The Nation’s Land Banks

Today’s Movement and What We’ve Learned

Brian Larkin | Director
National Land Bank Network
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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.
<table>
<thead>
<tr>
<th>State</th>
<th>Key Figures</th>
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</thead>
<tbody>
<tr>
<td>Ohio</td>
<td>$180M Statewide Impact</td>
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<tr>
<td>Michigan</td>
<td>115 Community Gardens</td>
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<tr>
<td>New York</td>
<td>2,800 Properties Acquired as of July 2018</td>
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</tbody>
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Land Bank Growth

+ 3000% Since 2010

25 States with Enabling Legislation

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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.
National Land Bank Network Program

- Network Development and Management
- Land Bank Assistance
- Land Bank Federal Advocacy
- Vacant Land Reuse Initiative
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

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)

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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.
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
• Network Launch
• Membership model
• NLBN website

NLBN Conference November 3rd
November 4th:
Land Bank Leader Training

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

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