and expand our programming with the additional funding. With the introduction of more funding for Land Banks through state-run programs the WCLB staff has been pursuing additional grant opportunities that have not previously been applied for. The following list is an update of our grant work and new opportunities that we are pursuing.

NEP 7 (River Rouge): Staff was awarded \$50,000 for home renovation projects in early 2022 for our Porch Project with funding from the MSHDA Neighborhood Enhancement Program. To date, we have received 15 applications and have successfully enrolled 5 applicants into our program. These applicants meet the geographic and income requirements specified by MSHDA and are in line to have façade rehabilitation projects before the end of the year. There is still a balance of \$14,000 left to spend.

NEP 8 (Inkster): On November 16, 2022 the WCLB submitted an application for the next round of funding from MSHDA's Neighborhood Enhancement Program to expand our Porch Project to Inkster. This marks the 4th city that we are proposing to complete work in; with the other municipalities being Highland Park, River Rouge, and Ecorse. Awards will be announced in 2023.

MSHDA MI-HOPE: The WCLB was awarded in September 2022 a grant for \$500,000 from MSHDA for their MI-HOPE Energy Efficiency Repair Program. This is the second largest grant received out of over 180 applicants, and the WCLB is the only Land Bank to receive the award. The WCLB will be funding owner-occupied rehabilitation projects that include roofs, siding, windows, security lighting, and insulation in the following zip codes: 48203 (Highland Park), 48209 (River Rouge), and 48211/48212 (Hamtramck). Additionally, we have secured \$25,000 in matching funds through Flagstar Bank to cover the application fee for building permits for these projects.

Blight Remediation: Staff is currently creating the application for the State Land Bank Authority's Blight Remediation Grant. This grant is funded through the State's annual operating budget and is administered by the State Land Bank. In counties with an active land bank the land

bank must be the administering body of the grant funding. We are guaranteed \$250,000 in the first round of funding and will have an application prepared by the end of 2022.

Demolition: The WCLB has prepared a proposal for Wayne County ARPA funds to demolish structures in Highland Park. The WCLB will be taking over the demolition from the City of Highland Park as well in this process. The total ask is for \$7,355,225 to demolish 239 structures over the next two years. We are currently awaiting approval for this funding.

Quiet Title: The Quiet Title Program was designed to clear title issues on tax-foreclosed properties. Thousands of properties foreclose each year, and a number of these carry numerous title issues. Since its inception in 2017, the Land Bank has cleared title to over 300 tax-foreclosed properties and last year, it expanded the program to provide title insurance for eligible properties.

This year, the Land Bank quieted title to 32 properties, bringing in revenue of \$43,500.00 (budgeted \$40k). The properties were spread across Ecorse, Detroit, Hamtramck, Romulus, and Taylor.

Nuisance Abatement: Nuisance Abatement continues to be a powerful and important legal tool for tackling vacant, blighted properties in Wayne County neighborhoods. The Land Bank will continue to operate its Nuisance Abatement Program in partnership with Wayne County Corporation Counsel. This has resulted in the rehabilitation or demolition of dozens of blighted structures that otherwise could have remained in a hazardous condition sitting in the court system. With the COVID-19 pandemic, the Land Bank has been delighted to see an increase in the willingness of people who previously abandoned their homes return to fix the blight.

This year, the Land Bank performed nuisance abatement on 11 properties in Ecorse, which brought in \$6,000.00 in revenue. The current lawsuit is still pending; however, the nuisance has been abated (or is in the process of being abated) for seven out of the eleven properties, which is a 63% success rate.

BEFORE

AFTER





Sincerely,

Jake Parcell

Jake Parcell
Deputy Director