

Blight Reduction Strategies Utilizing Land Banks

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Presenters

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- 6 years of experience with
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- Doug Madison
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- 6 years experience with Land
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Experience.

Poll

- Who here has heard of a Land Bank?
- Who has worked directly with the Land Bank?
- Who can tell me what the Land Bank does?
- How does the Land Bank acquire properties?

What is a Land Bank

- What is:
 - - non-profit
 - - extension of local government
- What isn't:
 - - House flippers
 - - For profit entities
 - - “the bad guy”

Overview and History

- Land Banks were formed by NY legislative action in 2011 allowing the formation of 10 Land Banks. This was increased to 20 in 2014, and 25 in 2017. In 2018 this cap was increased to 35 and there are currently 29 Land Banks acting in the state.
- Two local Land Banks were formed in 2016 with the mission to “To acquire and return vacant, abandoned, and/or tax delinquent properties to uses that support community revitalization, reduce blight, sustained economic development and improvement of the financial condition of the Counties.
- Since 2011 there have been over 3,231 homes sold, and 1,567 lots sold, bringing these properties back to productive use statewide. This has led to over \$135 million assessed value returned to tax rolls.
- In Chemung County 32 properties were acquired, 11 demolitions have been completed, 21 have been renovated.
- Steuben County has acquired 33 properties, 10 properties for substantial rehabilitation and 23 demolitions have been completed.

Funding

- Land Banks initially received funding through settlement monies from the National Mortgage Settlement and administered through the Attorney General.
- The State Budget has previously allocated \$50M towards Land Banks.
 - \$10M has been included by the Assembly in the 2024-2024 State budget along with \$50M included by the Senate for Land Banks and Land Trusts.
- Revenues from home sales help to fund future Land Bank operations.
- The NYS Land Bank Association continues to advocate to the State for annual funding allocations for ongoing Land Bank initiatives.

How can code play a role

- Proactive approach
 - Identifying problem properties
 - Rezoning and Variances
- Collaboration
 - Providing input to municipalities and/or Land Banks
- Condemnations
 - For unsafe/hazardous properties
- Permits and Inspections
 - For rehabs

Locations of Land Banks



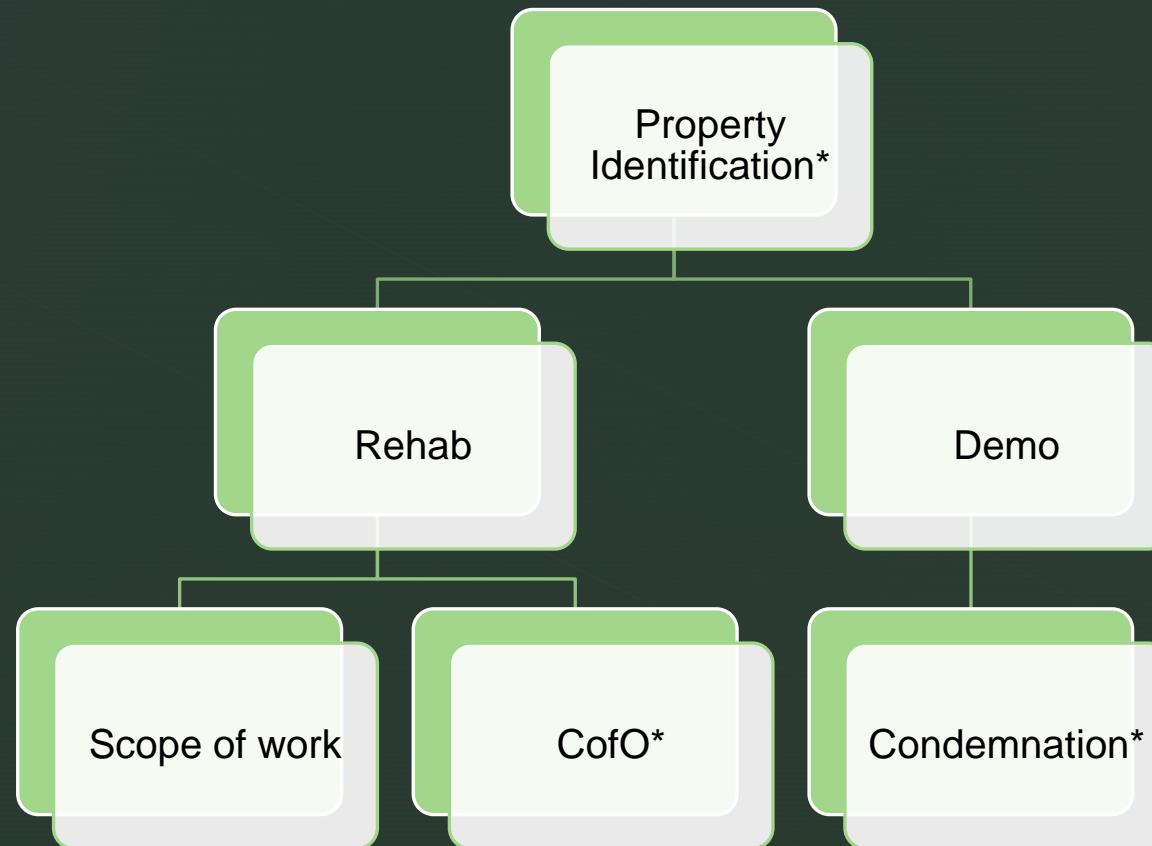
* Columbia County is the newest Land Bank, not shown above

Property Life Cycle

- The Land Banks typically acquire its homes through the tax foreclosure process.*
- Properties are either demolished or rehabbed based on evaluations, City/County request, costs vs. sales.
- Properties are sold to responsible owners and vetted through a public sales/application process.*



Acquisition Process



Property Identification

- During routine property checks, code can identify potential vacant and hazardous structures.
- Code can cross reference this with properties that the Municipality or County has control of.
- Windshield Surveys

Sample Rehab Project



Sample Rehab Project



Sample Rehab Project



Sample Rehab Project



Sample Demo Project



Sample Demo Project



Sample Demo Project

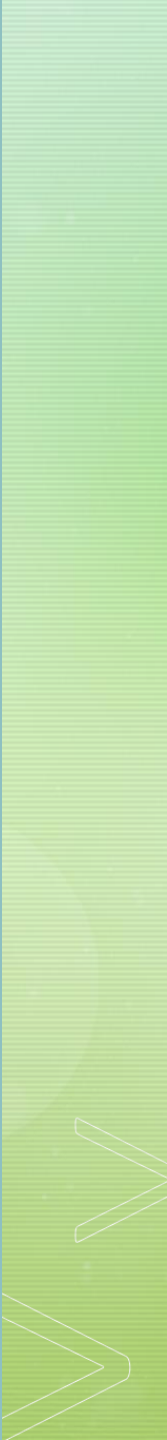


Sample Demo Project



Sample Demo Project*





When to create a Land Bank

- Any community considering the creation of a land bank should assess a number of factors to determine if it is needed or likely to be successful. Some common triggers for creating a land bank include:
 - Large inventories of vacant and abandoned property
 - Properties with depressed market value
 - Properties with title problems
 - Tax sale proceedings that perpetuate disinvestment in a neighborhood
 - A market that is dominated by investors that make bulk purchases with the intent of holding until the market improves
 - Restrictive public property sale processes

How?

- There is Legislative approval for an additional 6 Land Banks in the State.
- To get started:
 - Your Foreclosing Governmental Unit (FGU) must approve a resolution or local law for creation of the Land Bank
 - FGU must apply to Empire State Development (ESD)
 - Information can be found on the esd.ny.gov website
- Home and Community Renewal (HCR) has funding available for start up Land Banks.

Additional Resources

- NYSLBA can assist with questions
- NYSLBA Annual Conference
- Local Land Bank Monthly Meetings
- CCP Webinars
- CCP Reclaiming Vacant Properties Conference 10/9-10/11 in St. Louis <https://communityprogress.org/rvp24/>

Questions and Comments

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