



# Land Banking 101: *Turning Vacant Spaces into Vibrant Places*

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# A New Pathway for Property



- Sales / Land Contracts
- Side Lot Transfer
- Property Maintenance
- Planning
- Environmental Clean-Up
- Rental Management
- Urban Gardens and Agriculture
- Demolition and Deconstruction
- Development

# Demolition – Case Study

## MSU Land Policy Institute



400 Genesee County Land Bank properties

2-year study of the impact of intervention on surrounding property values

26,000 properties affected

\$3.5 million invested (demolition, cleanup)

\$112 million in increased private value



# Maintenance



## Standards

- Boarding
- Mowing
- Trash removal
- Fencing
- Planting

## Strategies

- Work force development
- Urban gardens
- Adopt a lot
- Community groups
- Planting
- Grass
- Succession landscapes
- Government cooperation

# One Size Does Not Fit All



- 1) Match different strategies with different types of properties
- 2) Create different standards of care depending on location of the property
- 3) Questions to ask:
  - Which investment zone is this property located?
  - What is the typology of the property?
  - Do partners exist to help with maintenance
  - What standard does this property need to be kept?

# Work Force Development



- Genesee County, Michigan
- New Orleans, Louisiana

Both programs utilize federal work force development dollars to hire employees for property maintenance.

# Governmental Cooperation



Public agencies should work together in an organized effort to maintain publicly owned properties.

For example: If the school district is already mowing a property that is directly next to vacant property owned by the city, they should just mow the city's property, as well. And vice versa. It is more efficient.

A map could be drawn to give each agency a territory to maintain.

# Adopt – A- Lot



- Adopt-A-Lot agreements are no costs to the public agency
- Individual or organizations
- Typically one year agreements
- Used by those who seasonally mow grass or develop short term gardens
- Genesee County had 309 lots managed in 2011

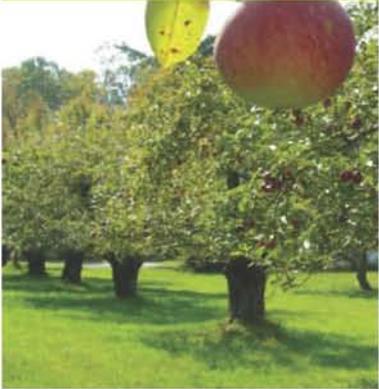
# Community Group Collaborative



- Weed and Seed Program
- Michigan Prisoner Re-entry Initiative (MPRI)
- Community Based Organization
  - Genesee County Clean and Green
    - 42 participating groups collectively maintained 1,326 vacant lots or roughly 48 city blocks in 2011

# Landscape Types



LANDSCAPE TYPE	RECREATION + TRADITIONAL OPEN SPACE	CULTIVATED LANDSCAPES	WORKING & INNOVATION LANDSCAPES	SUCCESSIONAL LANDSCAPES
				
TIME FRAME	PERMANENT	PERMANENT	TEMPORARY	TEMPORARY/PERMANENT
MAINT. COST	\$\$\$	\$\$	\$	\$
SUB TYPES	<ul style="list-style-type: none"> <li>NEIGHBORHOOD PARKS</li> <li>SPORTS FIELDS</li> <li>REGIONAL PARKS</li> <li>PLAZA</li> <li>RECREATION CENTERS</li> <li>TRAILS/GREENWAYS</li> <li>CAMPING</li> <li>CEMETERIES</li> </ul>	<ul style="list-style-type: none"> <li>COMMUNITY GARDENS</li> <li>ORCHARD</li> <li>GREENHOUSES</li> <li>AQUACULTURE</li> </ul>	<ul style="list-style-type: none"> <li>COMPOSTING</li> <li>REMEDATION FIELDS</li> <li>SOIL MANUFACTURING</li> <li>RESEARCH FIELDS</li> <li>ALGAE-CULTURE</li> <li>TEMPORARY EVENT LANDSCAPES</li> </ul>	<ul style="list-style-type: none"> <li>SUCCESSIONAL MEADOW</li> <li>SUCCESSIONAL FOREST</li> <li>SUCCESSIONAL PARK</li> <li>SUCCESSIONAL ROAD</li> <li>ROADS TO RIVERS</li> </ul>

# Land Banks Case Study - Interim Use Strategies



- Long-term Planning
- Community Engagement
- Investment Zones
- Public Land Ownership
- How to treat vacant land?



# Development Tools



- Clear Title
- Low Acquisition Costs
- Land Assembly Vehicle
- Equity Partnerships
- Neighborhood Stabilization Program
- Developers Readiness
- Proactive Property Disposition
- Brownfield Eligible / Cross Collateral TIF

# Blight Elimination/Recreation Palm Bay



**Project:** Blight elimination

**Role:** Demolition,  
Ownership, Maintenance

**Tool:** Code enforcement/Acquisition

**Costs:** Acquisition/Demolition/  
Maintenance

**Risk:** Moderate; Potential liability.

**Benefit:** *A blighted property  
is turned into a neighborhood  
playground.*



# Environmental Clean Up/Economic Fenton & Hill Gas Station



**Project:** Foreclosed gas station (contaminated)

**Role:** Land Bank facilitated EPA environmental assessment and MDEQ to clean-up

**Tool:** Brownfield, Site Remediation

**Cost:** Covered mostly by EPA Funds

**Risk:** Low risk – Removed any environmental liability.  
Governmental Immunity.

**Benefit:** *Clean lot*

*available to*

*McDonalds which*

*allows them*

*to upgrade restaurant*

# Environmental Clean Up/Economic Fenton & Hill Gas Station



# Economic Development Witherbee's Market and Deli



**Project:** Development of a 10,000 sq. ft. grocery store

**Role:** EPA grant pass-through for petroleum tank removal and assessment.

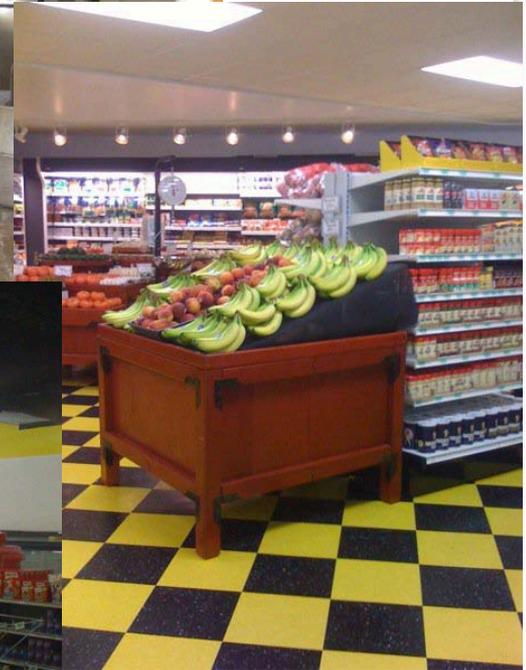
**Tool:** Environmental Assessment and Clean-Up.

**Cost:** Covered by EPA funds

**Risk:** Low – No additional role required of the land bank.

**Benefit:** *Total project development costs were decreased by the use of these funds, enabling the project to be completed on time and on budget.*

# Economic Development Witherbee's Market and Deli



# Land Banks Case Study - Infrastructure



Assist in Implementing Community Master Plans



# Land Banks Case Study - Infrastructure



- Need: Build a new north/south corridor and pathway
- Partners:
  - Land Bank Authority – Eligible Activities Property Purchase, infrastructure
  - Brownfield Authority – TIF reimbursement
  - City of Traverse City – Government Entity to own, operate and maintain Avenue and pathway
  - State of Michigan (MEDC) – TIF reimbursement

# Land Banks Case Study - Infrastructure



# Land Banks Case Study – Redevelopment



- Occupied “flop house” with 99 rooms; very blighted interior
- Magnet for crime
- Historic neighborhood targeted for redevelopment
- Prevented redevelopment of the area
- 18 sources of funding
- Land Bank lead developer

*Results: Historic rehabilitation resulting in 21 residential and 2 commercial units*

# Crime Reduction/Historic/Catalyst Berridge Place



**Project:** Occupied “flop house” with 99 rooms; very blighted interior; Magnet for crime; Prevented redevelopment of the area.

**Role:** Managing partner in nonprofit partnership.

**Tool:** Brownfield TIF.

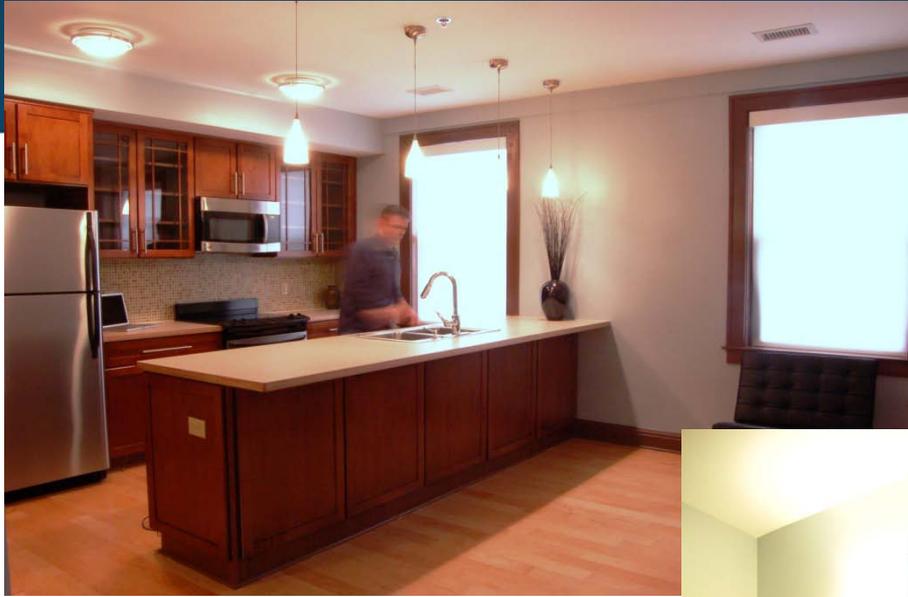
**Cost:** TDC - \$6.2 million. 18 funding sources. Brownfield; Historic and MBT Credit; Affordable housing; Foundation.

**Risk:** High risk – Neighborhood targeted for redevelopment; Unknown market demand. Community perception. Total remaining land bank debt - \$1,385,000.

**Benefit:** *Historic rehabilitation resulting in 21 residential and 2 commercial units. Cross-collateralized Brownfield TIF.*

# Land Banks Case Study – Redevelopment





# Upcoming Event



**LANDBANK**CONFERENCE  
KALAMAZOO, MICHIGAN • 2012

October 14<sup>th</sup>-16<sup>th</sup>

Register at:

[www.communityprogress.net](http://www.communityprogress.net)



# Center for Community Progress

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