



**FACT:** Vacant properties often attract criminal activity in neighborhoods



**FACT:** Vacant properties can become neighborhood assets



**FACT:** Detroit has a 23% housing vacancy rate (American Community Survey, 2006)



## What's Being Done

The DVPC is working with communities affected by vacant properties – including foreclosed properties – to develop and implement strategies to reduce the negative effects and encourage reuse.



The DVPC empowers Detroit communities with the resources, strategies and plans to address vacant properties.

## The DVPC is working in 3 ways:

### #1 Vacant Property Plans

First, the DVPC is developing Vacant Property Plans in select neighborhoods in Detroit. In each neighborhood, the DVPC works with community partners to identify vacant residential and commercial properties. We investigate the properties and prepare a plan that includes recommendations for neighborhood associations, block clubs, residents, churches, businesses, and other nonprofits on the role they can play.

DVPC also provides technical assistance to Community Development Corporations (CDCs) to help them implement the vacant property plans.



### #2 Toolbox

Second, the DVPC is creating a “toolbox” of strategies and resources to help all Detroit communities affected by vacant properties.

The toolbox is intended to benefit CDCs, neighborhood associations, block clubs, residents, churches, businesses, and others working to improve a neighborhood’s quality of life. The DVPC also helps communities start their own neighborhood-based vacant property campaigns.

#### Examples of topics covered in the toolbox include:

- preventing foreclosure through educating homeowners about the foreclosure process;
- securing, boarding, maintaining, beautifying, and monitoring vacant properties;
- acquiring, holding, servicing, rehabbing, transferring, and selling vacant properties;
- working with the city and county officials on ordinance enforcement and/or nuisance abatement;
- implementing national best practices.



### #3 Policy Work

The DVPC helps local and state policymakers create systems to address Detroit’s vacant property crisis. The DVPC utilizes national best practices as identified by the National Vacant Properties Campaign as well as its own legal, community development, and land policy expertise.

**The goal of the DVPC policy work is to improve the vacant property environment and expand the tools available to help Detroit communities tackle their vacant properties.**

#### Current DVPC policy work includes:

- advocating for the implementation of a Detroit land bank authority;
- working with local officials on drafting a Vacant Property Registration Ordinance;
- collaborating with local economic development officials to offer recommendations to improve municipal ordinance enforcement efforts;
- examining legal strategies to hold property owners responsible;
- exploring mechanisms to facilitate “cleaning and greening”; and
- advocating for a community accessible data system.



**FACT:** At 23%, Detroit has the highest office vacancy rate of all the major cities in the nation (Grubb & Ellis)



**FACT:** Residents CAN reduce the negative impacts of vacant properties



## A Campaign

Vacant and abandoned property threatens a community's future, diminishes its quality of life, reduces property values, and jeopardizes public safety. The Detroit Vacant Property Campaign (DVPC) is developing real solutions for reducing blight and increasing neighborhood participation, property values and investment. **By actively building a coalition of community groups, nonprofit organizations, government officials, and business leaders, we are**

**working to enhance the future of Detroit's neighborhoods.**

**"The presence of an abandoned house on a block reduces the value of all the other property by an average of \$6,720."** (Temple University Study)



## Leading the Effort

Modeled after the National Vacant Properties Campaign ([www.vacantproperties.org](http://www.vacantproperties.org)) the DVPC is a multi-year partnership led by Community Legal Resources (CLR). Detroit Local Initiatives Support Corporation (LISC) is a founding member and lead funder for the DVPC. The Campaign involves community groups, neighborhood associations, city residents, faith-based organizations, the University of Michigan Taubman College of Architecture and Urban Planning, Community Development Advocates of Detroit (CDAD), and the City of Detroit. Additional support for activities of the DVPC comes from The Kresge Foundation.



## The DVPC will:

- Move vacant properties back into productive use;
- Strengthen nonprofit community organizations;
- Increase community and public awareness
- Assist communities in leading their own vacant property campaigns; and
- Create a coordinated and effective system for improving vacant properties.



## Get involved

**Join our campaign today!**

To be added to our vacant property mailing list, please contact **Community Legal Resources** at (313) 962-3171 or [info@clronline.org](mailto:info@clronline.org), or visit the DVPC website at [www.detroitvacantproperty.org](http://www.detroitvacantproperty.org).

