

# The Nation's Land Banks

## Today's Movement and What We've Learned



**Brian Larkin | Director**  
National Land Bank Network





Kalamazoo, Mi | Credit: Michigan Association of Land Banks



## National Land Bank Network

### Brian Larkin, Director

a division of the Center for Community Progress

Together, with land bank leaders, we aim to collaboratively develop national infrastructure, research, and knowledge-sharing that strengthens the ground-work of land banks – vital contributors to community health.



## Defining Land Banks

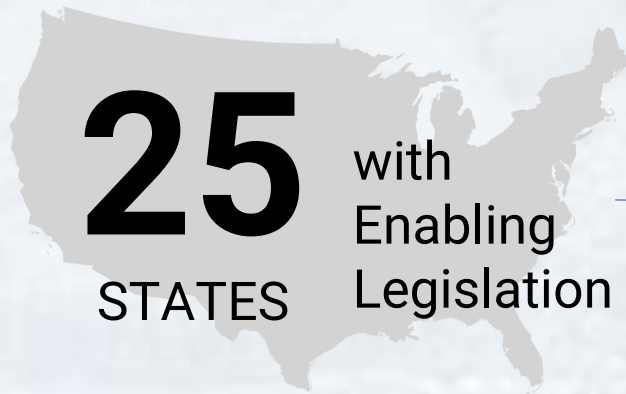
Land banks are governmental entities focused on the conversion of vacant, abandoned, and tax delinquent properties into productive use.



## Land Bank Growth

+ **3000%**  
SINCE 2010

**25**  
STATES with  
Enabling  
Legislation



### OHIO

**\$180M**  
STATEWIDE IMPACT

### MICHIGAN

**115** COMMUNITY  
GARDENS  
Single Program

### NEW YORK

**2,800** PROPERTIES  
ACQUIRED

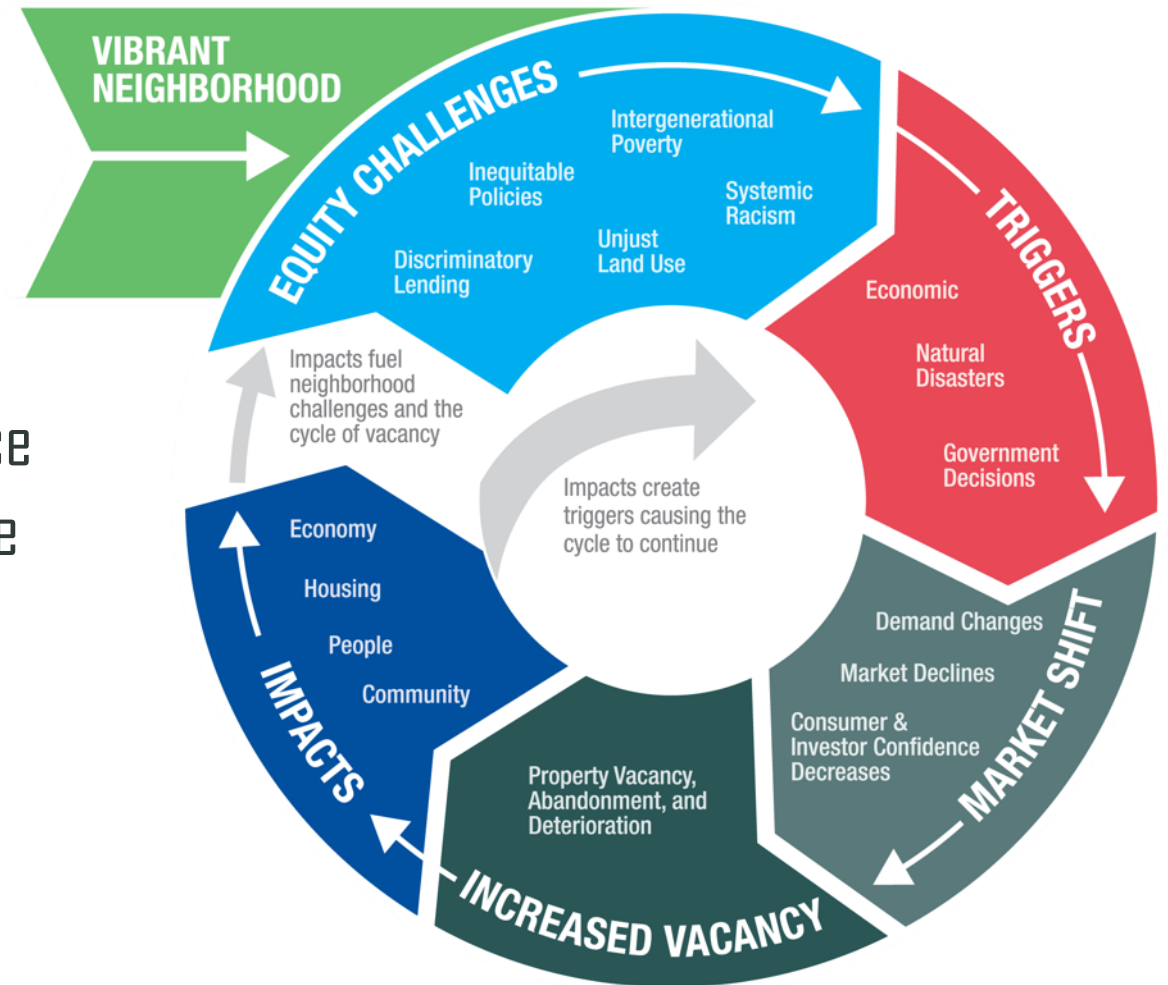
as of July 2018

# Understanding Systemic Vacancy and How Land Bank Interventions Create Equity



# Systemic Vacancy & Communities

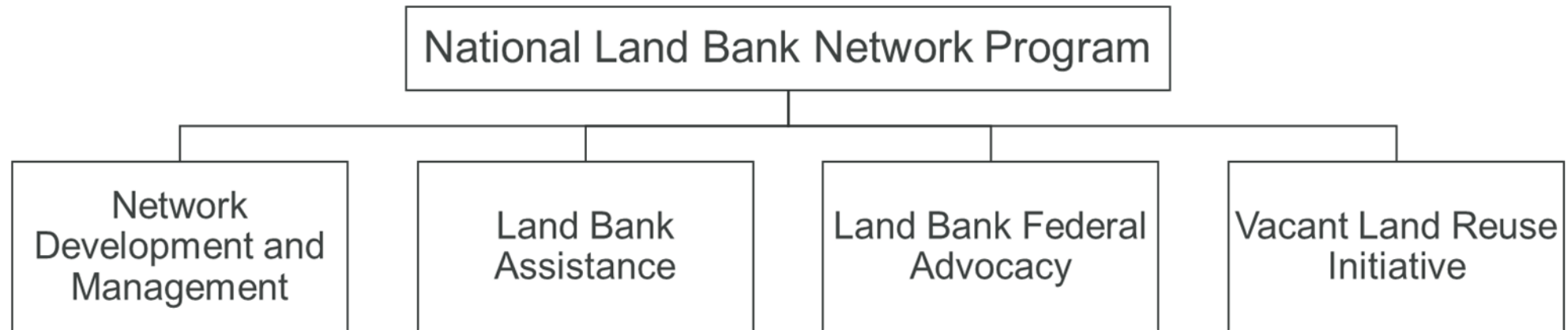
Systemic vacancy is the community experience of widespread property vacancy caused by the combined actions of people, policies, and processes.



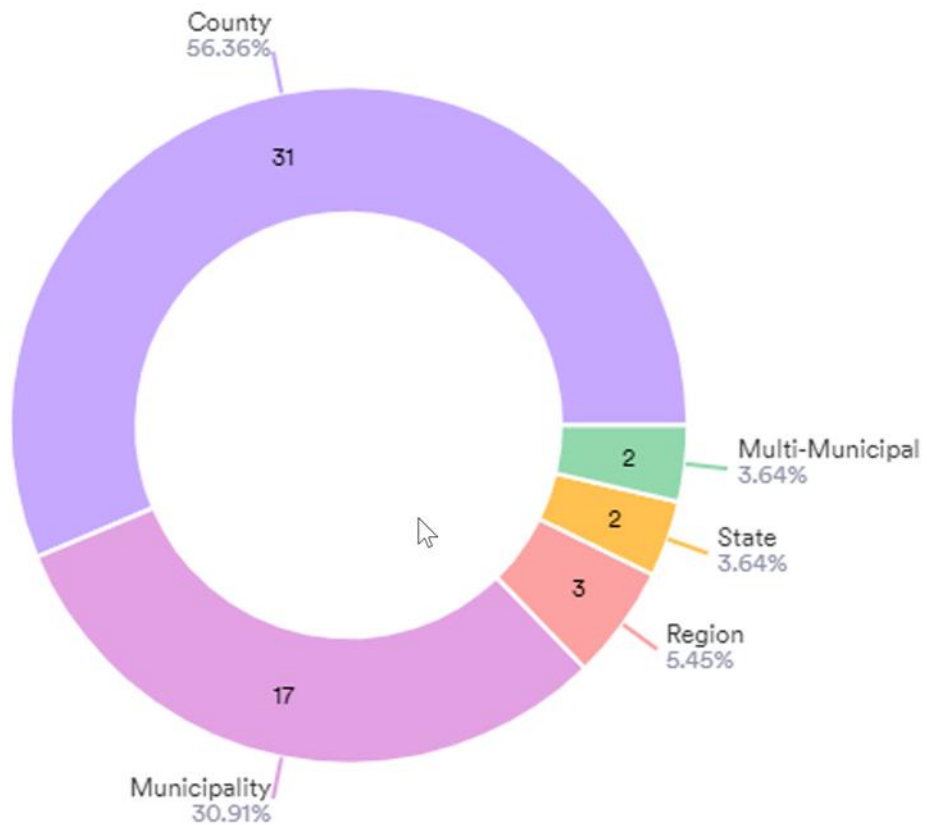


# NLBN Launch



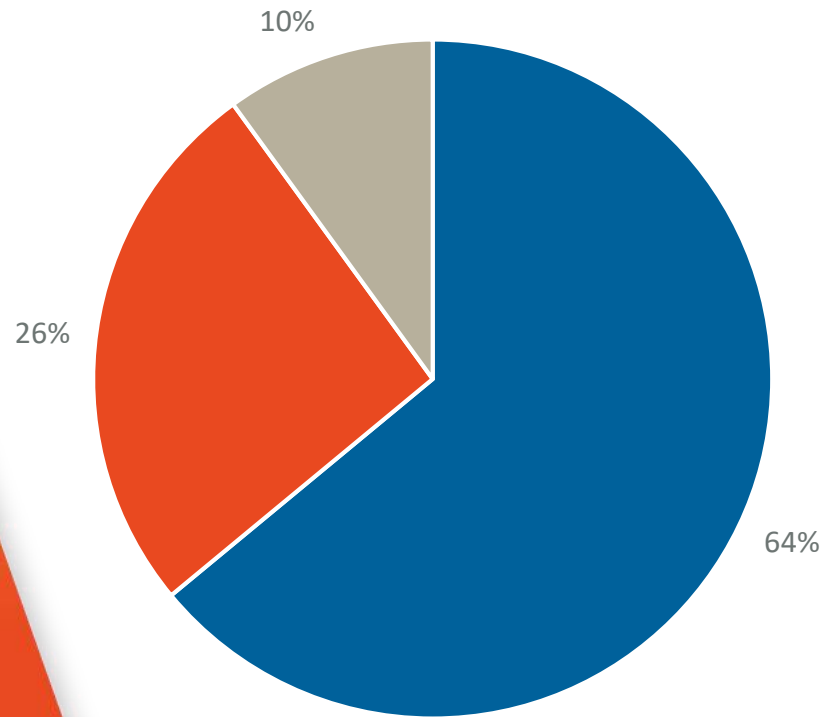


# NLBN Survey: Who responded



*Completed surveys from : NY, MI, GA, OH, WV, PA, VA, IL, ME, CT, TX, TN, AR, NE*

# NLBN Survey: what we heard



■ Urban ■ Rural ■ Suburban ■

**53% don't have adequate funding to cover basic expenses**

**47% have a staff of 1 Full-Time Equivalent or less**

**All were engaged in some form of property maintenance, most desired to expand into new construction or rehab.**



# Legislative Movement

*53% don't have adequate funding to cover basic expenses*

## REVITALIZATION

**\$60M**

National Land Bank  
Network Act (ACT)

## COMMUNITY DISTRESS

**\$5B**

Restoring Communities  
Left Behind Act

## COVID-19 RELIEF

**\$360B**

American Rescue Relief  
Plan Act (ARRPA)

COMING SOON

INTRODUCED

SIGNED

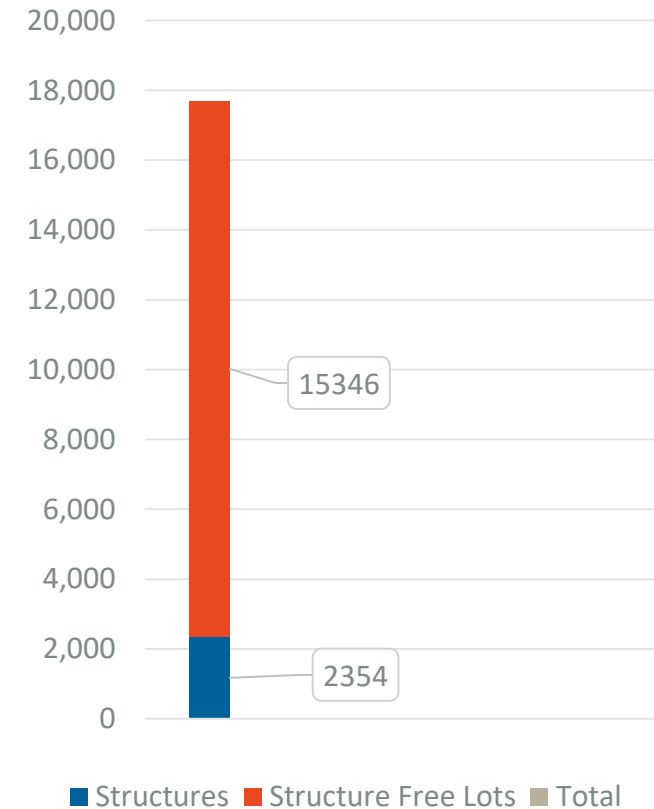
# Needs: Technical Assistance

- Technical assistance is needed to help land banks chart their future and state the value they add to communities
  - 47% have a staff of 1 Full-Time Equivalent or less
  - 50% of land banks don't have the data and software necessary to identify current and potential inventory



# Inventory Highlights

- Inventory
  - Median: 40 properties
  - Average: 1,887
  - Largest outliers MI & OH
    - Youngstown: 2500
    - Cleveland: 3000
    - Saginaw: 4000
    - Flint: 14,000
    - Detroit: 82,000
- Vacant Land Reuse Online Resource Center
  - 87% of parcels are vacant lots





# Property Transfers

- Mission based organizations operating in non-traditional real estate roles:
    - Vast majority are selling properties for less than FMV
    - LBs prioritize Community Residents as their #1 recipient of property.
1. Community residents
  2. Local-non-profits
  3. Local LLCs/Private entities

# Racial Equity

- Land bank leaders are increasingly expressing interest in deepening their commitment to racial equity
  - Nearly all land banks who stated their racial composition doesn't match the community they serve expressed interest in learning ways to increase diversity.
  - Strategies in equitable development, and property transfer highlighted as areas of desired support.

# COMMUNITY PROGRESS

## Land Bank Powers

- ✓ Acquire
- ✓ Transform & Maintain
- ✓ Transfer



# NLBN Survey continued

More than just demolition,  
land banks are good stewards  
for vacant & abandoned  
parcels.

- Maintenance
- Vacant Lot Reuse
- Job creation
- Foreclosure Prevention
- Development
  - Rehabilitation
  - New Construction
  - **Affordable Housing**





# Success Stories



Atlanta, GA



Detroit, MI



Albany, NY

# Best Practices in Housing

**Land Banks across the country are being creative in ways to assist in the development of much needed housing.**

- Detroit- Rehabbed & Ready stabilizes Detroit neighborhoods by replacing vacant properties with homes ready for purchase on the traditional real estate market. These purchases strengthen neighborhood housing markets, restore home equity, and make it easier for future home buyers to access financing.
- Atlanta- Recently launched a program to take land it owns and convert it into affordable housing. The Land Bank will help build the three single family homes to sell on the southwest Atlanta properties.
- Albany, NY- partnering with a regional CDFI to provide financing for first-time buyers and small local investors to purchase and rehab Land Bank homes





# The Future of Land Banks & Land Banking

# NLBN Conference November 3<sup>rd</sup>



- Network Launch
- Membership model
- NLBN website

November 4<sup>th</sup>:

## Land Bank Leader Training

- Half Day Training Session
- Training topics to include:
  - Role of Boards of Directors
  - Organizational structure
  - Finances
  - Inventory



# Questions?

[blarkin@communityprogress.net](mailto:blarkin@communityprogress.net) or visit [communityprogress.net](https://communityprogress.net)

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# Center for **COMMUNITY PROGRESS**

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