



Detroit Land Bank Authority
500 Griswold St, Suite 1200
Detroit, MI 48226

R05-26-A-029

Narrative Information Sheet

1. Applicant Identification

Detroit Land Bank Authority
500 Griswold St, Suite 1200
Detroit, MI 48226

2. **Website URL:** <https://buildingdetroit.org/>

3. Funding Requested:

- Assessment Grant Type: Community-wide
- Federal Funds Requested: \$500,000

4. Location:

- Detroit, MI
- Wayne County
- Michigan

5. Target Area and Priority Information: Publicly owned land in the following neighborhoods:

- Campau/Banglatown - Between M-8, Conant St., and Carpenter St.
- NW Goldberg/Elijah McCoy - Between I-94, I-96, W Grand Blvd., and M-10.
- North Corktown/Core City - Between I-75, I-96, and Grand River Ave.
- Fitzgerald/Marygrove - Between M-10, Livernois Ave., and W. McNichols Rd.
- North End - Between W Grand Blvd, Woodward Ave., and I-75.
- Islandview - Between E Jefferson Ave., Mount Elliot St., Mack Ave., and Maxwell St.

6. Contacts:

- Project Director: Mark Jones
500 Griswold St, Suite 1200
Detroit, MI 48226
mjones@detroitlandbank.org
- Chief Executive: Tammy Daniels, Director
500 Griswold St, Suite 1200
Detroit, MI 48226
tdaniels@detroitlandbank.org

7. **Population:** 633,218 per 2023 US Census data

8. Other Factors:

	Page #
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the proposed site(s) will incorporate energy efficiency measures.	4

9. Letter from the State or Tribal Environmental Authority: Please find attached a letter dated January 22, 2026 from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) acknowledging our intent to apply for FY26 grant funds and conduct assessment activities.

10. Releasing Copies of Applications: The application does not contain confidential, privileged or sensitive information.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
REMEDATION AND REDEVELOPMENT DIVISION



PHILLIP D. ROOS
DIRECTOR

January 22, 2026

VIA EMAIL

Tammy Daniels
Chief Executive Officer
Detroit Land Bank Authority
500 Griswold St. Suite 1200
Detroit, Michigan 48226

Dear Tammy Daniels:

SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE)
Acknowledgment of a United States Environmental Protection Act (U.S.
EPA) Brownfield Grant Proposal for 2026

Thank you for your notice and request for a letter of acknowledgment for the Detroit Land Bank Authority's (DLBA) grant proposal for a U.S. EPA brownfield grant. EGLE's Remediation and Redevelopment Division encourages and supports community-led environmental assessment and redevelopment efforts and recognizes the DLBA's need for funding.

The DLBA is applying for a \$500,000 Community-wide Brownfield Assessment Grant for assessment work in six defined areas of Detroit. As a redevelopment agency formed by a unit of local government, the DLBA is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to the DLBA, it would allow them to conduct environmental investigations and promote economic development in Detroit. If you need further information about this letter or other assistance regarding EGLE's brownfield programs, please feel free to contact me at the number below or by email at SmedleyR@Michigan.gov.

Sincerely,

Ronald L. Smedley
Federal Brownfield Coordinator
Brownfield Assessment and Redevelopment
Section
517-242-9048

cc: Dan Gough, EGLE
Paul Owens, EGLE

PROJECT NARRATIVE: Detroit Land Bank Authority Community-Wide Assessment Grant Proposal

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. | Overview of Brownfield Challenges and Description of Target Area: The Detroit Land Bank Authority (DLBA) was created in 2008 as an Intergovernmental Agreement between the City of Detroit and the Michigan Land Bank Fast Track Authority. The geographic boundary for the DLBA is the entire City of Detroit. The DLBA owns over 58,000 vacant parcels spread across the City of Detroit, a result of depopulation and disinvestment over decades. These lots have had varied and sometimes hard-to-trace past uses, ranging from small auto repair shops to historic demolitions with uncertain backfill. Ongoing research using Sanborn maps, data, and historic aerials clarifies their history and the environmental impacts on residents. Detroit has increased in population the past two Census estimates, however, we are simultaneously at a housing affordability and an exposure crisis from historic brownfield sites. The DLBA is committed to making sure the land we sell to residents and developers is safe, therefore, we are in need assistance to perform environmental assessments. The Detroit Land Bank Authority (applicant) will focus on neighborhoods that show signs of demand but have barriers to marketability. In total, we are targeting six different areas of the city which have seen 102 residential construction projects totaling 405 units created since 2019. To meet demand for naturally occurring affordable housing (NOAH), we must get more development-ready sites. The DLBA owns approximately 3,000 vacant lots in these regions and is working on reducing pre-development burdens, such as environmental assessments funded by the EPA grant. In addition to testing land before selling for development, we want to mitigate the expose to harmful chemicals that may have been trapped through the demolition process. In addition, we sell land for land reuse projects such as community gardens, playgrounds, and parks and want to ensure the safety of the land before it is sold to residents.

Target Area 1 (TA1): Campau/Banglatown. The Campau/Banglatown neighborhood is a mixed Bangladeshi and African American neighborhood located in Detroit, between M-8, Conant St., and Carpenter St. The \$300 million Joe Louis Greenway (JLG) project bisects this neighborhood, however, historical industrial use on Joseph Campau St., E Davison St., and Conant St have held back development. The DLBA owns 370 vacant parcels where structures once stood built before 1970.

Target Area 2 (TA2): NW Goldberg/Elijah McCoy. Located between I-94, I-96, W Grand Blvd., and M-10. Historically, the NW Goldberg and Elijah McCoy neighborhoods had a mixture of educational, medical, and industrial uses. The Canadian National Railway bisects it and the former Providence Hospital was located at its northern boundary. More recently, Henry Ford Hospital (HFHS) and Michigan State University (MSU) announced a joint Future of Health project. Ground has already been broken on a new HFHS 1 billion ft² hospital expansion and 330,000 ft² MSU research center. In total, the DLBA owns 357 vacant parcels in a neighborhood of approximately 2,000 people and 53.8% below the poverty line (ACS 2023 5-year).

Target Area 3 (TA3): North Corktown/Core City. The neighborhoods north of Ford Motor Company's Michigan Central Station between I-75, I-96, and Grand River Ave are beginning to experience intense in-fill pressure. Since 2019, 23 single-family houses and 72 townhomes have been built. In all, the neighborhoods have added 253 housing units in that same time. Yet, the DLBA still owns 635 vacant parcels in a neighborhood with 56.6% people living below the poverty line (ACS 2023 5-year).

Target Area 4 (TA4): Fitzgerald / Marygrove. In 2025, the Kresge Foundation announced an \$180 million investment in northwest Detroit, including a move to new headquarters at the Marygrove Conservancy Campus and revitalizing surrounding neighborhoods and business corridors. Kresge recognizes the risk of raising property taxes on surrounding homes, which could lead to pricing out existing residents and renters. Located between M-10, Livernois Ave., and W. McNichols Rd., the DLBA owns 440 vacant lots in Fitzgerald/Marygrove neighborhoods where residential demolitions occurred and will facilitate residential development, pending environmental assessments.

Target Area 5 (TA5): North End. The North End neighborhood is located between W Grand

Blvd, Woodward Ave., and I-75, north of Midtown and is in position to get spillover development as a result. Since 2019, the North End has added 64 housing units across 20 projects, all south of E. Euclid St. The DLBA is the majority property owner north of E. Euclid with 379 vacant lots in inventory, 361 of which were historic demolitions. Large areas of continuous DLBA owned vacant lots are positioned for multi-family construction. **Target Area 6 (TA6): Islandview.** The Islandview neighborhood is named after its proximity to Belle Isle Park - the 982-acre public park island in the Detroit River. Islandview is located between E Jefferson Ave., Mount Elliot St., Mack Ave., and Maxwell St. and is adjacent to high demand neighborhoods Indian Village and West Village, creating spillover and affordability issues. The DLBA owns 459 vacant parcels in Islandview, 45 of which are along former industrial corridors of Mt Elliott St., Beaufait St., and Bellevue St. This area is attractive for live and work development.

1.b. | Description of the Priority Brownfield Site(s)

The priority sites were selected based on input from Detroit strategic neighborhood plans and market demand. The DLBA has started pre-development work on the sites, including title work, parcel modifications, and seeking property tax relief to improve the redevelopment potential in these areas. Securing the EPA Community-Wide Assessment grant would remove another barrier to future development and potentially save developers time and money, reducing future housing costs.

Target Area / Priority Site	Size / Zoning	Past Uses / Suspected Contaminants	Future Use
TA1: Campau/Banglatown 13200 Joseph Campau and 2902 E Davison	1.62 acres. B4 General Business District.	Former Automotive Sales and Service. Suspected Contaminants: Petroleum, PAHs, Lead, Asbestos, Degreasing Agents/Solvents.	In-fill mixed-use development to support affordability and support density on Joseph Campau Commercial Corridor.
TA2: NW Goldberg/Elijah McCoy 6063-6085 Wabash	0.7 acres. R2 Two-Family Residential District.	Former Sheet Metal Shop. Suspected Contaminants: Petroleum, PAHs, VOCs, PCBs, and other metals.	Redevelop vacant land into needed housing options for a range of income levels.
TA3: North Corktown/Core City 3017-3043 Trumbull	0.51 acres. R4 Thoroughfare Residential District.	Former Filling Station. Suspected Contaminants: Gasoline, Diesel, Heating Oil, VOCs, Solvents, and PAHs.	In-fill mixed-use development to support affordability and density on the Trumbull Commercial Corridor.
TA4: Fitzgerald/Marygrove 15852-15898 Greenlawn	0.64 acres. R1 Single-Family Residential District.	Former Residential Structures. Suspected Contaminants: Asbestos, Lead, Petroleum, PCBs, and Pesticides.	Activate vacant land for a range of housing types and income levels.
TA5: North End 914-1030 Holbrook	1.44 acres. B4 General Business District.	Former Residential and Commercial Area. Suspected Contaminants: Asbestos, Lead, Petroleum, PCBs, and Pesticides.	Activate vacant land for a range of housing types and income levels.
TA6: Islandview 1320 Mt Elliott	0.44 acres. M2 Restricted Industrial District.	Former Machine Shop. Suspected Contaminants: Petroleum, PAHs, VOCs, PCBs, and other metals.	Encourage live and work development along the Mt. Elliott Commercial Corridor.

1.c. | Identifying Additional Sites: Outside of the targeted areas, the DLBA owns an additional 55,000 vacant parcels, most of which had residential structures built before 1970. We will use criteria such as residential structure sales, vacant land sales, population movement, change in employment, and community input to identify other target areas. Some of DLBA owned properties are in other greater downtowns neighborhoods that are showing signs of revitalization. The neighborhoods of Eastern Market (165 DLBA owned vacant lots), Gateway Community (236), Piety Hill (42), and Woodbridge (135) have increasing housing costs and are already facing affordability issues. As we complete pre-development work in the targeted areas and demand grows, we can expand our analysis into other neighborhoods.

1.d. | Reuse Strategy and Alignment with Revitalization Plans: The Detroit Land Bank Authority reuse strategy focuses on providing pre-development services to streamline the redevelopment of housing on publicly owned land. This includes fostering a greater diversity of housing types—such as single-family, duplex, and quadplex units—with a specific emphasis on creating and preserving naturally occurring affordable housing (NOAH). By focusing on a diversity of neighborhood types, this strategy is directly aligned with several key local revitalization plans:

Joe Louis Greenway (JLG) Framework Plan: The project targets neighborhoods like Banglatown, a hub for South Asian immigrants, and Fitzgerald/Marygrove, which are connected by the 27.5-mile JLG path. Our assessment activities support the JLG's goal of creating wealth-building and homeownership opportunities (single-family) and new affordable units (multifamily) near the path.

Detroit Multifamily Affordable Housing Strategy: The reuse strategy aligns with the City's goal to build and preserve 12,000 affordable housing units. Our in-fill strategy works in alignment with this strategy to streamline the development of single, duplex, and quadplex units to create a more diverse portfolio of available housing types.

City Neighborhood Framework Plans: The City of Detroit has completed 22 Neighborhood Framework Plans since 2017, including five in our target areas. The *2019 Campau/Davison/Banglatown Neighborhood Framework Plan (TA1)* calls for investment along Joseph Campau to increase density through the redevelopment of DLBA land. The *Greater Corktown Planning Framework Study (TA3)* calls for housing development on publicly land in North Corktown. The *Livernois-McNichols Framework Plan (TA4)* includes selecting new construction projects to increase density and create demand for the surrounding commercial corridors. The *North End Framework (TA5)* also calls for infill development near commercial corridors. Lastly, the *Islandview / Greater Villages Neighborhood Framework (TA6)*, due to a dramatic increase in rental rates, calls for new construction to diversify the housing stock. In conclusion, every neighborhood framework plan identifies using publicly owned land, particularly DLBA owned, as a way to attract infill development. However, it will be the EPA grant that helps make it safe from contamination.

1.e. | Outcomes and Benefits of Reuse Strategy: The proposed assessment grant will stimulate economic development in urban target areas where economic conditions are currently depressed.

Housing Development: The redevelopment of the priority sites into housing would otherwise be uneconomical in the absence of the services that the DLBA is providing with grant support from Rocket Foundations, HUD, and the US EPA to support local Detroit based developers to build naturally occurring affordable housing for the wide diversity of housing types that exist in Detroit.

Economic Development: Revitalizing these sites facilitates the creation of jobs, walkable commercial districts, and improves local property values. As demonstrated in the JLG Plan, greenway and housing investments increase real estate value for thousands of nearby homeowners, unlock development potential for local businesses, and expand needed neighborhood services for existing residents.

Park and Greenway Creation: The grant indirectly supports the creation of the Joe Louis Greenway, a recreational asset and a "healing and energizing" nature space that improves health outcomes for Detroiters.

Correlation with Reuse Strategy: The environmental assessments conducted under this grant are the first step in converting blighted structures and vacant lots into "safe" assets for housing and public use, directly correlating with the City's broader strategy to remove or renovate thousands of vacant structures.

Green Amenities: Environmental assessments are vital to inform residents who seek to establish gardens, parks, nature spaces and other greenspaces as green amenities for their neighborhood.

Through the site predevelopment activities made possible by this and other grants, we will build a sustainable redevelopment pipeline to provide a greater diversity of housing and economic development opportunities in neighborhoods where in the absence of such support, additional housing would not be built.

1.f. | Resources Needed for Site Reuse: The Detroit Land Bank Authority (DLBA) is uniquely positioned to leverage a diverse array of public and private funding sources to ensure the successful remediation and reuse of priority sites. By conducting Phase I and II Environmental Site Assessments (ESAs) through this grant, the DLBA will provide the critical due diligence required to unlock the following resources:

Eligibility for Additional EPA Brownfield Funding: As a lead public entity managing thousands of properties, the DLBA is eligible for future EPA Brownfield Cleanup Grants and Revolving Loan Funds (RLF). *City of Detroit Housing & Revitalization Department (HRD) NOFA:* The City's HRD regularly issues a Notice of Funding Availability (NOFA) for its Housing Rehabilitation and Development Program with funding from HOME Investment Partnerships Program, Community Development Block Grants (CDBG), and the Affordable Housing Development Program. The EPA CWA grant directly stimulates the readiness of sites for this funding. *Strategic Neighborhood Fund (SNF) and Affordable Housing Leverage Fund (AHLF):* Assessments will stimulate investment from the \$250 million Affordable Housing Leverage Fund (AHLF) and the Strategic Neighborhood Fund (SNF), which target specific neighborhoods like the North End and Islandview to preserve and create affordable housing. *Joe Louis Greenway (JLG)*

Implementation Resources: For sites adjacent to the JLG, the DLBA will leverage resources from the City of Detroit General Services Department and private philanthropic partners such as the Ralph C. Wilson Jr. Foundation. *Private and Pilot Program Funding:* The assessments will unlock numerous sources private investment, as clearing environmental hurdles remains a barrier for residential development. Additionally, these assessments will facilitate applications for Low Income Housing Tax Credits (LIHTC) administered by MSHDA, which are vital for the "targeted multifamily zones" mentioned in our reuse strategy. By providing these essential pre-development services, the EPA grant acts as a catalyst, reducing risk for developers and ensuring that priority sites are "shovel-ready" for the robust funding ecosystem established by the City of Detroit and its partners. This approach ensures that reuse funding—distinct from the assessment and planning tasks outlined in Section 3—is secured for the long-term benefit of the community.

1.g. | Use of Existing Infrastructure: The proposed grant will facilitate the efficient use and preservation of existing infrastructure by focusing on urban infill and adaptive reuse within established Detroit neighborhoods. *Established Neighborhood Infrastructure:* The grant targets DLBA-owned parcels in neighborhoods such as Fitzgerald/Marygrove, Banglatown, the North End, and Islandview. These areas are already served by comprehensive, though underutilized, infrastructure networks, including paved roads, sidewalks, and municipal water, sewer, and electrical systems. By prioritizing these sites, the grant supports the City's strategy to focus redevelopment in areas where the infrastructure is already "overbuilt" for current population levels. *Transportation and Transit Integration:* Many priority sites are located along major commercial thoroughfares like Grand River Avenue and Warren Avenue, which feature wide rights-of-way and established transit connections. This integration improves "last mile" connectivity and reduces the burden of vehicle ownership for residents. *Connectivity to Existing Trail Networks:* The project aligns with the Joe Louis Greenway (JLG), which strategically integrates existing greenways and existing rights-of-way and "on-street" segments (roads and sidewalks) to connect 23 neighborhoods to these regional recreational assets. *Adaptive Reuse and Building Preservation:* The grant will support the adaptive reuse of existing structures. *Sustainable Infrastructure Management:* Future site designs will incorporate green infrastructure, such as natural landscaping and effective stormwater management, to enhance the resilience and performance of the existing sewer systems. In addition, the DLBA is exploring the installation of district geothermal wells that developers can use to provide clean, renewable energy at a lower cost for new energy efficient housing. This integrated approach ensures that every site assessed under this grant is positioned for rapid redevelopment, leveraging the billions of dollars in existing utility assets already present in Detroit's neighborhoods.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. | The Community's Need for Funding: The Detroit Land Bank Authority (DLBA) lacks the financial resources to conduct environmental assessments for its 58,000 vacant parcels, most of which carry legacy risks from previous structures. Because the target areas are severely low-income—with a median household income of \$24,482 and 38% of residents living below the poverty line—neither the DLBA nor the local community can draw on private capital or other local sources to fund these assessments. Current residents and small-scale developers are financially unable to shoulder the costs of Phase I and II assessments, which are necessary for the safe development of affordable housing, urban gardens, and parks. This funding gap is compounded by high regional construction costs (averaging \$304,000 per multi-family unit), creating a prohibitive disparity between local income and development costs. By identifying environmental hazards prior to sale, this grant removes the "unknown" barrier, allowing the DLBA to provide safe, below-market-rate land to a community that otherwise lacks the means to address these environmental hurdles.

2.b. | Health or Welfare of Sensitive Populations: The demographic profile of the target areas highlights a population that is exceptionally vulnerable to the health and welfare risks associated with unaddressed environmental contamination. Residents in these neighborhoods experience significantly higher rates of poverty and financial instability than the state average, creating a compounding burden where limited financial resources make it difficult to mitigate or relocate from environmental hazards.

Sensitive Populations in Target Areas vs. State of Michigan

		Population	Median household income	#: Persons below poverty line	% 65 Years Older	% Under 18	% HH Receiving SNAP	% HH Receiving SNAP w/ Children
TA1	Banglatown	4,563	\$48,996	30.3%	11.9%	24.8%	47.3%	69.8%
TA2	NW Goldberg/ Elijah McCoy	2,117	\$12,380	53.7%	10.8%	17.4%	54.7%	15.5%
TA3	North Corktown/ Core City	3,143	\$25,945	56.5%	11.2%	20.1%	42.8%	46.8%
TA4	Fitzgerald/Marygrove	8,361	\$37,551	32.9%	13.6%	31.6%	44.4%	53.0%
TA5	North End	4,752	\$35,609	39.1%	13.1%	16.3%	41.2%	19.9%
TA6	Islandview	6,678	\$34,619	35.2%	24.3%	9.5%	40.0%	15.0%
	TA TOTAL	29,614	\$34,582	38.0%	15.2%	20.9%	43.8%	35.3%
	City of Detroit	639,311	\$39,209	34.5%	16.1%	24.0%	36.7%	39.1%
	State of Michigan	10,077,331	\$72,389	13.4%	19.6%	20.7%	13.8%	42.0%

Sources: 2023 American Community Survey 5-Year Estimate

Extreme economic distress in areas like NW Goldberg and North Corktown—where poverty exceeds 53% and median income is as low as \$12,380—leaves residents unable to mitigate environmental hazards. The DLBA addresses this through Naturally Occurring Affordable Housing (NOAH), using this grant to ensure homes and yards are safe from legacy pollutants. Health risks are particularly acute for children in Banglatown (70% of SNAP households) and the elderly in Islandview (25% of population), who face respiratory and developmental threats from unassessed lots. Integrating assessments with NOAH will improve air quality and provide safe recreational space. Finally, with 43.8% of households facing severe housing cost burdens, this grant streamlines pre-development to unlock critical rehabilitation funding, ensuring clean, safe, and affordable housing for Detroit's most vulnerable residents.

2.c. | Greater Than Normal Incidence of Disease and Adverse Health Conditions: In 2024 the Michigan Department of Health and Human Services released data on childhood lead testing. Throughout the State of Michigan, 4.1% of children tested had elevated blood lead levels (EBLL), however, 8.9% of the City of Detroit children had EBLL. In our target areas, there are thousands of DLBA owned vacant parcels that have a likelihood of high lead levels possibly contributing to the above average EBLL in Detroit residents. For example, the DLBA own vacant lots that once had gas stations (7), auto repair (6), dry cleaners (2), metal shops (5), and demolished residential and commercial buildings (2,723). In addition, the asthma hospitalization rate in Michigan was 2.8 per 10,000 people in 2021-2023. However, every target area's asthma hospitalization rate is at least 4 times the state average and as high as 8 times the state average. The

diabetes rate in Detroit is 18.2% versus 10.1% for the State, however, all but one target area has a higher diabetes rate than the City of Detroit average (NIH/NIDDK; CDC FastStats). Finally, lead exposure can lead to a variety of adverse health effects, including high blood pressure. In the City of Detroit, an estimated 46.9% of residents aged 18 and older have high blood pressure, significantly higher than State of Michigan reported percentage (37.0%). However, 4 of the 6 target areas have higher percentage than both the City of Detroit and State of Michigan.

Targeted Area	Zip Code	Percent With EBLL	Asthma Hospitalizations, 2021-2023. Rate per 10,000	Diabetes Rate	High Blood Pressure Among Adults Aged 18 years and Older
TA1. Campau / Banglatown	48203	15.8%	16.4	21.8%	38.9%
TA2. NW Goldberg / Elijah McCoy	48208	6.6%	12.4	20.1%	47.2%
TA3. North Corktown / Core City	48208	6.6%	12.4	20.1%	47.2%
TA4. Fitzgerald/Marygrove	48221, 48238	8.5%, 11.8%	16.7, 23.5	18.2%, 21.7%	47.2%, 51.3%
TA5. North End	48202	6.8%	14.1	13.3%	36.8%
TA6. Islandview	48207, 48214	7.9%, 18%	14.9, 18.4	18.8%, 21.7%	46.6%, 51.1%
SOURCE		https://mitrackin.g.state.mi.us/	Michigan Inpatient Data Base, 2021-2023	https://www.cdc.gov/places/	https://www.cdc.gov/places/

2.d. | Economically Impoverished/Disproportionately Impacted Populations: Detroit’s target area residents disproportionately bear the environmental consequences of industrial disinvestment and residential demolition, where a 38% poverty rate and 43.8% SNAP enrollment leave no financial cushion to address legacy contamination. Historically, point-source pollution has evolved into a scattered neighborhood hazard, exemplified by a 2025 incident involving arsenic and lead-contaminated fill dirt used across 59 residential sites. By pre-assessing the DLBA’s inventory of thousands of lots with unknown histories, this grant removes the environmental "threat of the unknown" and shifts the financial burden away from low-income residents and small-scale developers. This strategy directly facilitates the safe development of Naturally Occurring Affordable Housing (NOAH) and urban gardens, ensuring vulnerable families are not forced to choose between affordability and environmental health.

2.e. | Project Involvement: The DLBA maintains a robust list of community partners throughout the City, with whom we engage consistently through digital means, in person events, and endorsements. All of our neighborhood lots must be endorsed either by a community partner or the Department of Neighborhoods or City Council. Prior to commencing any site assessment work on the priority sites, we will engage with the most relevant community partner organizations within that target area. The below table features community organizations with whom we have a positive working relationship and would envision engaging with to best guide our grant-funded activities.

C.2.f. | Project Roles

Name of entity, organization, or group	Target Area	Point of Contact (Name & Email)	Specific Involvement in the Project or Assistance Provided
Southeast Michigan Council	All	Ann	Data provider

of Governments		VanSlembrouck	
Detroit Buildings, Safety Engineering, and Environmental	All	Dilip Patel	Data provider
Detroit Department of Neighborhoods	All	Joshua Roberson	Partner in community events and presentations
Detroit Planning and Development Department	All	Alexa Bush	Create Neighborhood Framework Plans
Detroit Housing and Revitalization Department	All	Julie Schneider	Assist in residential development
Popps Packing	TA1: Campau/ Banglatown	Faina Lerman and Graem Whyte	Input on site selection and site reuse.
East Davison Village Community Group	TA1: Campau/ Banglatown	Miriam Smith, President	Input on site selection and site reuse.
Powerhouse Productions	TA1: Campau/ Banglatown	Gina Reichert	Input on site selection and site reuse.
Women of Banglatown	TA1: Campau/ Banglatown	Ali Lapitena	Input on site selection and site reuse.
Northwest Goldberg Cares	TA2: NW Goldberg	Daniel Washington	Input on site selection and site reuse.
Core City Neighborhood Association	TA3: North Corktown/ Core City	Ash Rose	Input on site selection and site reuse.
North Corktown Neighborhood Association	TA3: North Corktown/ Core City	Bre Williamson	Input on site selection and site reuse.
Fitzgerald Neighborhood Association	TA4: Fitzgerald/ Marygrove	Gaston Nash	Input on site selection and site reuse.
Bagley Neighborhood Association	TA4: Fitzgerald/ Marygrove	Rosalinda Haskins	Input on site selection and site reuse.
Lower North End Neighborhood Association	TA5: North End	Lynette Roberson	Input on site selection and site reuse.
Church of the Messiah CDC	TA6: Islandview	Pastor Barry Randolph	Input on site selection and site reuse.
Genesis Hope CDC	TA6: Islandview	Jeanine Hatcher	Input on site selection and site reuse.

2.g. | Incorporating Community Input: The DLBA plans to engage with the relevant community groups within each of the target areas for each of the priority sites multiple times throughout the life cycle of the grant. First, we will involve community groups before finalizing the sites for environmental assessment and possible remediation. Once the site selection has been affirmed through engagement with the local groups, we will begin the assessment process. Once the assessments are complete, we will consult with these groups to share the results and make recommendations on future uses of these properties, based on the assessment results. Once we have received feedback regarding proposed uses, we will begin the redevelopment process with our private sector partners. Development partners will be required to engage with these groups throughout the development at three distinct times: First, consult once draft designs are completed; Second, inform once construction activities are halfway through; Third, inform once construction activities are completed. Through this extensive engagement process, we will ensure that the local community will feel that this voice has been heard. Final approval of all projects will still rest with the DLBA and the City partners, but community voice will be a leading input to those decisions.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. | Project Implementation

Task/Activity:
Task 1 - Phase I Environmental Site Assessments (ESAs)
1 Project Implementation: 123 Phase I ESAs on DLBA owned land within target areas
2. Anticipated Schedule: Assign 15 Phase I ESAs per quarter beginning Q1 FY 2027. Complete Phase I ESAs in Q2 2029.
3. Task Lead: Qualified Environmental Professional for Phase I ESAs, DLBA staff will contribute its own resources to carry out programmatic oversight activities and managing the grant dollars.
4. Outputs: 123 Phase I ESAs that will be included in our property marketing
Task 2 - Phase II Environmental, Baseline Environmental Assessments
1 Project Implementation: 30 Phase II ESAs on DLBA owned land within target areas
2. Anticipated Schedule: Begin Q3 FY 2027 and assign 8 per quarter. Complete Phase II ESAs in Q4 FY 2029.
3. Task Lead: Qualified Environmental Professional for Phase II ESAs, DLBA staff will contribute its own resources to carry out programmatic oversight activities and managing the grant dollars.
4. Outputs: 30 Phase II ESAs that will guide cleanup planning
Task 3 - Cleanup Planning
1 Project Implementation: 6 Cleanup Plans (Act 381 Work Plan) at priority sites
2. Anticipated Schedule: In conjunction with Phase II ESAs as needed. Start Q3 FY 2027 and complete Q4 FY 2029.
3. Task Lead: Qualified Environmental Professional for plans, DLBA staff will contribute its own resources to carry out programmatic oversight activities and managing the grant dollars.
4. Outputs: 6 Cleanup Plans (Act 381 Work Plans).
Task 4 - Community Outreach
1. Project Implementation: The applicant will develop presentations, social media and webpage content, and present at a minimum of 18 public meetings to communicate the ESA process and solicit feedback. These new meetings will be in addition to already scheduled DLBA community outreach meetings.
2. Anticipated Schedule: Begin when grant awardees are announced. Outreach will happen at Q4 FY 2026 at our City Council Quarterly meetings, DLBA Back to the Neighborhood meetings, and new outreach meetings provided by the grant. Meetings will be ongoing and dependent on the pace of assessments.
3. Task Lead: Applicant will work with Qualified Environmental Professional and neighborhood block clubs to assist with outreach efforts, project review and evaluations, and educational events.
4. Outputs: At minimum two additional outreach meetings per target area in addition to already scheduled DLBA outreach meetings. One meeting will be conducted to confirm the priority sites and one when cleanup is complete to help determine the future reuse of the site(s).

3.b. | Anticipated Project Schedule: Included in the above chart

3.e. | Cost Estimates (The costs below reflect estimated costs provided by Qualified Environmental Professionals.)

Budget Categories	Task 1: Phase I Assessments	Task 2: Phase II Assessments	Task 3: Cleanup Planning	Task 4: Community Outreach	TOTAL
Supplies				\$2,000	\$2,000
Contractual	\$ 246,000	\$ 225,000	\$ 9,000		\$480,000
Other (Stipends)				\$18,000	\$18,000
Total Direct Costs****	\$ 246,000	\$ 225,000	\$ 9,000	\$ 20,000	\$500,000
Indirect Costs****	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$0
Total Budget	\$ 246,000	\$ 225,000	\$ 9,000	\$ 20,000	\$500,000

Task 1. Contractual Cost: 123 Phase I ESAs at average cost of \$2,000 = \$246,000
Task 2. Contractual Cost: 30 Phase II ESAs at average cost of \$7,500 = \$225,000
Task 3. Contractual Cost: 6 Cleanup Plans at average cost of \$1,500 = \$9,000
Task 4. Direct Cost: 18 additional community events and increase staff at previously scheduled community events at average cost of \$1,000 provided to community partners per event. Additional supplies budget for meeting refreshments, etc.

3.f. | Plan to Measure and Evaluate Environmental Progress and Results: Based on the above work plan for each target area and priority site, we will develop schedules documented within the cooperative agreements with each QEP. As sites are assigned to contractors, we will hold bi-weekly check-in meetings to monitor progress. In addition, contractors will track their progress in an online project management tool that integrates with our Salesforce property management system. The meetings will be used to discuss any issues that QEPs are having with access to property or other barriers they might be confronting. As sites are assessed, we will share the results with the relevant community groups for each target area.

Accomplishments, including sites assessed, assessment results, and funding leveraged towards site reuse will be shared with stakeholders, including the US EPA in our quarterly reports.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. | Organizational Capacity: The DLBA has the robust organizational capacity required to oversee grant tasks, including programmatic, administrative, and financial requirements. The organization has a staff of more than 130 professionals, manages over 58,000 properties and has successfully managed more than \$300,000,000 in grant funds from various sources, as outlined in section 4(f).

4.b. | Organizational Structure: DLBA maintains strong administrative, operational, and financial systems that ensure effective oversight of all grant-funded activities. With extensive experience managing federal, state, and local grants, DLBA is fully equipped to meet all programmatic, reporting, and compliance requirements. Our Finance, Procurement, Legal, and Program teams work closely together to ensure accurate, timely execution of all tasks and requirements. The DLBA utilizes a structured approach to ensure the timely and successful expenditure of funds. We utilize Salesforce to track property status and we are currently building out an environmental “activity type” to best track the progress of environmental assessment. Our dedicated project management team will track outputs—such as the number of Phase I and II ESAs, Baseline Environmental Assessments (BEAs), and Cleanup Plans and document those in the EPA’s ACRES system, in addition to our Salesforce system.

4.c. | Description of Key Staff: The Finance Team manages budgeting, expenditure tracking, cash flow, and reporting requirements. Program staff oversee day-to-day activities, milestone tracking, and deliverables. HR supports staffing and payroll compliance, while the Procurement Manager ensures all purchases and contracts adhere to federal and state procurement standards. This structure ensures clear lines of authority, accountability, and communication throughout the grant period. The executive sponsor for this project is the Assistant Director of Planning and Analysis, Joel Heeres. Mr. Heeres served as the Director of the Office of Sustainability at the City of Detroit, where he managed over \$3 million in grants from various philanthropic partners. Mark Jones oversees the execution of program tasks, coordinates timelines, manages deliverables, and ensures that project objectives are met, leveraging experience in community development, project management, and multi-stakeholder coordination. He will be supported by two project managers, who have significant experience deploying and managing contractors performing various types of predevelopment work, ranging from environmental site assessments, surveys, inspections, rezonings, and clearing title. As an example, on an annual basis, the Planning and Analysis Division manages over 5,000 property inspections annually to determine condition, occupancy, etc. Financial management of the grant will be overseen by the Assistant Director of Financial Operations or Grants Manager, who coordinates directly with the Project Manager, Procurement Officer, and Legal Counsel to monitor progress, approve expenditures, and ensure compliance. The Assistant Director of Financial Operations is responsible for overall fiscal oversight, budget monitoring, financial reporting, and compliance with all grant requirements and brings over ten years of experience in nonprofit and governmental grant management, financial analysis, and policy

implementation. She holds an Enrolled Agent license and previously served as an Internal Revenue Agent in the IRS Tax Exempt and Government Entities Division. This background demonstrates a strong command of federal compliance standards, deep knowledge of regulatory and audit requirements, and the technical expertise needed to effectively administer and safeguard grant funds.

4.d. | Acquiring Additional Resources: The DLBA has established procedures for acquiring additional expertise through the procurement of Qualified Environmental Professionals (QEP). This system ensures that all contractors and subrecipients are selected in compliance with applicable federal and local requirements, facilitating immediate action once grant funds are awarded. The Detroit Land Bank Authority maintains a subscription to the State of Michigan's MIDeal program which allows us to engage contractors awarded contracts by the State of Michigan. The DLBA's Procurement Policy allows us to leverage cooperative agreements such as MIDeal to contract with qualified firms to provide goods and services to meet the operational needs of the DLBA.

4.e.1 | Accomplishments: The Detroit Land Bank has not previously received funding from the Environmental Protection Agency.

4.f.1. | Purpose and Accomplishments: The Authority has secured and effectively implemented numerous federal, state, local, and philanthropic grants. Between 2013 and 2016, the Authority received \$266,819,822.36 in Troubled Asset Relief Program (TARP) funds from the U.S. Treasury Department across five rounds of Hardest Hit Fund (HHF) grants. Collectively, the grants supported the demolition of 16,759 dangerous structures, and the long-term maintenance of approximately 1,500 acres of resultant greenspace. Subsequent independent analysis found that the program increased nearby home values by more than \$500,000,000. Between 2022 and 2024, the Authority received \$7,000,000 in Blight Elimination Program funds across four rounds for funding from the Michigan State Housing Development Authority (MSHDA) to support the rehabilitation and stabilization of 45 housing units. More recently, in 2023, the Authority received a \$2,000,000 grant award from the City of Detroit to provide ongoing blight surveying for 380,060 parcels across the city. The survey ultimately identified, tracked, and triaged nearly 20,000 blighted structures, ensuring rapid and effective municipal response.

4.f.2. | Compliance with Grant Requirements: The Authority has consistently met the requirements for work plan development and submission, quarterly and annual reports, eligibility demonstrations, and closeout requirements for all three of these grant programs. The Authority sought and received extensions to submit final reporting documents for the federal HHF grants, but remained in good standing with reporting requirements and successfully submitted timely and accurate information to close all rounds by 12/31/2021. Michigan Blight Elimination Program round 1 (\$500,000) closed on time on 12/31/23, round 2 (\$1,000,000) closed on 9/30/24, while round 3 (\$2,500,000) and round 4 (\$3,000,000) are on track to close by 9/20/26, as required by MSHDA. The City of Detroit blight survey grant closed on 7/1/25 with all funds expended and final reports received on time.

Threshold Criteria Responses Attachment
Detroit Land Bank Authority
EPA FY26 Community-wide Assessment Grant Application

1. Eligibility: The Detroit Land Bank Authority is a local public authority created through an intergovernmental agreement between the City of Detroit and Michigan Land Bank Fast Track Authority and authorized pursuant to Michigan Public Act 258 of 2003, and therefore meets the requirements as a General Purpose Unit of Local Government. See the attached documentation that demonstrates our status.

2. Community Involvement: The Detroit Land Bank Authority (DLBA) intends to leverage its community engagement staff, the City of Detroit Department of Neighborhoods, and the DLBA's extensive neighborhood connections to engage residents, community organizations, and other stakeholders throughout the planning, assessment, and implementation of the grant to ensure that environmental assessment and abatement efforts directly support neighborhood priorities and affordable housing outcomes. Throughout implementation, DLBA will provide regular updates on assessment activities, findings, and next steps through community meetings, neighborhood newsletters, and its website. Environmental assessment results will be shared in plain-language formats to ensure accessibility, and DLBA will work with partners to explain how identified conditions will be addressed prior to redevelopment. Community input will inform sequencing of assessments and coordination with future housing development timelines. This ongoing engagement approach ensures transparency, accountability, and meaningful community involvement throughout the lifecycle of the project.

3. Expenditure of Existing Grant Funds: The Detroit Land Bank Authority does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients: We have not selected a contractor that will be compensated with EPA funds made available under this NOFO. A subrecipient has not been named.