

Vacant Property Toolbox
Quick Reference Guide



DETROIT 
VACANT PROPERTY CAMPAIGN
COMMITTED TO THE REVITALIZATION OF DETROIT AND ITS NEIGHBORHOODS
INITIATIVE OF DETROIT LISC LED BY COMMUNITY LEGAL RESOURCES



Vacant Property Toolbox Quick Reference Guide

The following list provides a quick reference guide for commonly used telephone to keep neighborhoods strong and safe. For more information, please contact the Detroit Vacant Property Campaign at **(313) 962 - 3171** or www.detroitvacantproperties.org.

Foreclosure Prevention Assistance

Contact Name	Phone	Notes
TAX PAYMENT EXTENSION		
Wayne County Treasurers Taxpayer Assistance Department	(313) 224 - 6105	Assistance with Wayne County tax issues

FINANCIAL ASSISTANCE

Arab Community Center for Economic and Social Services (ACCESS)	(313) 842 - 7010	Help is available to those who qualify and is not limited to those of Arabic ethnicity.
City of Detroit Human Services Department, Central Operations Division	(313) 396 - 0200	Detroit homeowners only.
Michigan Veterans Trust Fund, Wayne County Office	(313) 224 - 5045	If the taxpayer is a veteran with at least 6 months of wartime duty, he may qualify for financial assistance.
Wayne County Department of Human Services	(313) 852 - 5609	This is a general number from which a taxpayer can obtain the phone number and address of his local DHS office. The taxpayer can also simply go to the local office and apply for State Emergency Relief (SER).
Wayne County Veteran Affairs (Soldiers and Sailors Relief Fund)	(313) 224 - 5045	If the taxpayer is a veteran with any wartime service and an honorable discharge, she may qualify.

HOME OWNERSHIP COUNSELING (MSHDA CERTIFIED) AND LEGAL ASSISTANCE

Home Ownership Preservation Project	1 (888) 995 - HOPE (4673)	Foreclosure counseling and assistance.
Southwest Housing Solutions	(313) 841 - 3727 x336	Foreclosure counseling and assistance.

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Foreclosure Prevention Assistance

Contact Name	Phone	Notes
HOME OWNERSHIP COUNSELING (MSHDA CERTIFIED) AND LEGAL ASSISTANCE		
United Community Housing Coalition	(313) 963 - 3310	Detroit only – Foreclosure help and housing placement.
Michigan Legal Services	(313) 964 - 4130	Wayne County – Help with housing related and other legal issues
Legal Aid and Defender	(313) 967 - 5800	Wayne County – Help with housing related and other legal issues
HOME OWNERSHIP COUNSELING (HUD CERTIFIED)		
Grandmont Rosedale Development Corporation	(313) 387 - 4732	Counseling Services (MSHDA certified) <ul style="list-style-type: none"> • Homebuyer Education – Group and Individual • Financial Management Education • Pre-Purchase/Credit Repair Counseling
Perfecting Community Development Corporation	(313) 365 - 2273	Counseling Services (MSHDA certified) <ul style="list-style-type: none"> • Homebuyer Education – Group and Individual • Financial Management Education • Pre-Purchase/Credit Repair Counseling
Phoenix Housing and Counseling Non Profit, Inc.	(313) 964 - 4207	Counseling Services (MSHDA certified) <ul style="list-style-type: none"> • Homebuyer Education – Group and Individual • Financial Management Education • Pre-Purchase/Credit Repair Counseling • Pre-Purchase Home Inspection Funds • Home Maintenance Training • Foreclosure Prevention Counseling • FSS/Key To Own Counseling • HomeChoice Counseling • HELP Loan Counseling • HUD Referral Counseling
Southwest Housing Solutions Corporation	(313) 841 - 9641	Counseling Services (MSHDA certified) <ul style="list-style-type: none"> • Homebuyer Education – Group and Individual • Financial Management Education • Pre-Purchase/Credit Repair Counseling • Foreclosure Prevention Counseling

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Foreclosure Prevention Assistance

Contact Name	Phone	Notes
HOME OWNERSHIP COUNSELING (HUD CERTIFIED)		
U-SNAP-BAC Non-Profit Housing Corp.	(313) 640 - 1100	Counseling Services <ul style="list-style-type: none">• Homebuyer Education – Group and Individual• Financial Management Education• Pre-Purchase/Credit Repair Counseling• Foreclosure Prevention Counseling• HELP Loan Counseling• HUD Referral Counseling

FORECLOSURE PREVENTION ASSISTANCE

Detroit Non-Profit Housing Corporation	(313) 972 - 1111	HUD
Detroit Neighborhood Housing Services	(313) 833 - 1943	HUD
Bethel Housing Counseling Agency	(313) 833 - 9912	HUD

Maintaining and Securing Vacant Property

Contact Name	Phone	Notes
DEMOLITION – ABANDONED OR DANGEROUS STRUCTURES		
City of Detroit Buildings & Safety Engineering Dept.	(313) 224 - 3215	For buildings in need of demolition assessment
Wayne County Nuisance Abatement Program (NAP)	(313) 967 - 2203	NAP attempts to work with property owners and encourages property rehabilitation and a return to full use. Reported properties must be vacant.

BUILDING CODE VIOLATIONS OR BLIGHT VIOLATIONS (INCLUDING FAILING TO MAINTAIN THE EXTERIOR OF A BUILDING, REMOVE SNOW, CUT GRASS, OR REGISTER A RENTAL PROPERTY)

311 Call Center	311	For buildings in need of demolition assessment
City of Detroit Buildings & Safety Engineering Dept.	(313) 224 - 2733	To report blight violations

RODENT INFESTATION, HAZARDOUS WASTE, OR HIGH GRASS

Department of Environmental Affairs	(313) 471 - 5100	To report environmental hazards
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Maintaining and Securing Vacant Property

Contact Name	Phone	Notes
ABANDONED CARS		
Call your local police district	See "Police Districts"	To report criminal activity and abandoned vehicles
Department of Environmental Affairs	(313) 471 - 5100	To report environmental hazards including abandoned vehicles
Buildings & Safety Engineering Department	(313) 224 - 2733	To report blight violations and abandoned vehicles

ILLEGAL DUMPING

Call your local police department or 911	911 See "Police Districts"	If the dumping is in progress
Department of Environmental Affairs	(313) 471 - 5139	To report dumping after the incident

STRIPPING AND PROPERTY CRIMES

Call your local police department	See "Police Districts"	Report it to the supervisor on duty and request that a car be dispatched immediately to the property
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COMMON FIELD SERVICERS

Mortgage companies often hire Field Servicers or property preservation companies to provide boarding and maintenance services on vacant properties owned by the mortgage company.

Ocwen	(800) 226 - 2936 (REO Division)	Servicer for the U.S. Department of Veterans Affairs
Freddie Mac	(800) 373 - 3343	REO Division
Michaelson, Connor and Boul, Inc. (MCB)	(248) 827 - 0200 <i>Toll Free:</i> (877) 827 - 7781	This is the servicer for HUD homes. The U. S. Department of Housing and Urban Development (HUD) uses Marketing and Management agencies for field service on its properties. If the defaulted mortgage was originally a Federal Housing Administration (FHA) mortgage then HUD will be the owner of the house once it is defaulted.

MALFUNCTIONING STREET LIGHT

Public Lighting Department	(313) 267 - 8159	To report broken street lights
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Maintaining and Securing Vacant Property

Contact Name	Phone	Notes
CITY REPAIR AND REHAB PROGRAMS		
Senior Emergency Home Repair Program and Minor Home Repair Program	(313) 224 - 3461	For information on senior home repair programs
Citywide Lead Hazard Reduction Program and Childhelp Lead Hazard Reduction Program Landlord Rental Program	(313) 628 - 2565	For information on lead hazard programs
CITY OF DETROIT OMBUDSMAN		
Ombudsman	(313) 224 - 6000	Call this number when you do not get timely response from a City Department

Improving Vacant Properties

Contact Name	Phone	Notes
GARDENING AND GREENING RESOURCES		
Greening of Detroit	(313) 237 - 8733	Annually, The Greening hosts planting projects, ranging from full park restorations to streetscape renovations and massive street tree plantings to the creation of community and family vegetable gardens.
Michigan State University Extension in Wayne County	(248) 833 - 3412	The MSU Extension has designed programs to reconnect those living in predominantly urban areas with the land and our state's natural resources. They offer classes (Master Gardening and Community Gardening) and information relevant to urban gardeners.
The Boggs Center	(313) 833 - 3412	This non-profit organization also provides some information and opportunities for involvement in urban gardening.

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Improving Vacant Properties

Contact Name	Phone	Notes
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GARDENING AND GREENING RESOURCES *continued*

Garden Resource Program Collaborative	(313) 365 - 1568	Participants in the program receive basic resources for their garden, including seeds and Detroit grown transplants. Participants also become part of a growing network of community, school and family gardeners and garden advocates working to promote and encourage urban agriculture and community gardening across the City. Through participation in this larger network, gardeners gain access to additional resources, technical assistance, and educational opportunities. For a nominal fee, participants receive quality seeds and plants for their garden, subscription to the Detroit Farmer's Quarterly Newsletter and opportunities to access additional resources and participate in other valuable educational series and training workshops.
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General Reference Numbers

Mayor's Office

Kenneth V. Cockrel Jr.	(313) 224 - 3400
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City Council Members

Alberta Tinsley-Talabi	(313) 224 - 1645	Kwame Kenyatta	(313) 224 - 1198
Barbara Rose Collins	(313) 224 - 1298	Monica Conyers	(313) 224 - 4530
Brenda Jones	(313) 224 - 1245	Sheila Cockrel	(313) 224 - 1337
JoAnn Watson	(313) 224 - 4535	Martha Reeves	(313) 224 - 6510

Police Districts

Central District	(313) 596 - 1300	Northwestern District	(313) 596 - 5600
Eastern District	(313) 596 - 5900	Southwestern District	(313) 596 - 5300
Northeastern District	(313) 596 - 1100	Western District	(313) 596 - 1200





CDAD

COMMUNITY DEVELOPMENT ASSOCIATION OF DETROIT



DETROIT
COMMUNITY OUTREACH
PARTNERSHIP CENTER



Community
Legal
Resources

Connecting Lawyers and Communities

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