




TO: Detroit City Council Member Young
FROM: Tammy Daniels, CEO, Detroit Land Bank Authority 
DATE: March 25, 2025
RE: Responses to 2025-2026 Budget Analysis

In response to the questions received on March 24, 2025, related to the DLBA's 2025-2026 Budget, the DLBA submits the following responses:

1. *Given DLBA's large inventory, how is the authority prioritizing vacant land for development, and would it consider setting aside parcels for pilot housing projects that use alternative construction methods?*

RESPONSE: The DLBA is focused on revitalizing vacant lots by working to ensure that the land is utilized effectively for development, neighborhood stabilization, and economic growth. The DLBA makes its land available to applicants who can demonstrate sufficient financial resources and a viable project plan that adheres to the City's zoning ordinance. The DLBA defers to the City of Detroit's Planning and Development Department to determine whether building codes and construction standards are appropriate. The DLBA remains increasingly open to using innovative solutions, including alternative construction methods, to address Detroit's housing needs.

2. *If a developer wanted to build sustainable, prefabricated, or tech-driven homes, what zoning or procedural hurdles would they face when acquiring DLBA land?*

RESPONSE: In an effort to support development in the City of Detroit, the DLBA uses option agreements in instances where the land is not zone for the intended use. The option agreement allows the development team a window of time to get the project approved and rezoned by the City of Detroit. Once the rezoning and other requirements are achieved, the DLBA proceeds to sale.

Several zoning and procedural steps are necessary when it comes to development in the City. This includes, but is not limited to: zoning classifications, rezoning or special use permits, density and setback requirements, building codes and construction standards, historic preservation standards, utilities, and community engagement.

3. *How does DLBA currently work with private developers and community organizations to ensure that vacant properties are redeveloped in innovative ways?*

RESPONSE: The DLBA plays a pivotal role in revitalizing Detroit's vacant properties by collaborating closely with private developers and community organizations. These partnerships are designed to transform underutilized spaces into vibrant, innovative developments that benefit the community. Detroit's history as an industrial hub also positions the City and the DLBA as a place to experiment with innovative building practices.