



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

**October 25, 2024**

**RE: Approval of Property Transfer between the Detroit Land Bank Authority and the Detroit Housing Commission**

Honorable City Council:

Pursuant to the Second Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority (“DLBA”), approved by your Honorable Body on May 19, 2020, the DLBA may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 12-month period without the prior approval of the Mayor and City Council.

The DLBA is now in receipt of an offer from the Detroit Housing Commission (“DHC”) to exchange 38 (thirty-eight) DLBA owned parcels for 34 (thirty-four) DHC owned parcels. The DLBA owned parcels are located along Stout and Kentfield Avenues, south of Lyndon. The DHC parcels are scattered throughout the City of Detroit.

DHC is proposing an expansion of their Smith Homes facility located at Evergreen and Lyndon in Northwest Detroit. They wish to acquire the property from the DLBA to facilitate that expansion. The property to be acquired by the DLBA affords the opportunity to increase their salable inventory and further efforts to eliminate blight and promote economic growth within the City of Detroit.

We, therefore, request that Your Honorable Body authorize the exchange of properties between The Detroit Land Bank and The Detroit Housing Commission, as more particularly referenced in the attached Exhibits A and B, for no consideration.

Respectfully Submitted,

Antoine Bryant  
Director, Planning and Development Department

cc: Malik Washington, Mayors Office

## RESOLUTION

By Council Member \_\_\_\_\_

**WHEREAS**, the Detroit Land Bank Authority (“DLBA”) was created to assemble and dispose of publicly owned properties in a coordinated manner to foster the development of that property and to promote economic growth in the City of Detroit; and

**WHEREAS**, pursuant to the Second Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the DLBA, approved by the Detroit City Council on May 19, 2020, the DLBA may not transfer ten (10) or more parcels of property to the same transferee within any rolling twelve (12) month period without the prior approval of the Mayor and City Council; and

**WHEREAS**, The DLBA is now in receipt of an offer from the Detroit Housing Commission (“DHC”) to exchange 38 (thirty-eight) DLBA owned parcels for 34 (thirty-four) DHC owned parcels. The DLBA owned parcels are located along Stout and Kentfield Avenues, south of Lyndon. The DHC parcels are scattered throughout the City of Detroit; and

**WHEREAS**, The DHC proposes to utilize the acquired DLBA property in its efforts to expand their Smith Homes facility located at Evergreen and Lyndon in Northwest Detroit. The property to be acquired by the DLBA affords the opportunity to increase their salable inventory and further efforts to eliminate blight and promote economic growth within the City of Detroit.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the foregoing, the Detroit Land Bank Authority, a Michigan public body corporate, be and is hereby authorized to accept and record deeds for the properties, listed in the attached Exhibit A, as well as execute any such other documents as may be necessary to effectuate transfer of the properties from the Detroit Housing Commission, a Michigan Public Corporation, for no consideration, and be it further

**RESOLVED**, that in accordance with the foregoing, the Detroit Land Bank Authority, a Michigan public body corporate, be and is hereby authorized to issue and record deeds for the properties, listed in the attached Exhibit B, as well as execute any such other documents as may be necessary to effectuate transfer of the properties to the Detroit Housing Commission, a Michigan Public Corporation, for no consideration.

**EXHIBIT A**

<b>Ownership</b>	<b>Parcel ID</b>	<b>Address</b>	<b>District</b>	<b>PropertyClass</b>	<b>Destination</b>	<b>Area_SQF</b>	<b>Zoning</b>
1 DHC	22040598.	12672 MARLOWE	1	Residential-Lot	DLBA	4,000	R1
2 DHC	22054532.	14209 FORRER	1	Residential-Lot	DLBA	4,400	R1
3 DHC	16006064.	8243 CHALFONTE	2	Residential-Lot	DLBA	4,318	R2
4 DHC	16022802.	16802 PRAIRIE	2	Residential-Lot	DLBA	3,885	R2
5 DHC	16030396.	17584 ROSELAWN	2	Residential-Lot	DLBA	4,940	R2
6 DHC	16039622.	18227 WASHBURN	2	Residential-Lot	DLBA	4,212	R1
7 DHC	16042922.	15778 Mendota	2	Residential-Structure	DLBA	4,900	R2
8 DHC	22022338.	15368 Steel	2	Residential-Lot	DLBA	3,745	R2
9 DHC	22027802.	15802 SNOWDEN	2	Residential-Lot	DLBA	3,510	R1
10 DHC	22029209.	15325 Hartwell	2	Residential-Lot	DLBA	3,616	R1
11 DHC	15004246.	7137 VARJO	3	Residential-Lot	DLBA	4,346	R1
12 DHC	21022534.	15045 NOVARA	3	Residential-Lot	DLBA	4,160	R1
13 DHC	21031008.	17141 GITRE	3	Residential-Lot	DLBA	5,760	R1
14 DHC	21048622.	4810 GRAY	4	Residential-Lot	DLBA	4,880	R2
15 DHC	21054423.	394 LAKEWOOD	4	Residential-Lot	DLBA	5,513	R1
16 DHC	21070526.	9217 DEVONSHIRE	4	Residential-Lot	DLBA	4,130	R1
17 DHC	21071216.	5942 THREE MILE DR	4	Residential-Lot	DLBA	4,800	R1
18 DHC	10003654.	2564 HIGHLAND	5	Residential-Lot	DLBA	3,500	R2
19 DHC	12004063.	2900 FULLERTON	5	Residential-Lot	DLBA	4,270	R2
20 DHC	18014125.	8500 ROSELAWN	6	Residential-Lot	DLBA	3,605	R2
21 DHC	16019883.	12054 SANTA ROSA	7	Residential-Lot	DLBA	3,780	R3
22 DHC	16045883.	12698 MEYERS	7	Residential-Lot	DLBA	4,040	R2
23 DHC	18014250.	8891 ROSELAWN	7	Residential-Lot	DLBA	4,134	R1
24 DHC	22023048.	13131 STEEL	7	Residential-Lot	DLBA	4,025	R2
25 DHC	22041646.	8608 LAUDER	7	Residential-Lot	DLBA	3,990	R1
26 DHC	22042643.	9429 LAUDER	7	Residential-Lot	DLBA	4,640	R1
27 DHC	22043284.	8957 TERRY	7	Residential-Lot	DLBA	4,320	R1
28 DHC	22043391.	8254 ROBSON	7	Residential-Lot	DLBA	4,284	R1
29 DHC	22044584.	8037 ROBSON	7	Residential-Lot	DLBA	3,535	R1
30 DHC	22053304.	12009 MONTROSE	7	Residential-Lot	DLBA	4,200	R1
31 DHC	22069113.	6815 RUTLAND	7	Residential-Lot	DLBA	4,445	R1

## EXHIBIT B

ID	Ownership	Parcel ID	Address	District	PropertyClass	Destination	Area_SQF	Zoning
1	DLBA	22100115.	14310 Kentfield	1	Residential-Lot	DHC	4,008	R1
2	DLBA	22100116.	14316 Kentfield	1	Residential-Lot	DHC	4,008	R1
3	DLBA	22100117.	14322 Kentfield	1	Residential-Lot	DHC	4,008	R1
4	DLBA	22100118.	14330 Kentfield	1	Residential-Lot	DHC	4,008	R1
5	DLBA	22100119.	14338 Kentfield	1	Residential-Lot	DHC	4,025	R1
6	DLBA	22100120.	14346 Kentfield	1	Residential-Lot	DHC	4,008	R1
7	DLBA	22100121.	14352 Kentfield	1	Residential-Lot	DHC	4,008	R1
8	DLBA	22100125.	14388 Kentfield	1	Residential-Lot	DHC	4,025	R1
9	DLBA	22100128.	14400 Kentfield	1	Residential-Lot	DHC	4,008	R1
10	DLBA	22100129.	14408 Kentfield	1	Residential-Lot	DHC	4,008	R1
11	DLBA	22100131.	14420 Kentfield	1	Residential-Lot	DHC	4,008	R1
12	DLBA	22100132.	14428 Kentfield	1	Residential-Lot	DHC	4,025	R1
13	DLBA	22100126-7	14392 Kentfield	1	Residential-Lot	DHC	8,059	R1
14	DLBA	22100133-49	14436 Kentfield	1	Residential-Lot	DHC	5,175	R1
15	DLBA	22100811.	14345 Kentfield	1	Residential-Lot	DHC	4,051	R1
16	DLBA	22100810.002L	14351 Kentfield	1	Residential-Lot	DHC	4,060	R1
17	DLBA	22100810.001	14357 Kentfield	1	Residential-Lot	DHC	4,051	R1
18	DLBA	22100809.002L	14363 Kentfield	1	Residential-Lot	DHC	4,051	R1
19	DLBA	22100809.001	14373 Kentfield	1	Residential-Lot	DHC	4,051	R1
20	DLBA	22100808.002L	14377 Kentfield	1	Residential-Lot	DHC	4,879	R1
21	DLBA	22100808.001	14387 Kentfield	1	Residential-Lot	DHC	4,879	R1
22	DLBA	22100807.003L	14395 Kentfield	1	Residential-Lot	DHC	4,879	R1
23	DLBA	22100807.002	14403 Kentfield	1	Residential-Lot	DHC	4,872	R1
24	DLBA	22100807.001	14411 Kentfield	1	Residential-Lot	DHC	4,879	R1
25	DLBA	22100806.	14421 Kentfield	1	Residential-Lot	DHC	4,051	R1
26	DLBA	22100804.	14433 Kentfield	1	Residential-Lot	DHC	4,051	R1
27	DLBA	22100802-3	14441 Kentfield	1	Residential-Lot	DHC	4,051	R1
28	DLBA	22101198.	14318 Stout	1	Residential-Structure	DHC	4,617	R1
29	DLBA	22101199.	14326 Stout	1	Residential-Lot	DHC	4,617	R1
30	DLBA	22101200.	14334 Stout	1	Residential-Lot	DHC	4,617	R1
31	DLBA	22101202.	14352 Stout	1	Residential-Lot	DHC	4,485	R1
32	DLBA	22101205.	14368 Stout	1	Residential-Lot	DHC	4,835	R1
33	DLBA	22101208.	14394 Stout	1	Residential-Lot	DHC	4,835	R1
34	DLBA	22101209-10	14400 Stout	1	Residential-Structure	DHC	4,617	R1
35	DLBA	22101211.	14408 Stout	1	Residential-Structure	DHC	4,835	R1
36	DLBA	22101212.	14416 Stout	1	Residential-Structure	DHC	4,835	R1
37	DLBA	22101213.	14424 Stout	1	Residential-Lot	DHC	4,600	R1
38	DLBA	22101214.	14434 Stout	1	Residential-Lot	DHC	4,292	R1