

2026 THIRD QUARTER REPORT



**DETROIT LAND BANK
AUTHORITY**
BuildingDetroit.org

A Continued Partnership Focused on
Visibility & Accessibility to the Community





Our Mission

We strengthen Detroit's neighborhoods by transforming vacant and abandoned properties into inclusive community assets.

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a word from the
CHIEF EXECUTIVE OFFICER



April 15, 2026

The Honorable James Tate
President Detroit City Council
Coleman A. Young Municipal Activity Center, 13th Floor
Detroit, MI 48226

Subject: City Council Quarterly Report, 3rd Quarter FY 2026, Detroit Land Bank Authority

On behalf of the Detroit Land Bank Authority (DLBA), I am pleased to submit our third quarter report to this honorable body. I am proud to share key highlights that reflect our continued commitment to community engagement, transparency, and measurable impact for Detroit residents.

The DLBA continued hosting *Talking with Tammy*, our monthly Instagram Live series that has resonated strongly with residents. These conversations provide direct access to information, real-time responses to community questions, and meaningful dialogue around the issues that matter most. Additionally, we continued our monthly in-person community office hours, creating opportunities to connect directly with residents in their neighborhoods, answer questions, and share critical information and resources.

As part of our ongoing efforts to provide the best customer service for buyers, we are continuing to invest in and enhance our technology. We are preparing to launch a new AI chatbot that will provide 24/7 support by answering user questions in real time. Additionally, we are updating our website to deliver a more user-friendly, efficient, and accessible experience.

This quarter, we also presented our first budget to Council under the new administration. We look forward to continued partnership to ensure we have the support necessary to advance our mission of returning vacant properties to productive use while maximizing opportunities for land reuse, reinvestment, and neighborhood stabilization.

Thank you for your ongoing support as we work together to build stronger, more resilient neighborhoods across Detroit.

Respectfully,

A handwritten signature in black ink, appearing to read "Tammy Daniels", with a stylized flourish at the end.

TAMMY DANIELS

Chief Executive Officer
Detroit Land Bank Authority

fast FACTS

83Auction
Closings**167**Own-it-Now
Closings**23,591**All Sales
Across
Programs**52**Side Lots
Sold**371**Neighborhood
Lots Sold**32,145**Total Vacant Lots
Sold to Date**6**Community
Partner Lots &
Structures Sold**13**Project Lots &
Structures Sold**1,399**Buy Back
Closings to Date**4,555**Currently Monitored
Properties**13,757**Sales Achieved
Compliance to Date
*(Auction, Own-it-Now,
Community Partners, NAP)***2,477**NAP Achieved
Compliance to Date

Inventory *Total properties: 59,150*

Structures: 2,547

Vacant Land: 56,578

Residential: 2,018

Side Lots for Sale: 2,248

Neighborhood Lots for Sale: 23,968

- Sales/Salvage – Sale Pending: 383
- Sales/Salvage – Unsold: 829
- Demolition: 266
- Occupied: 540

Non-Residential: 46

Accessory: 483

Community Engagement

Community Meetings Hosted & Attended: 37

Customer Calls Answered: 10,028

Customer Lobby Visits: 992

Contact

Main Office: (313) 974-6869

Questions: inquire@buildingdetroit.org

Website: www.buildingdetroit.org

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STRATEGIC DEVELOPMENT & CONSTRUCTION MANAGEMENT

The Detroit Land Bank Authority's (DLBA) Strategic Development & Construction Management oversees the renovation, construction management, and sale of DLBA-owned renovated structures. The department manages a strategic pipeline of properties selected for renovation based on neighborhood stabilization goals, market potential, and funding alignment. Property Rehabilitation also coordinates closely with internal teams and external partners to ensure compliance with programmatic requirements and to support a data-informed approach to driving homeownership, eliminating blight, and reinvesting in Detroit's neighborhoods.

SALES STATUS OVERVIEW

As of the close of Q3 of Fiscal Year 2026, the Strategic Development & Construction Management department has successfully completed and sold 125 renovated homes—including both full and partial renovations. These sales reflect continued progress toward the department’s goal of increasing access to quality, attainable homeownership across Detroit.

WHY PARTIAL RENOVATIONS?

In alignment with DLBA’s strategic goals and funding constraints, partial renovations—also known as exterior-only scopes—are deployed as a targeted investment strategy. These projects focus on critical exterior elements such as roofing, windows, doors, porches, and siding to immediately improve curb appeal, preserve structures, and enhance neighborhood perception.

Partial renovations allow the Property Rehabilitation Department to:

- **Stretch funding further** by investing in more homes with limited resources
- **Support market activity** in emerging areas without full-scale interior rehab
- **Preserve the structure** and prevent further deterioration until a full renovation is feasible
- **Enhance streetscapes** and catalyze additional private or public investment

This approach balances fiscal responsibility with neighborhood impact and supports DLBA’s broader commitment to blight elimination and property value stabilization. The table below reflects current listings and contract statuses for Q3 FY26.



Property Address	Sales Status
14907 Mayfield	Under Contract
14919 Rochelle	Under Contract
16533 Parkside	Under Contract
18978 Prairie	For Sale
2463 Townsend	Under Contract
3408 Townsend	For Sale

OPEN HOUSE SCHEDULE

To maintain buyer engagement and promote available inventory, open houses are held at completed properties on a consistent schedule:

- Wednesdays: 3:00 PM – 7:00 PM
- Sundays: 12:00 PM – 3:00 PM

These events serve as a critical touchpoint for community engagement, generating interest from both prospective buyers and neighborhood stakeholders.

CONSTRUCTION PROGRESS

The Property Rehabilitation Department continues active construction across multiple properties, prioritizing both full renovations and targeted exterior improvements. Below is the updated list of properties in progress as of Q3 FY26: (See **tables** on next page.)

Property Address	Program	% Complete	Type
2495 Buena Vista		30% BE4	Quadplex
2446 Buena Vista		20% BE4	Quadplex
2434 Buena Vista		20% BE4	Quadplex

- Buena Vista represents multi-unit (quadplex) BE4 development, contributing to increased housing density.
- These projects are mid-stage, supporting future pipeline delivery

RFQQ UPDATE

The Property Rehabilitation team continues to utilize a standing Request for Qualifications and Quotes (RFQQ) to build and maintain a pipeline of qualified contractors. This has enabled:

- Faster project start times with pre-approved vendors
- A broader pool of contractors
- Greater flexibility in matching project scopes to contractor strengths

The RFQQ remains a critical tool in supporting strategic development and neighborhood revitalization across Detroit.

CONSTRUCTION PROGRESS

Property Address	% Complete	Program	Type
4495 Beniteau	95%	BE3	Single Family
14869 Mayfield	95%	BE3	Single Family
14802 Mayfield	95%	BE3	Single Family
9301 Harvard	90%	BE3	Single Family
4215 Courville	70%	BE3	Duplex
2626 Webb	70%	BE3	Duplex
5039 Grayton	35%	BE3	Single Family
2920 Baldwin	95%	Rehabbed & Ready	Single Family
21524 Clarita	95%	Rehabbed & Ready	Single Family
4221 Cortland	90%	Rehabbed & Ready	Single Family
4291 Cortland	90%	Rehabbed & Ready	Single Family
4030 Richton	80%	Rehabbed & Ready	Single Family
767 Kitchener (ext. only)	60%	Rehabbed & Ready	Single Family
4201 Richton	55%	Rehabbed & Ready	Single Family
2452 Beals	45%	Rehabbed & Ready	Single Family
2921 Baldwin (ext. only)	40%	Rehabbed & Ready	Single Family
4002 Richton	15%	Rehabbed & Ready	Single Family
3812 Richton	10%	Rehabbed & Ready	Single Family

COMPLIANCE

The Compliance Team assists Detroit property owners with navigating through the compliance rehab agreement as stipulated by their sales purchase agreement or their Nuisance Abatement agreement.

COMPLIANCE STATUS MONITORING

The team is currently monitoring 4,555 cases. The Compliance Status Monitoring Aging Summary below highlights the Compliance case status by agreement effective year. 58% of the existing cases are under an agreement dated within the last three years. Potential Reconveyance cases represent 22% of the current caseload. Our team is actively working with the respective property owners to understand if additional time is needed to complete the property rehab or if voluntary reconveyance is an option.

**Compliance Case Monitoring-Agreement Aging Summary as of 04/03/26
(Auction, Own It Now, and NAP)**

Compliance Status	Agreement Date												Status		Previous Month	Net Change
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Grand Total	% of Total		
Compliance (NAP)	0	0	0	0	0	0	2	3	123	166	199	14	507	11%	572	-65
Compliance (Sales)	0	0	0	3	11	67	126	189	389	676	939	277	2,677	59%	2,758	-81
Compliance Closeout Review	0	0	0	0	3	12	20	12	25	37	32	1	142	3%	105	37
Court Action Recommended	0	0	0	0	0	0	0	2	35	86	49	0	172	4%	154	18
Potential Reconveyance	0	4	13	19	53	173	213	172	168	141	31	0	987	22%	970	17
Reconveyance In Process	0	1	4	2	2	18	20	9	11	2	1	0	70	2%	69	1
Totals	0	5	17	24	69	270	381	387	751	1,108	1,251	292	4,555	100%	4,628	-73
% of Total by Agreement Year	0%	0%	0%	1%	2%	6%	8%	8%	16%	24%	27%	6%	100%			
Previous Month	0%	0%	0%	1%	2%	6%	8%	9%	17%	25%	28%	4%	100%			

COMPLIANCE ACHIEVED

In March 2026, 160 properties achieved compliance with a total of 509 properties year to date. Program to date, 13,757 property owners have achieved compliance. The chart (right) shows the annual trending by year and monthly trending for 2026.



**Compliance Achieved-Auction, Own It Now, and Nuisance Abatement Program
As of 03/31/26**

Month/Year Achieved	Auction/Own It Now	Nuisance Abatement Program	Totals
Total 2014	0	24	24
Total 2015	52	392	444
Total 2016	379	439	818
Total 2017	545	149	694
Total 2018	637	102	739
Total 2019	981	182	1,163
Total 2020	747	135	882
Total 2021	1,237	136	1,373
Total 2022	1,996	143	2,139
Total 2023	1,606	125	1,731
Total 2024	1,436	261	1,698
Total 2025	1,283	259	1,543
Totals	10,899	2,347	13,248
Jan-26	133	50	183
Feb-26	114	52	166
Mar-26	132	28	160
Totals 2026	379	130	509
Program to Date	11,278	2,477	13,757
Currently Monitored	3,862	693	4,555

POTENTIAL RECONVEYANCE

The team is currently monitoring 987 cases that are in potential reconveyance, of which 88% of the property owners have completed at least one core requirement. While the graph below highlights that 86% of the cases are greater than two years old, there is opportunity for the property owners to achieve compliance or as many have completed three or more core requirements.

Potential Reconveyance-Completed Core Requirements Met Aging by Agreement Date as of 04/03/26

Core Items Completed	< 6 Months	6 - 12 Months	12 - 18 Months	18 - 24 Months	2 Years +	Totals	% of Total Status	Prev. Mo. Totals	Net Change
0	1	6	24	35	56	122	12%	105	17
1	0	3	14	18	78	113	11%	103	10
2	0	0	3	10	53	66	7%	70	-4
3	0	0	4	10	96	110	11%	102	8
4	0	0	0	5	138	143	14%	135	8
5	0	0	1	7	425	433	44%	455	-22
Totals	1	9	46	85	846	987	100%	970	17
% of Total	0%	1%	5%	9%	86%	100%			

RECONVEYANCE

The DLBA reconveyed 5 properties in March compared to 0 in February. This month we have separated voluntary and involuntary reconveyance data. We continue to work with property owners to avoid reconveyance. Below is the annual trending for reconveyance activities by year and monthly trending for 2026.

Reconveyed Properties Trending by Year as of 03/31/26

Month/Year Achieved	Voluntary	Involuntary	Properties #
Total 2015	1	4	5
Total 2016	13	34	47
Total 2017	43	112	155
Total 2018	74	111	185
Total 2019	42	86	128
Total 2020	14	6	20
Total 2021	83	143	226
Total 2022	106	341	447
Total 2023	138	916	1,054
Total 2024	118	497	615
Total 2025	50	159	209
Totals	682	2,409	3,091
Jan-26	0	1	1
Feb-26	0	0	0
Mar-26	5	0	5
Total 2026	5	1	6
Program to Date	687	2,410	3,097
Fail Rate-Program to Date	3%	11%	14%
Fail Rate-Year to Date	0%	0%	0%

DLBA IN THE COMMUNITY

The Communications & Engagement Team's overall strategy focuses on fostering strong connections with Detroit residents and community partners, increasing awareness of DLBA programs, building trust, enhancing transparency, and addressing residents' concerns. A key part of this strategy is educating the community about DLBA initiatives and resources. The team is committed to meeting people where they are, connecting with as many residents as possible through DLBA-hosted meetings, community meeting requests, and active engagement on social media platforms.

PUBLIC RELATIONS

MAR

Fox 2 Detroit

Independent study finds Detroit Land Bank has made \$2 billion value increase

COMMUNITY INITIATIVES

The DLBA continued hosting Talking with Tammy, our monthly Instagram Live series that has resonated strongly with the public. These conversations provide residents with direct access to information, real-time answers to their questions, and meaningful dialogue around the issues that matter most.

In addition, we continued our monthly in-person community office hours, creating opportunities to connect directly with residents in their neighborhoods, answer questions, and share critical information and resources.

TALKING with Tammy Q&A
LIVE ON INSTAGRAM 12PM EST MONTHLY

THIS IS YOUR CHANCE!

- ASK QUESTIONS
- SHARE FEEDBACK
- HEAR ABOUT THE DLBA'S IMPACT

DETROIT LAND BANK AUTHORITY
CEO, TAMMY DANIELS



Q3 COMMUNITY ENGAGEMENT

MONTH	DONS	CITY COUNCIL	CITY INITIATIVES	COMMUNITY PARTNERS BLOCK CLUBS	DLBA HOSTED	TOTAL
January	6	1	4	1	2	14
February	2	2	0	2	1	7
March	9	3	1	2	1	16
Total	17	6	5	5	4	37

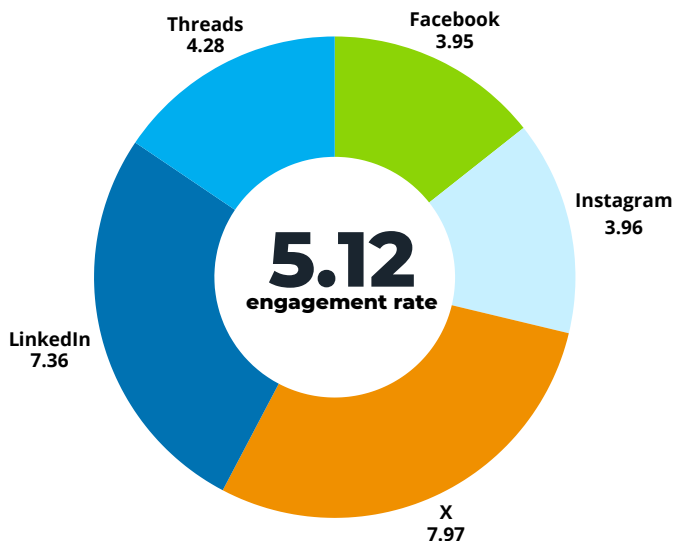
SOCIAL MEDIA

The DLBA maintained strong momentum on social media this quarter, consistently sharing resident success stories and engaging, informative content. Through posts highlighting rehabs, community projects, and neighborhood revitalization efforts, the DLBA continued to build trust and connection with its online audience.

Q3 SOCIAL MEDIA FOLLOWERS

Month	Facebook	Instagram	Threads	LinkedIn
January	32,789	18,618	2,942	4,813
February	32,878	18,743	2,942	4,840
March	33,080	18,902	2,956	4,876

AVERAGE POST ENGAGEMENT RATE



AVERAGE POST ENGAGEMENT RATE

Network	Percentage	Average
X	29%	7.97%
LinkedIn	27%	7.36%
Threads	16%	4.28%
Instagram	14%	3.96%
Facebook	14%	3.95%

PLANNING & ANALYSIS

The Detroit Land Bank Authority's (DLBA) Planning & Analysis Department oversees the acquisition, assessment, pipeline assignments, and listing of DLBA-owned lots and structures. The department also oversees data analysis and coordinates inter-agency planning with other City agencies to inform a flexible and dynamic sales strategy for the organization.

SIDE LOT & NEIGHBORHOOD LOTS

In Q3, staff listed 208 vacant lots through vacant land programs such as Side Lot, Neighborhood Lot, Improved Lot, and Accessory Structure. Here is breakdown below:

Vacant Land Program	Number of Lots Listed
Side Lot	35
Accessory Structure	2
Oversized Lots	1
Neighborhood Lot	23
IHOA Side Lot	1
Improved Lot	146
Total	208

Looking forward to Q4 2025-2026, staff is preparing for a mass listing of over 1,000 Side Lots throughout the City of Detroit, with the go live date of April 15. This listing will be the first since the Vacant Land Policy was updated last November and will contribute to the organization's goal of listing 90 percent or more of the DLBA's inventory for sale by 2030.

CREATE-A-PROJECT

In Q3, the DLBA received over 19 Create-a-Project applications bringing the total program applications to 623. Of the total submitted applications, 265 have been approved as purchasers and moved forward to lot selection. Staff ordered title work on a total of 11 properties during Q3.

Also upcoming is the implementation of the new Land Based Project site program, which will expand upon the framework of the Create-a-Project program and make project-ready assemblages of land more accessible for organizations interested in land-based projects across the city.

IMPROVED LOTS

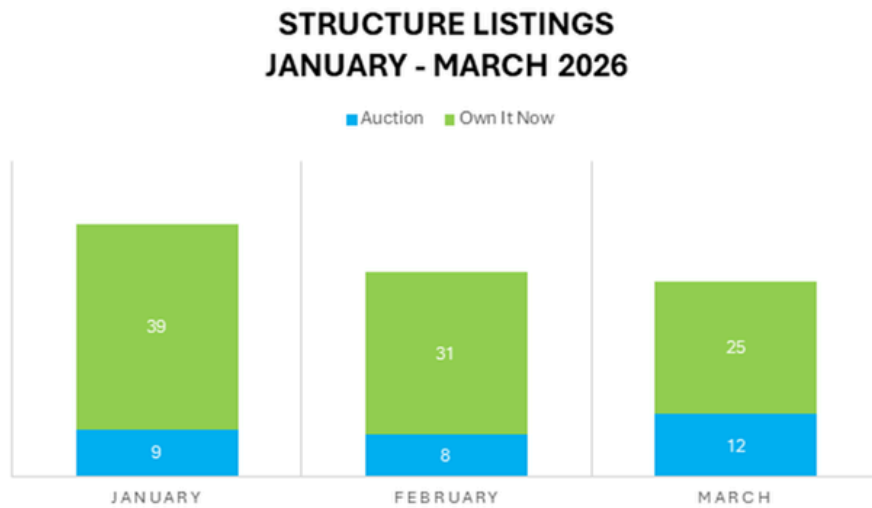
The DLBA has identified 6,478 lots with some sort of improvement citywide, with 146 lots listed during the quarter and 48 lots sold as Improved Lots this quarter. In collaboration with the General Services Department (GSD) Blight to Beauty Team, we have successfully reconciled our reporting and removed abandoned fences from over 1001 DLBA-owned lots, ensuring these parcels are cleared and ready for the next quarterly upload. Lot clearance is a key priority. In 2026, as we aim to reduce our inventory even further and transition lots into the sales pipeline as side or neighborhood lots.

During this quarter, we are also exploring options to get residents their lot that was historically associated with their home in a quicker timespan by researching and working with City departments such as GSD, and Blight Strike initiatives within the districts with the Department of Neighborhoods.

District	# of Improved Lots
1	747
2	437
3	1727
4	1002
5	921
6	819
7	825
Total	6478

STRUCTURE LISTINGS

It is the goal of the HNI team to ensure all eligible structures are listed through Auction or Own It Now within 30 days of receiving an up-to-date inspection and clear title work. In previous years, DLBA staff had a goal to list up to 200 properties per month. Given strong sales in recent years, the DLBA no longer has the inventory to meet these goals. HNI continues to list all available inventory and listed a total of 124 properties in Q3. Please see the chart below for a breakdown of listings over the past quarter:



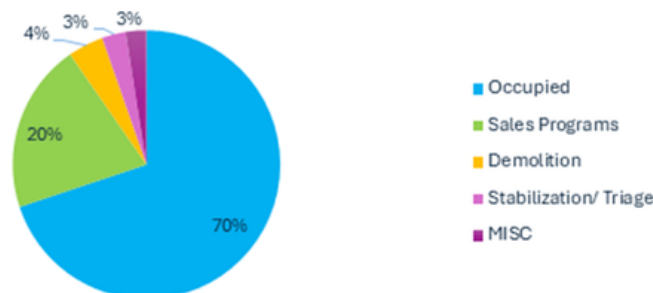
OCCUPIED INSPECTIONS

Staff on the Housing and Neighborhoods Initiative Team also support the DLBA’s occupied programs by managing an inventory of just under 600 occupied structures. Support includes continuously inspecting occupied properties every two to four months to encourage contact from the occupants to be vetted for programming or find vacancy in the occupied inventory. HNI also engages in outreach efforts to establish contact and provides data and pipeline management support as well as finding alternative pathways for occupants.

INSPECTIONS

In Q3, HNI staff reviewed 287 occupied inspections at 217 properties. 163 properties are currently under review with the team or are awaiting inspection results. Of these 217 properties, 84 were either confirmed vacant and moved into non-occupied pipelines, or corrections were made in the form of Compliance Reconsiderations, NAP set-asides, and tax foreclosures.

OCCUPIED INSPECTION PIPELINE OUTCOMES January - March 2026



OCCUPIED INQUIRIES

As a part of occupied pipeline management and programming support, HNI staff monitor and respond to several inquiries related to occupancy. These include reports of illegal activity, squatter investigations, reported vacancies, item removals, Cease and Desists, move out requests, and responses to postering efforts. In Q3, HNI staff received 180 inquiries and responded to 164. Please see the table below for inquiries received in Q3.

OCCUPIED INQUIRIES		
Inquiry Category	Inquiries Received	Inquiries Responded To
Item Removal	10	10
Move Out Request	0	0
Reported Illegal Activity	3	3
Reported Vacancy	33	17
Trespasser/Squatter Investigation	87	87
Cease and Desist	38	38
Response to Postering	7	7
DPD Raid	1	1

OCCUPIED OUTREACH

In Q2, HNI staff also implemented and concluded a massive outreach effort in partnership with the United Community Housing Coalition. Staff batched nearly 400 occupied structures to UCHC, with all batched properties canvassed at least once and up to 5 or more times to attempt contact. The goal of this effort is to get new or better contact information from occupants as well as to assist them with DLBA program eligibility, connections to necessary services, and relocation resources as needed.

Over this past quarter, staff have worked through the results of this first outreach effort and connected residents with UCHC to receive various services. Currently the DLBA and UCHC are assisting 59 households who qualify for the Buy Back program, 9 of whom have been successfully enrolled. UCHC has also been in contact with 28 households for relocation service, 8 of whom have been successfully relocated. In the upcoming months, HNI staff plan to start a second round of outreach to households that were not part of or were unresponsive to the first round.

PROPERTY EVALUATION & PIPELINE MANAGEMENT

The Property Evaluation and Pipeline Management Team (PEAP) ordered 991 inspections throughout the third quarter of FY26. 557 of the inspections ordered are a mix of demo requests, demo pulls, reports of condition change/fire damage, Own It Now, Auction, Intake Review and Economic Development inspections. Most of these inspections are part of recurring work orders that are sent out weekly to ensure vacant salvageable structures are inspected every 90 days to keep us informed of any structure or occupancy changes that could impact pipeline recommendation. These inspections also include the 152 properties that were transferred from the Wayne County Treasurer in December 2025. 360 of these properties were confirmed salvageable and are currently for sale or awaiting sale and another 70 are sold or in compliance. Of the remaining 127 properties inspected from this inspection type, 101 properties are recommended for demo and 26 require occupancy & ownership investigations.

320 inspections were Improved Lot and vacant land postering requests from the Land Reuse Team. These postings help notify residents of an upcoming Improved Lot and other vacant land listings. 222 of the lots posted are currently listed for sale or pending sale and 39 lots have sold. The remaining 59 lots are under review by the Land Reuse Team to determine next steps.

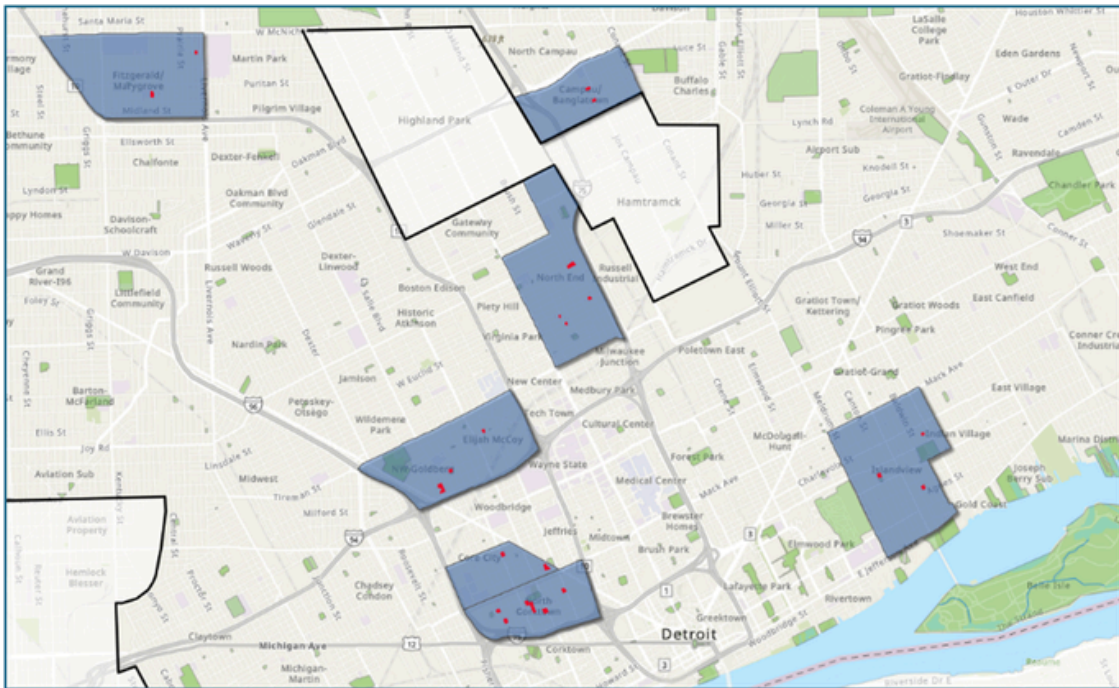
There were 114 NAP (Nuisance Abatement Program) QT Quarantine inspections completed during this period. These are properties the DLBA was granted title for after receiving a default judgement from a NAP lawsuit. The NAP properties must also go through the Quiet Title (QT) process before being listed for sale. These inspections can lead to the former owner reaching out to discuss regaining ownership. Legal handles those discussions and properties will be moved back to the NAP pipeline while Legal reviews the situation. Of the 114 properties inspected, 89 are recommended for sale, 8 were transferred to demo, 2 have been returned to the former owner, 7 are under Legal review and 8 have active occupancy investigations in progress.

Inspection Type	Number of Properties
Recurring Inventory Inspections	557
NAP QT Quarantine Inspections	320
Post-Reconvey QT Inspections	114
Total	991

PRE-DEVELOPMENT

The Pre-development Team was formally created on August 1, 2025. Our objective is to make small to medium-scale development easier on DLBA owned land through environmental assessments, rezoning, clearing titles, parcel combinations and splits, acquisition of key parcels, utility assessments, alley improvements, and property tax abatements, among other possible tools. These efforts will help reduce the cost of residential construction which can accelerate housing production, expand homeownership opportunities, and increase population.

In November 2025, we received funding for our pre-development efforts from Rocket Foundation. Also, we are partnering with Detroit Planning and Development Department on their Pathways to Removing Obstacles to Housing grant and applied for an EPA Brownfield Assessment grant.



The Rocket Foundation Clusters are in red**

REZONINGS

The Pre-development Team have started rezoning parcels in two high demand areas: Woodbridge and Core City. The rezonings are necessary because these parcels are zoned Planned Development (PD) and these can only be developed into the plan that was approved. For example, 4830 Trumbull was part of University City II and only developments approved in that urban renewal plan can be built, severely limiting the ability for developers to build. Our rezoning will make construction much more flexible.

4830 Trumbull

This 1.2 acre site at approximately Trumbull and Warren was the Pre-development Team's first rezoning. Our first steps were to present to the Woodbridge Citizen Council and send postcards to nearby residents. These efforts resulted in 13 letters of support. We presented at the City Planning Commission (CPC) public hearing on June 26, 2025 and again at the voting session July 30th. As of March, we anticipate the measure to go in front of Council in April.

Core City

A 6 parcel, 1.3 acre site in Core City was identified to rezone from PD to R3 and SD2. We presented to the Grand River Block Club and sent postcards to neighbors in September 2025. On January 15, 2026 we presented it to the City Planning Commission public hearing. It was approved at a subsequent CPC meeting on January 29th. The rezoning was sent to Detroit City Council Planning and Economic Development Standing Committee on March 19th. We anticipate it going to full council in May.

Lastly, we submitted a second rezoning application for Core City. We will have a meeting with CPC and PDD in April to discuss if we want to add City of Detroit owned land in our application. Afterward, we will perform outreach and schedule a public hearing with CPC.

PARCEL MODIFICATION

Parcel combinations and splits are important in the pre-development process because we can streamline the process and save land preparation time. The DLBA owns sequential parcels that are too small to build upon, so a combination before sale is beneficial to future construction. The Pre-development Team submitted the following parcel modification applications in 2026:

Type	Addresses	Neighborhood	Status
Combine	2556 Stanley, 2554 Stanley, 2550 Stanley, 2548 Stanley, 2544 Stanley, 2542 Stanley, 2538 Stanley, 2536 Stanley	NW Goldberg	Complete
Combine	8261 Brush, 8265 Brush, 8271 Brush, 323 Mt Vernon, 327 Mt Vernon, 331 Mt Vernon	North End	Complete
Combine	2425 Antoinette, 5775 16th St, 5767 16th St, 5783 16th St, 5777 16th St, 5771 16th St	NW Goldberg	Complete
Combine	2903 17th St, 2517 Butternut, 2521 Butternut, 2527 Butternut, 2893 17th St	North Corktown	Complete
Combine	2903 Canton, 2909 Canton, 6837 Charlevoix, 6831 Chalrevoix, 6829 Charlevoix	Islandview	In progress
Combine	15476 W Parkway & 15482 W Parkway (structures)	Brightmoor	In progress
Combine	3106 18th St, 3100 18th St & 2537 Ash	North Corktown	In progress
Combine	3105 18th St, 3099 18th St & 2621 Ash	North Corktown	In progress

ENVIRONMENTAL SITE ASSESSMENTS

Environmental site assessments (ESAs) were identified by developers as one of the largest barriers to home construction. Therefore, the Pre-development Team began identifying parcels through historical mapping that had harmful uses. Some of the money received through the Rocket Foundation is for Phase I, Phase II, and Cleanup Plans. We are finalizing a contract with a contractor to help us perform environmental site assessments at scale for all of our predevelopment sites.

In addition, in January, we applied for a \$500,000 EPA Community-Wide Assessment grant that would enable us to perform ESAs across the whole City. We anticipate hearing back in early summer.

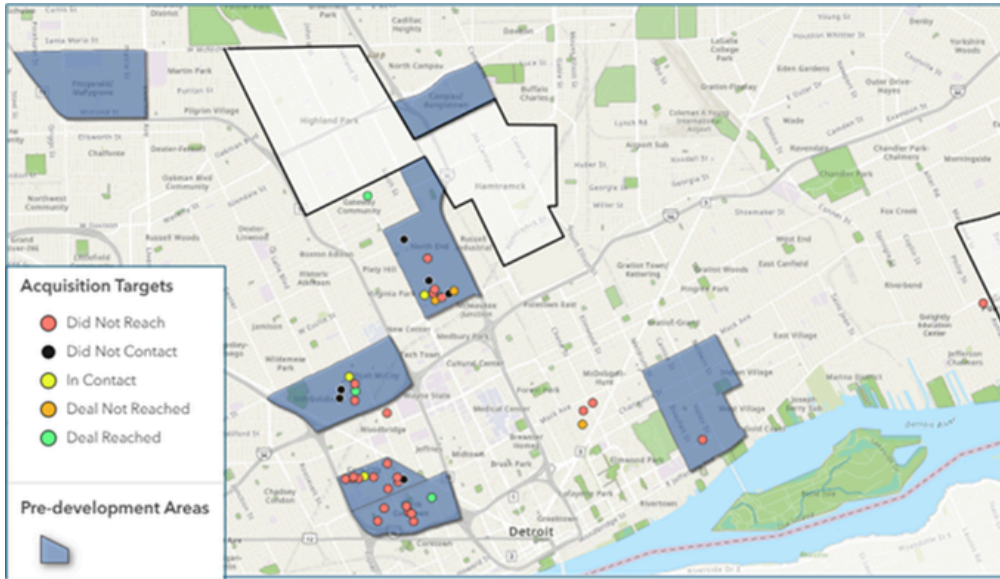
DLBA staff has also been in coordination with contractors working on behalf of Department of Environment, Great Lakes, and Energy (EGLE) and Michigan Underground Storage Tank Authority (MUSTA) for the active gasoline station located at 15911 Livernois and to delineate the extent of contamination from the gas station. In order to delineate the extent of contamination and to assess the risk of future development contractors will be accessing DLBA owned properties at 15930 Stoepel, 15924 Stoepel, 15918 Stoepel, 15912 Stoepel, and 15906 Stoepel to conduct a subsurface investigation. Contractors will install soil borings at each of the vacant lots and collect soil and groundwater samples, all findings will be reported back to DLBA staff.

ALLEY VACATION

In February, we submitted our first alley vacation application to the Detroit Public Works Office of Maps and Records. The alley divides DLBA land and by vacating it, we can create a larger marketable area for future development – See map on right.

As of April 1, the alley vacation has received approvals from DTE, GLWA, Comcast, DPW Street Design, DWSD, PDD, AT&T, and the vacation has been sent to City Council for final approval.





Acquisition targets and outreach outcomes

TRANSFERS

DLBA staff also completed transfer of 16 parcels to the City of Detroit for the Joe Louis Greenway. These parcels are located within the Poletown east neighborhood and will serve as an off-street greenway as a part of the larger Dequindre cut extension. Surrounding areas in the neighborhood have been identified as a priority for a tree planting buffer to ease the transition of the greenway with any current or future residential and industrial uses and presents an opportunity for further collaboration in the future.

DONATIONS/CORRECTIVE TRANSFERS

In 2026, we have processed 17 donations and 35 corrective transfers, so far.

	January	February	March
Donations	5	9	3
Corrective Transfers	2	33	0

TITLE SEARCHES

We conduct title searches on prospective properties. So far in 2026, we have done title work for ten properties. As more property swaps and purchases are agreed upon, we will request more title searches.

RESEARCH & ANALYSIS

DATA INTEGRITY

- We are working to align our records with the City's data to ensure consistency across both systems.
- All routine data updates are running on schedule, including address, tax, inspection, and call records.
- We are partnering with IT to track property ownership, catch and fix data errors, and verify data accuracy.

IT UPGRADES

- The team has translated the November 2025 policy updates into an automated process and is on track to complete the rollout by April 15th.
- We launched a new Title Dashboard that makes it easier for our Title and QT teams to track and manage their work.
- We worked with the Housing and Neighborhood Initiatives team to set up data processes in Salesforce that support Detroit Housing Commission property sales.
- We are building training materials for our chatbot.

PROCESS IMPROVEMENTS

- We have been supporting the Next Five initiative through brainstorming sessions, advisory panel planning, and dashboard development.
- We have helped the occupied and closing teams find and implement ways to work more efficiently.

5/50 WAIVER AND PROPERTY TRANSFER AFFIDAVITS (PTAS)

The team has successfully addressed numerous 5/50 waiver inquiries and worked closely with the Office of the Assessor to reconcile ownership records across the city. DLBA now files PTAs for all closings after 50 days, encompassing both acquisitions and dispositions. The backlog of old transfers of property is now cleared, and filings occur monthly to address new transfers of DLBA property. To further streamline operations, monthly meetings with the Assessor are being established to review filings and optimize shared processes.

Month	Disposition PTAs filed	Acquisition PTAs filed	5/50 WAIVERS	
January	289	41	January	7
February	193	471	February	2
March	17	34	March	7

REAL ESTATE, SALES & MARKETING

The Detroit Land Bank Authority's (DLBA) core blight remediation effort is the disposition of property. The Real Estate, Sales & Marketing Department facilitates structure and land sales through a wide range of programs. Most of the DLBA's structure and land transactions are online through the Auction, Own It Now, Side Lot, and Neighborhood Lot platforms. The DLBA also sells property through Rehabbed & Ready, Occupied Programs, Real Estate team, and, per the Memorandum of Understanding with the City of Detroit, the DLBA engages in real estate transactions in support of strategic City initiatives.

AUCTION

The DLBA auctions houses daily on its website, buildingdetroit.org. Auction properties are the DLBA's strongest rehabilitation candidates, focused in areas with the best potential return on buyer investment. The number of available Auction properties continues to decline as the DLBA exhausts its strongest inventory and moves into neighborhoods with weaker real estate markets and structures requiring more extensive sales preparation and renovation.

OWN-IT-NOW CLOSED COMPARISON OF FISCAL YEAR Q3 CLOSING	
YEAR	TOTAL CLOSED (Q3)
2017	201
2018	157
2019	280
2020	474
2021	873
2022	237
2023	301
2024	220
2025	143
2026	149

AUCTION CLOSED COMPARISON OF FISCAL YEAR Q3 CLOSING	
YEAR	TOTAL CLOSED (Q3)
2015	104
2016	54
2017	79
2018	121
2019	198
2020	89
2021	122
2022	82
2023	108
2024	95
2025	153
2026	79

OWN-IT-NOW

Own It Now responds to public requests for properties in emerging neighborhoods. Any person can contact the DLBA with an address, and with certain exceptions, we will work to list the property for sale. Once a property is listed online, offers are accepted 24 hours a day, seven days a week. The first offer on a property triggers a 72-hour countdown and the person with the highest offer at the close of that timeframe wins the property.

AUCTION AND OWN-IT-NOW CLOSED BY COUNCIL DISTRICT FOR Q3

	1	2	3	4	5	6	7	Grand Total
Auction	9	2	16	23	15	6	8	79
Own It Now	9	12	40	29	25	11	23	149
Grand Total	18	14	56	42	40	17	31	228

BIDDERS

Closings are only one way to measure market demand for a given region. The number of applications processed also informs demand as seen in the table below.

AUCTION AND OWN-IT-NOW BIDDERS BY COUNCIL DISTRICT FOR Q3

	1	2	3	4	5	6	7	Grand Total
Auction	17	4	119	19	68	12	36	275
Own It Now	36	16	206	212	107	55	42	674
Grand Total	53	20	325	231	175	67	78	949



DISCOUNTS

Supporting the DLBA's mission of returning Detroit's blighted and vacant properties to productive use, the department promotes a variety of sales initiatives. Discount programs provide the opportunity for eligible participants to utilize a 50% discount on DLBA Auction homes. The 20% Home Buyer Counseling Discount & Community Partner Endorsement is available to eligible participants for Own It Now or Auction homes. Each discount request is verified by the HR/Designated Point Person (DPP) for the applicable entity. Discounts will be applied at closing. One discount will be given per registered discount bidder. Bidders cannot combine or use multiple discounts.

DISCOUNTS BY CATEGORY FOR Q3				
Applications	% Off	Approved	Rejected	Used
City Employee	50	29	17	17
Detroit School Employee	50	3	7	0
Skilled Trade Employment Program (STEP)	50	26	4	0
Homebuyer Counseling	20	61	35	36
Community Partner Endorsement	20	0	3	0
Community Resident-Fitz	80	0	0	0
Community Violence Intervention	50	6	7	1
Veterans Discount	50	3	0	1
Benefits-Period Homeowner Program	50	0	0	0
Tribal Entity	50	0	0	0
Q3 Total		128	73	52

SIDE LOTS & VACANT LAND REUSE

The Side Lot program caters exclusively to Detroit homeowners and provides easy access to vacant lots adjacent to occupied homes for \$100. Since 2014, and as of the date of this report, the DLBA has sold 32,200 Side Lots, making it the Land Bank’s most popular sales platform. During Q3, the DLBA sold 52 Side Lots, as well as 371 Neighborhood Lots, 4 Accessory Structure/Oversized Lots, 49 Improved Lots, and 11 Create-A-Project Lots.

SIDE LOTS SOLD BY COUNCIL DISTRICT FOR Q3								
Month Sold	1	2	3	4	5	6	7	Grand Total
January	2	0	7	5	2	3	3	22
February	5	0	4	1	3	1	0	14
March	0	0	7	4	4	1	0	16
Grand Total	7	0	18	10	9	5	3	52

*(+/- 1 variance)

COMMUNITY PARTNERSHIP & ECONOMIC DEVELOPMENT

The Community Partnership and the Economic Development teams work collaboratively on a wide variety of projects. Developers and Community Partners follow the same process for property acquisition, however, with a recent policy amendment, our Community Partners now receive additional benefits. Applicants looking to acquire property through either track may do so through the application portal process or through the marketing program.

This beautiful home purchased through the DLBA is a renovation project in the Bagley neighborhood (D2). The buyer completed renovation in six months.



OCCUPIED PROGRAMS

The DLBA's Occupied Programs focus on providing pathways for occupants living in DLBA-owned properties, along with returning properties to the tax roll. The DLBA's people-first approach includes the Buy Back Program and Occupied Property Disposition Program.

BUY BACK PROGRAM

The Buy Back Program provides a path forward for occupants of DLBA-owned houses. It allows an eligible occupant of a DLBA-owned property the opportunity to gain ownership of the house in which they live. After qualifying for Buy Back and purchasing the property for \$1,000, the occupant officially enters program monitoring and must display consistent savings until their first tax bill is issued and paid in full in July of next calendar year. Participants also attend regular homeowner and financial workshops with DLBA partner organizations and must pay their first Summer tax bill in full before exiting the program.

BUY BACK CLOSINGS IN Q3		
Month -Year	Closed	Total
Jan 2026	2	\$2,000
Feb 2026	3	\$3,000
Mar 2026	12	\$12,000
Grand Total	17	\$17,000

EXECUTIVE SUMMARY	
Buy Back Closed (Inception to Date)	1,399
Buy Back Complete (Inception to Date)	1,377
Monitor Compliance for immediate exit	34
Monitor Compliance for August 2026	63
Reconveyance Complete	24

OCCUPIED PROPERTY DISPOSITION PROGRAM

For occupied properties that do not qualify for Buy Back, the Occupied Property Disposition Program (OPDP) provides an opportunity for the DLBA to sell occupied property to OPDP Partners. Partners are committed to renovating the houses and working with occupants to help them stay in the house as a homeowner or tenant, or to provide relocation assistance. The policy enacting the Occupied Property Disposition Program was approved by the Detroit Land Bank Board of Directors in December 2021 and transfers through OPDP began in 2022.

Q3 OCCUPIED NON-PROFIT/ OCCUPIED PROPERTY DISPOSITION PROGRAM CLOSINGS	
Month -Year	Closed
Jan 2026	5
Feb 2026	5
March 2026	1
Grand Total	11

EXECUTIVE SUMMARY	
ONP/OPDP Closed	328
ONP/OPDP Compliance Acheived	232
Reconveyance Complete	18

LEGAL

The Legal Department is responsible for the legal affairs of the Detroit Land Bank Authority (DLBA). The Legal Department provides legal advice and support to the DLBA that facilitates property disposition, remediates nuisances, and addresses illegal activity at properties throughout Detroit, helping the DLBA achieve its goal of restoring blighted and vacant properties to productive use. The Legal Department also represents the DLBA in a variety of legal, regulatory, transactional, and other contexts.

The response to the coronavirus pandemic continued to impact some of the Legal Department's activities during the third quarter of fiscal year 2026. During this quarter, courts were open primarily on a remote basis for certain civil actions including quiet title and nuisance abatement.

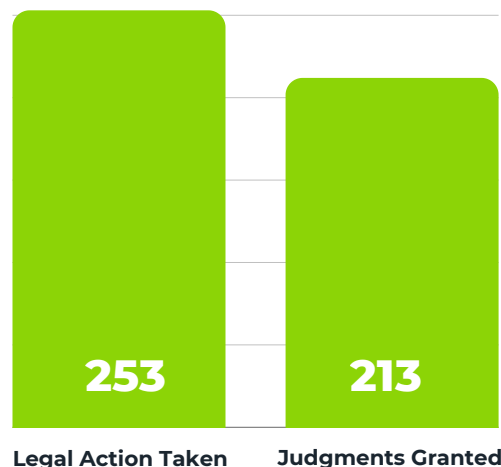
QUIET TITLE

The Legal Department files and oversees expedited Quiet Title Actions pursuant to extraordinary legal authority granted to land banks in Michigan under Section 9 of the Land Bank Fast Track Act, MCL 124.759., which allows the DLBA to obtain quiet title more efficiently, quickly, and cost-effectively than private parties or municipalities. The DLBA files quiet title actions on its properties in support of its commitment to sell structures with clear, insurable title. By doing so, the DLBA provides buyers with confidence in their ownership and any investment they make in property purchased from the DLBA. Clear title also fulfills a standard requirement of a lender providing financing secured by a mortgage.

During the third quarter, the Quiet Title Team received judgments clearing title to 213 properties and filed 11 additional lawsuits representing 253 properties.



Q3 QUIET TITLE



NUISANCE ABATEMENT

ABANDONED PROPERTIES

The DLBA established its Nuisance Abatement Program (NAP) in February 2014, after the Detroit City Council delegated to the DLBA non-exclusive authority to commence Nuisance Abatement litigation on February 18, 2014 (Council Action Number 23). The criteria for being designated as a NAP-eligible property include that the property is vacant, boarded, and appears to be abandoned or neglected.

The NAP team identifies potential properties using several resources, including city-wide surveys as well as input from the City's Department of Neighborhoods, community groups, and neighbors. Specific locations are then verified by investigators, who place a large notice (poster) on the property.

To achieve proper service of process, the DLBA searches tax, title, and other records for each property to determine current interest holders of record, including owners, mortgage companies, and other lien holders. A NAP civil suit names current owners and other interest holders of record and requests abatement of the nuisance created by the property's condition. Owners or interest holders in a property who fail to respond to the lawsuit or enter into an agreement with the DLBA to abate the nuisance, may lose their ownership rights to the property at a hearing for default judgment.

During the third quarter, the Legal Department initiated no new nuisance abatement proceedings. For the existing NAP matters, court proceedings were conducted in a primarily remote format, and 9 judgments transferring title to the DLBA were issued. In addition, the NAP Team entered into 15 abatement agreements with private owners to rehabilitate their properties.

NAP agreements continued to be a successful tool in addressing private blight with 15 properties achieving Compliance in the third quarter, including the following examples:

BEFORE AND AFTER RENOVATED AS A RESULT OF A NAP AGREEMENT

District 5



District 7



DRUG HOUSE UNIT

The Drug House Unit (DHU) is a part of the NAP team and represents a joint effort by the Detroit Police Department (DPD) and the DLBA to help stabilize neighborhoods by addressing the use of properties for drug trafficking. The DHU receives weekly emails from DPD reporting properties where officers found drugs and drug paraphernalia during surveillance and raids. Using this information, the DHU determines next steps based on the ownership of the property. If a property is privately-owned, and more than two raids occur within a 12-month period, the DHU may proceed with a lawsuit. If a property is DLBA-owned, the DLBA's Occupied Property Team determines how to address occupancy at the property based on its internal investigation into the nature of the reported activities.

During the third quarter, DPD reported 58 applicable raids to the DHU. Of these, 51 occurred at privately-owned properties. Only privately owned, single-family residences are eligible for DHU action, so warning letters were sent or are in the process of being sent to these property owners. 1 Nuisance Abatement lawsuit was filed for illegal narcotic activity during the third quarter.

FREEDOM OF INFORMATION ACT (FOIA) REQUESTS

Under the Michigan Freedom of Information Act (FOIA), MCL 15.231 et seq., all persons, except those who are incarcerated, can submit a FOIA request to the DLBA FOIA Coordinator. During the third quarter, the DLBA received 15 new FOIA requests and completed all 15 within the statutory timeframes. The DLBA issued another 1 response during the third quarter pursuant to a request that requires periodic responses over a six-month period. That was completed within the statutory timeframes.

ADMINISTRATION & SUPPORT

The Administration & Support Departments of the Detroit Land Bank Authority direct the day-to-day operations and centralized resources of the DLBA. Providing Office Management, Information Technology, Data Solutions, and Customer Service support. In addition to internal programming, they also support the vast programs utilized by external stakeholders, the public, and other City entities including the DLBA's Salesforce database and buildingdetroit.org.

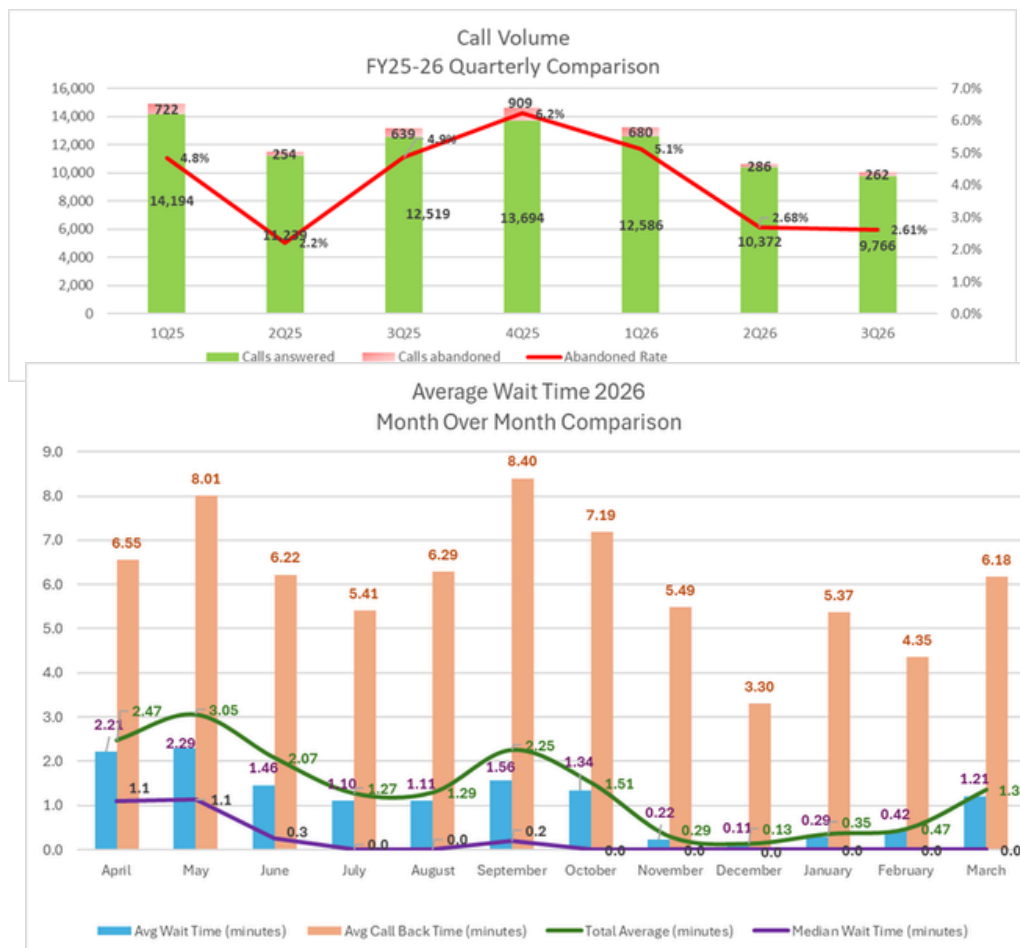
CUSTOMER SERVICE

The Customer Service Team are DLBA’s brand ambassadors assisting Detroit residents engaging in the land bank’s variety of programs and property concerns. The team operates a call center and the organization’s public lobby. Our communications platform went live on March 17, 2025 and post call surveys soft launched in November 2025. We are currently testing the AI chatbot and live web chat functionality with anticipated implementation in the next few months. We are committed to providing service excellence with each customer interaction.

OPERATIONAL SERVICE METRICS

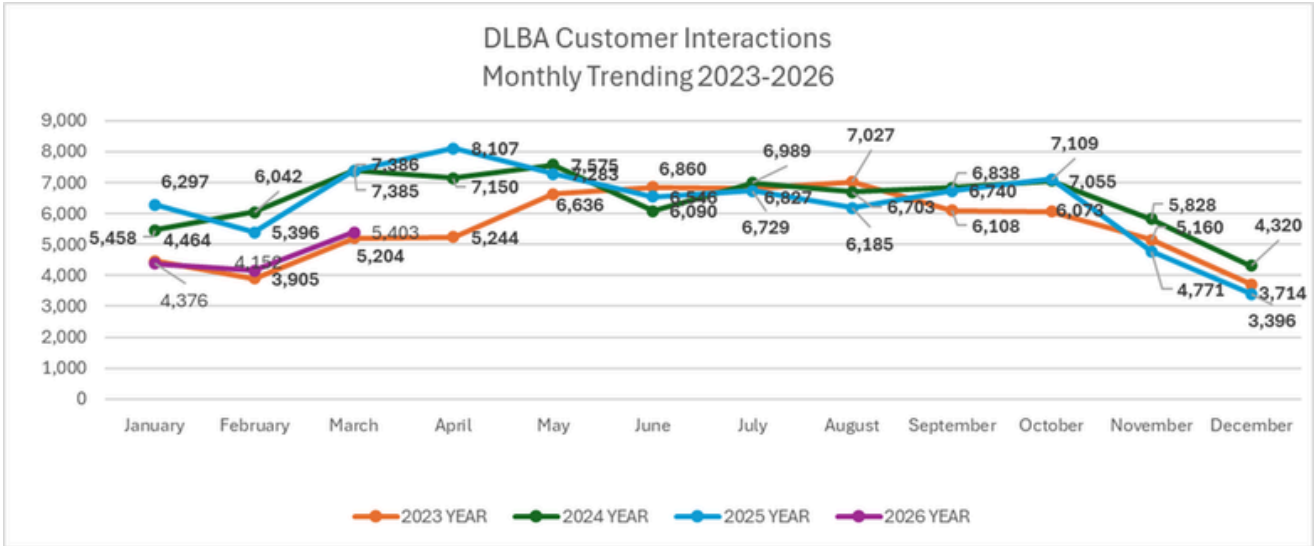
PHONE CALLS

The DLBA received 10,028 phone calls in 3Q26, decreasing 5.9% from 2Q26 10,658. The percentage of total inbound calls answered increased to 97.4% from 2Q26’s 97.3%. The abandoned rate decreased to 2.6% in 3Q26 compared to 2Q26’s 2.7%. March’s average wait time increased to 1.35 minutes compared to February’s 0.47 minutes. Below are graphs illustrating the improvements in quarterly call metrics. Post call surveys were implemented in November 2025. In March, we received 383 survey responses for 10.2% of answered calls, with an average score of 4.4 out of 5.

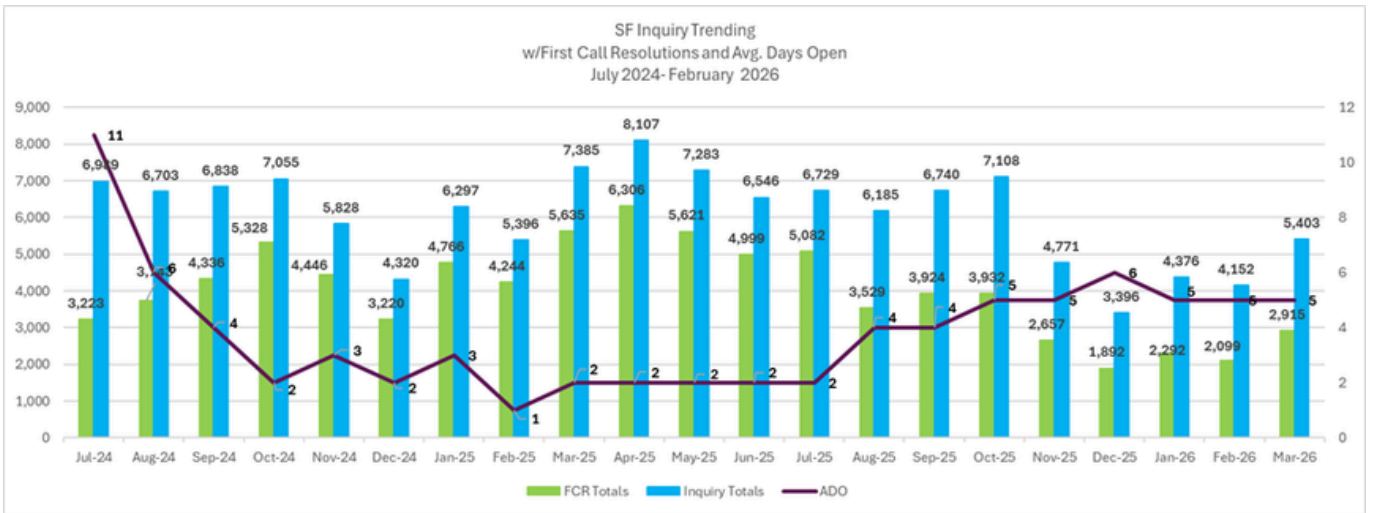


SALESFORCE INQUIRIES

The DLBA received 13,931 Salesforce inquiries in 3Q26, compared to 2Q26's 15,276. Inquiries received for 2025 are 75,944 compared to 77,434 in 2024, and 67,222 in 2023. Below is the monthly trending year over year for 2023 through 2026.



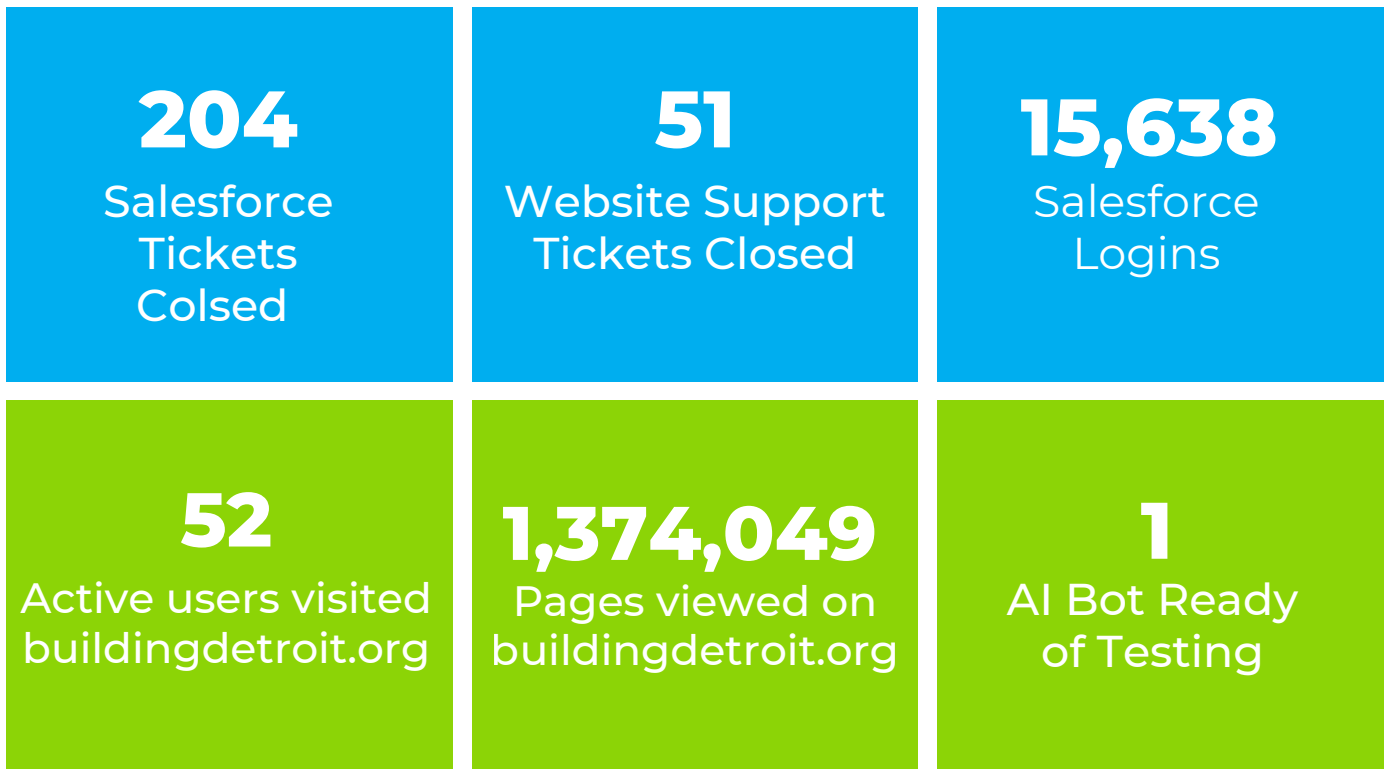
The DLBA serviced 992 lobby customers in 3Q26 compared to 1,019 in 2Q26. First Call Resolution remains constant at 76% for 3Q26 compared to 76% for 2Q26. Inquiry Average Days Open remains consistent at 5 days for 3Q26.



INFORMATION TECHNOLOGY

The Information Technology team at the Detroit Land Bank Authority (DLBA) is responsible for the systems, infrastructure, and support that keep the organization running and connected. IT manages the technology foundation behind DLBA's operations, including Salesforce, buildingdetroit.org, network infrastructure, Wi-Fi connectivity, devices, and the core systems that support property transactions across DLBA programs. The team also supports technology used in homes and field operations, including alarm systems and related property-based technology, helping protect assets and support work both in the office and throughout the community.

In addition to maintaining day-to-day operations, IT plays a central role in improving reliability, security, and the overall user experience for both staff and the public. The team monitors cybersecurity risks, strengthens system protections, supports secure access to data and applications, and works closely with business partners to improve workflows and reduce manual effort. By supporting online property transactions, enhancing internal operations, and modernizing the tools DLBA depends on, IT helps advance the organization's broader mission of making processes more efficient, transparent, and accessible.



OPERATIONS & FINANCE

The Detroit Land Bank Authority Finance Department continues to operate in a transformative manner fully supportive of the DLBA sales programs. The Finance Department also includes Operations, which allocates resources to the ever-evolving operational functions that support the internal operations of the organization.

FINANCE

CLOSING SUMMARY

As of March 31, 2026, the DLBA is operating in accordance with the FY26 Board adopted budget. Attached are the preliminary financial statements for the DLBA, including the Balance Sheet and Income Statement, which provide budget-to-actual comparisons.

QUARTER THREE FINANCIAL HIGHLIGHTS

- Through the end of the 3rd quarter, the DLBA continues to operate at a deficit with YTD expenditures more than revenue. The deficit spending is offset through allocation of the fund balance.
- In review of revenue classifications, there has been a significant decline in structure sales revenue, primarily driven by the overall reduction in salvageable inventory. In addition, vacant land sales are trending lower than anticipated through Q3.
- The DLBA continues to offer multiple homebuyer discount programs, with over \$910,000 discounts through March 31, 2026.
- Through Q3 there has been an increase Interest income and delinquent tax payment revenue received from Wayne County Treasury payments. The DLBA anticipates receipt of annual 5/50 revenue during the upcoming quarter.
- In FY26, there was increased expenditures related to healthcare and lawn maintenance related costs.
- Through Q3 approximately \$390,000 of delinquent tax payments were remitted to Wayne County Treasurer for DLBA properties with forfeited taxes.
- Summarily, the DLBA anticipates allocating additional fund balance resources to address the FY26 budget shortfall resulting from the elimination of the City of Detroit subsidy.

Filters

Company Name Equals (Detroit Land Bank Authority)

Soft Dates - Periods Format: Current Period (Cumulative), Last Year (Current Period, Cumulative)

Current Period Date Override 03/31/2026

Balance Sheet

	Current Period	Last Year	Variance
Assets			
110100 - Fifth Third Bank Auction Saving	(0.00)	1,297,576.32	(1,297,576.32)
110200 - Fifth Third Bank Auction Checking	(4,083.30)	628,908.93	(632,992.23)
110400 - Fifth Third Bank Demo Checking	(0.00)	(74.37)	74.37
110600 - Fifth Third Bank Payroll	380,692.29	583,161.09	(202,468.80)
110700 - Fifth Third Bank Main	4,632,771.63	5,507,137.53	(874,365.90)
111000 - Liberty Bank - Sales Inc - 1466	0.00	5,334,323.09	(5,334,323.09)
111400 - Liberty Saving - Designated Cash	3,102,009.80	3,095,770.62	6,239.18
113000 - Cash Escrow Account: Westcor Land	2,000,000.00	2,000,000.00	0.00
115000 - Fifth Third Restricted Cash	3,429,894.20	3,608,830.10	(178,935.90)
115100 - Fifth Third Bank Money Market	378.75	1,888.75	(1,510.00)
115400 - Fifth Third Bank Fixed Income Securit	18,866,241.93	18,199,863.85	666,378.08
116000 - Huntington - Main	1,755,989.73	423,994.11	1,331,995.62
116100 - Huntington - Payroll	1,234,842.82	327,881.24	906,961.58
116200 - Huntington - Auction Checking	30,584.35	541,299.32	(510,714.97)
116300 - Huntington - Auction Savings	1,560,886.86	4,835,537.57	(3,274,650.71)
116400 - Huntington - ICS	2,538,923.13	0.00	2,538,923.13
117000 - Huntington Bank Fixed Income Securi	3,466,737.73	3,360,580.91	106,156.82
Total Cash And Cash Equivalents	42,995,869.92	49,746,679.06	(6,750,809.14)
131000 - Due from Detroit Land Bank CDC	50,000.00	50,000.00	0.00
140000 - Accounts Receivable	25,535.67	2,971,209.40	(2,945,673.73)
140500 - Occupied Non-Profit Receivable	0.00	0.00	0.00
141500 - Acc'd Accounts Receivable - Non HHI	114,824.00	161,473.00	(46,649.00)
146000 - Allowance for Doubtful Accounts	0.00	0.00	0.00
Total Accounts Receivable	190,359.67	3,182,682.40	(2,992,322.73)
150000 - Pre-Paid Expenses	63,425.42	455,339.25	(391,913.83)
155000 - Pre-Paid Expenses (Register of Deed	0.00	2,000.00	(2,000.00)
Total Prepaid Expenses	63,425.42	457,339.25	(393,913.83)
160000 - Inventory - Structures	1,154,500.00	2,060,000.00	(905,500.00)
160100 - Inventory - Rehabbed & Ready	6,791,293.48	5,375,282.90	1,416,010.58
160200 - Inventory - NSP	559,324.07	632,508.91	(73,184.84)
160300 - Inventory - Accessory Structure	122,000.00	120,750.00	1,250.00
160400 - Inventory - Side Lots	5,669,400.00	5,898,200.00	(228,800.00)
160500 - Inventory - Rehab & Ready - B of A	287,951.70	316,673.90	(28,722.20)
160600 - Inventory - Dispo Fitzgerald	64,072.50	87,575.50	(23,503.00)
160700 - Inventory - Dispo Whitebox	0.00	1,850.00	(1,850.00)

	Current Period	Last Year	Variance
160800 - Inventory - Dispo Jefferson-Chalmers	8,000.00	8,000.00	0.00
162000 - Inventory - Wayne County - Right of F	471,114.02	167,803.35	303,310.67
Total Property Held for Resale	15,127,655.77	14,668,644.56	459,011.21
180100 - Purchases in Progress	0.00	1,000.00	(1,000.00)
Total Current Assets	58,377,310.78	68,056,345.27	(9,679,034.49)
171500 - Vehicles	0.00	31,674.00	(31,674.00)
175000 - Accumulated Depreciation	0.00	(19,064.03)	19,064.03
Total Fixed Asset	0.00	12,609.97	(12,609.97)
Total Assets	58,377,310.78	68,068,955.24	(9,691,644.46)

Liabilities

214500 - Due to Other Governments	1,207.33	0.00	1,207.33
210000 - Accounts Payable	455,225.77	716,776.15	(261,550.38)
Total Accounts Payable	456,433.10	716,776.15	(260,343.05)
214000 - Due to Detroit Land Bank CDC	0.00	0.00	0.00
216000 - Rent Deposits	0.00	0.00	0.00
250000 - Short Term Loan Payable	0.00	2,000,000.00	(2,000,000.00)
230000 - Payroll Liabilities	0.00	30,081.60	(30,081.60)
245000 - Accrued Wages	(0.00)	(0.00)	0.00
Total Accrued Payroll	(0.00)	2,030,081.60	(2,030,081.60)
240500 - Accrued Expenses - Non HHF	1,459.60	12,713.10	(11,253.50)
Total Accrued Expenses	1,459.60	12,713.10	(11,253.50)
242000 - Auction Website Deposits	1,048,420.00	164,110.00	884,310.00
242200 - Direct Sales Website Deposits	835,911.40	76,210.00	759,701.40
242500 - Community Partners Deposits	0.00	0.00	0.00
242600 - Economic Development Deposits	76,068.41	0.00	76,068.41
242800 - Buy Back Program Deposits	0.00	0.00	0.00
Total Sales Deposits	1,960,399.81	240,320.00	1,720,079.81
260000 - Unearned Revenue	0.00	6,346,075.59	(6,346,075.59)
261000 - Other Deferred Liabilities	0.00	0.00	0.00
262000 - Escrow Deposit Payables	2,000,000.00	2,023,513.00	(23,513.00)
Total Unearned Revenue	2,000,000.00	8,369,588.59	(6,369,588.59)
Total Liabilities	4,418,292.51	11,369,479.44	(6,951,186.93)

Fund Balances:

310100 - Retained Earnings	64,234,068.54	55,302,988.08	8,931,080.46
Retained Earnings	(10,275,050.27)	1,396,487.72	(11,671,537.99)
Total Fund Balances	53,959,018.27	56,699,475.80	(2,740,457.53)

Total liabilities, deferred inflows of resources, and fund balances	58,377,310.78	68,068,955.24	(9,691,644.46)
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Filters

Company Name Equals (Detroit Land Bank Authority)

Soft Dates - Periods Format: Current Year to Date

Current Period Date Override 3/31/2026

Budget vs Actual Income Statement

	Budget (USD)	Actual (USD)	Variance \$ (USD)	Variance % (USD)
Revenues				
434000 - Blight Elimination Funds	5,500,000.00	0.00	(5,500,000.00)	0.00%
450000 - Private Grant Revenues	1,000,000.00	12,000.00	(988,000.00)	1.20%
Grants and contracts	6,500,000.00	12,000.00	(6,488,000.00)	0.18%
490000 - Donated Goods and Services	50,000.00	171,400.00	121,400.00	342.80%
Donated Properties	50,000.00	171,400.00	121,400.00	342.80%
471000 - Fee Revenue	300,000.00	157,938.78	(142,061.22)	52.65%
472100 - Vacant Lot Sales	2,600,000.00	1,011,834.78	(1,588,165.22)	38.92%
473000 - Structure Sales	11,982,165.00	5,864,332.54	(6,117,832.46)	48.94%
473900 - Refunds	0.00	(8,400.00)	(8,400.00)	0.00%
478000 - House Showing Fees	10,000.00	22,365.00	12,365.00	223.65%
479000 - Pre-Inspection Fee	200,000.00	113,470.00	(86,530.00)	56.74%
Charges for Services	15,092,165.00	7,161,541.10	(7,930,623.90)	47.45%
473500 - Educator Discount	0.00	(52,700.00)	(52,700.00)	0.00%
473600 - City Employee Discount	0.00	(414,300.00)	(414,300.00)	0.00%
473700 - Projects Discount	0.00	(96,874.02)	(96,874.02)	0.00%
473800 - Homebuyer Counseling Discount	0.00	(311,480.00)	(311,480.00)	0.00%
Discounts	0.00	(875,354.02)	(875,354.02)	0.00%
445000 - 5/50 Proceeds	4,000,000.00	1,042,713.90	(2,957,286.10)	26.07%
Property Taxes	4,000,000.00	1,042,713.90	(2,957,286.10)	26.07%
481000 - Interest Income	75,000.00	85,407.51	10,407.51	113.88%
483000 - Unrealized Gain (Loss) on Investments - F	0.00	476,983.27	476,983.27	0.00%
483001 - Unrealized Gain (Loss) on Investments - H	0.00	77,791.52	77,791.52	0.00%
484000 - Investment Income FTB	200,000.00	(312.55)	(200,312.55)	(0.16%)
484001 - Investment Income Huntington	100,000.00	0.00	(100,000.00)	0.00%
Interest Revenue	375,000.00	639,869.75	264,869.75	170.63%
477000 - Legal Recoveries	50,000.00	158,349.66	108,349.66	316.70%
480000 - Other Income	10,000.00	117,514.97	107,514.97	1,175.15%
480100 - Rental Income	0.00	39,033.42	39,033.42	0.00%
Other Revenue	60,000.00	314,898.05	254,898.05	524.83%
Total Revenue	26,077,165.00	8,467,068.78	(17,610,096.22)	32.47%

Expenditures**Property acquisition and management**

820250 - Settlements	0.00	17,875.00	17,875.00	0.00%
860000 - Contract Staff	1,000,000.00	644,042.15	(355,957.85)	64.40%
880000 - Site Investigators	200,000.00	258,850.15	58,850.15	129.43%
890000 - Other Professional Services	500,000.00	436,003.59	(63,996.41)	87.20%
913000 - Court Filing Fees	100,000.00	83,494.58	(16,505.42)	83.49%
916000 - Homeowner Counseling	30,000.00	5,380.00	(24,620.00)	17.93%
917000 - Inspections	350,000.00	135,284.00	(214,716.00)	38.65%
917002 - Property Inspection (Exterior)	75,000.00	39,310.00	(35,690.00)	52.41%
917003 - Property Inspection (Interior)	5,000.00	0.00	(5,000.00)	0.00%
918100 - Tree Maintenance	75,000.00	0.00	(75,000.00)	0.00%
918200 - Tree Removal	125,000.00	15,472.00	(109,528.00)	12.38%
918300 - Lawn Maintenance	400,000.00	749,517.50	349,517.50	187.38%
918400 - Snow Removal	2,000.00	1,845.00	(155.00)	92.25%
918500 - Cleaning Services	65,000.00	7,100.00	(57,900.00)	10.92%
918600 - Maintenance Supplies	25,000.00	22,094.92	(2,905.08)	88.38%
921800 - Property Valuations	1,500.00	1,575.00	75.00	105.00%
923000 - Title Expenses	535,000.00	218,971.17	(316,028.83)	40.93%

	Budget (USD)	Actual (USD)	Variance \$ (USD)	Variance % (USD)
923500 - Utilities - Program	55,000.00	75,073.16	20,073.16	136.50%
925000 - Property Tax for Closing	500,000.00	389,214.77	(110,785.23)	77.84%
925500 - Security	315,000.00	173,112.38	(141,887.62)	54.96%
Acquisition and maintenance	4,358,500.00	3,274,215.37	(1,084,284.63)	75.12%
460000 - Gain (Loss) on Sale of Property	0.00	781,513.45	781,513.45	0.00%
466000 - Cost of Inventory	0.00	604,800.00	604,800.00	0.00%
Cost of goods sold	0.00	1,386,313.45	1,386,313.45	0.00%
465000 - Impairment of Inventory	0.00	251,950.00	251,950.00	0.00%
Inventory impairment	0.00	251,950.00	251,950.00	0.00%
912100 - Exterior Debris Removal	300,000.00	499,146.00	199,146.00	166.38%
912101 - Debris Relocation (Exterior)	500.00	0.00	(500.00)	0.00%
912102 - Graffiti Removal (Exterior)	2,000.00	0.00	(2,000.00)	0.00%
912104 - Tire Removal	2,000.00	0.00	(2,000.00)	0.00%
912105 - Vehicle Removal	2,000.00	0.00	(2,000.00)	0.00%
912200 - Interior Debris Removal	400,000.00	15,281.00	(384,719.00)	3.82%
912201 - Debris Relocation (Interior)	2,000.00	0.00	(2,000.00)	0.00%
912204 - Pest Control	10,000.00	425.00	(9,575.00)	4.25%
912206 - Pump Out Basement (Residential)	5,000.00	350.00	(4,650.00)	7.00%
912207 - Sewer/Basement Services	15,000.00	0.00	(15,000.00)	0.00%
912300 - Miscellaneous Debris Removal	50,000.00	12,000.00	(38,000.00)	24.00%
912301 - Debris Removal and Proper Disposal	18,000.00	0.00	(18,000.00)	0.00%
912400 - Board-Ups	40,000.00	3,129.60	(36,870.40)	7.82%
912401 - Board Up - Entry Door (Black Plywood)	200.00	0.00	(200.00)	0.00%
912403 - Board Up - Entry Door (Plywood)	1,000.00	775.00	(225.00)	77.50%
912404 - Board Up - Entry Door (SecureView)	100.00	0.00	(100.00)	0.00%
912407 - Board Up - Standard Opening (Plywood)	630.00	0.00	630.00	0.00%
912408 - Board Up - Standard Opening (SecureView)	250,000.00	70,408.70	(179,591.30)	28.16%
912410 - Build Entry Door (Plywood)	2,500.00	0.00	(2,500.00)	0.00%
912411 - Install Hasp & Padlock	50,000.00	27,525.00	(22,475.00)	55.05%
912412 - Roof Tarp - Standard	3,000.00	0.00	(3,000.00)	0.00%
Board-ups, sales preparations, and debris rem	1,153,930.00	629,040.30	(523,629.70)	54.51%
915000 - Demolition General	5,515,000.00	3,100.00	(5,511,900.00)	0.06%
915200 - Other Surveys	20,000.00	9,100.00	(10,900.00)	45.50%
915400 - Abatement Remediation	450,000.00	433,000.00	(17,000.00)	96.22%
Demolition	5,985,000.00	445,200.00	(5,539,800.00)	7.44%
Employee compensation and benefits				
510000 - Salaries & Wages	10,834,040.00	7,320,062.69	(3,513,977.31)	67.57%
520000 - Employment Taxes	891,810.00	578,520.61	(313,289.39)	64.87%
530000 - Employee Benefits	2,157,190.00	1,583,964.61	(573,225.39)	73.43%
Employee compensation and benefits	13,883,040.00	9,482,547.91	(4,400,492.09)	68.30%
Administrative and contracted services				
702000 - Advertising & Marketing	20,000.00	144,791.50	124,791.50	723.96%
Advertising	20,000.00	144,791.50	124,791.50	723.96%
810000 - Accountant/Auditor	51,375.00	0.00	(51,375.00)	0.00%
820000 - Legal	250,000.00	325,819.21	75,819.21	130.33%
830000 - IT and Website	132,720.00	74,356.18	(58,363.82)	56.02%
Professional fees	434,095.00	400,175.39	(33,919.61)	92.19%
705000 - Telephone & Internet Expense	450,000.00	316,472.30	(133,527.70)	70.33%
730000 - IT Hardware	100,000.00	49,552.91	(50,447.09)	49.55%
Information technology	550,000.00	366,025.21	(183,974.79)	66.55%
610000 - Rent Expense	975,000.00	751,653.54	(223,346.46)	77.09%
640000 - Building Repairs and Maintenance	25,000.00	3,455.43	(21,544.57)	13.82%
650000 - Parking	426,600.00	340,205.21	(86,394.79)	79.75%
660000 - Other Repairs and Maintenance	5,000.00	1,693.89	(3,306.11)	33.88%
Occupancy	1,431,600.00	1,097,008.07	(334,591.93)	76.63%
550000 - Worker's Comp Insurance	30,000.00	33,178.00	3,178.00	110.59%

	Budget (USD)	Actual (USD)	Variance \$ (USD)	Variance % (USD)
630000 - Prop/Liability Insurance	315,000.00	207,965.53	(107,034.47)	66.02%
Insurance	345,000.00	241,143.53	(103,856.47)	69.90%
715000 - Office Supplies	75,000.00	46,490.87	(28,509.13)	61.99%
Office supplies	75,000.00	46,490.87	(28,509.13)	61.99%
717500 - Printing	50,000.00	23,195.49	(26,804.51)	46.39%
720000 - Postage and Delivery	120,000.00	64,813.29	(55,186.71)	54.01%
920000 - Postage, Delivery - Program	30,000.00	6,579.68	(23,420.32)	21.93%
Printing and postage	200,000.00	94,588.46	(105,411.54)	47.29%
725000 - Equipment & Leases	320,000.00	17,622.93	(302,377.07)	5.51%
735000 - Conferences & Meetings	100,000.00	64,962.19	(35,037.81)	64.96%
736000 - Software Licenses	750,000.00	493,254.33	(256,745.67)	65.77%
740000 - Professional Development	100,000.00	47,879.75	(52,120.25)	47.88%
741000 - Recruitment	22,000.00	280.00	(21,720.00)	1.27%
742000 - Meals	14,000.00	4,162.92	(9,837.08)	29.74%
745000 - Memberships & Licenses	85,000.00	64,018.88	(20,981.12)	75.32%
746000 - Mileage	15,000.00	12,049.91	(2,950.09)	80.33%
765000 - Bank Fees	3,000.00	2,297.85	(702.15)	76.60%
770000 - Miscellaneous Expense	10,000.00	1,600.42	(8,399.58)	16.00%
901000 - R&R Gift Cards	15,000.00	22,510.00	7,510.00	150.07%
902000 - Program Rental / Lease	31,000.00	39,616.98	8,616.98	127.80%
914000 - Credit Card Processing	175,000.00	112,372.83	(62,627.17)	64.21%
922000 - Real Estate Fairs	1,000.00	0.00	(1,000.00)	0.00%
Other services	1,641,000.00	882,628.99	(758,371.01)	53.79%
Total Expenditures	30,077,165.00	18,742,119.05	(11,333,785.95)	62.31%
Net Income (Loss)	(4,000,000.00)	(10,275,050.27)	(6,276,310.27)	256.88%
Beginning Fund Balance		64,234,068.54		
Change in Fund Balance		(10,275,050.27)		
Projected Ending Fund Balance		<u>53,959,018.27</u>		