



Land Banks as Catalysts for Housing Innovation

Georgia Supportive Housing Association

12th Annual Supportive Housing Conference

Tuesday, November 15th, 2022

About Community Progress



Mission Foster strong, equitable communities where vacant, abandoned, and deteriorated properties are transformed into assets for neighbors and neighborhoods

Goal Policy and practice change (local, state, federal)

Services Affect that change via

- Technical Assistance
- Policy Design
- Research

- Trainings
- Conferences
- Learning Exchanges

300+

COMMUNITIES

35+

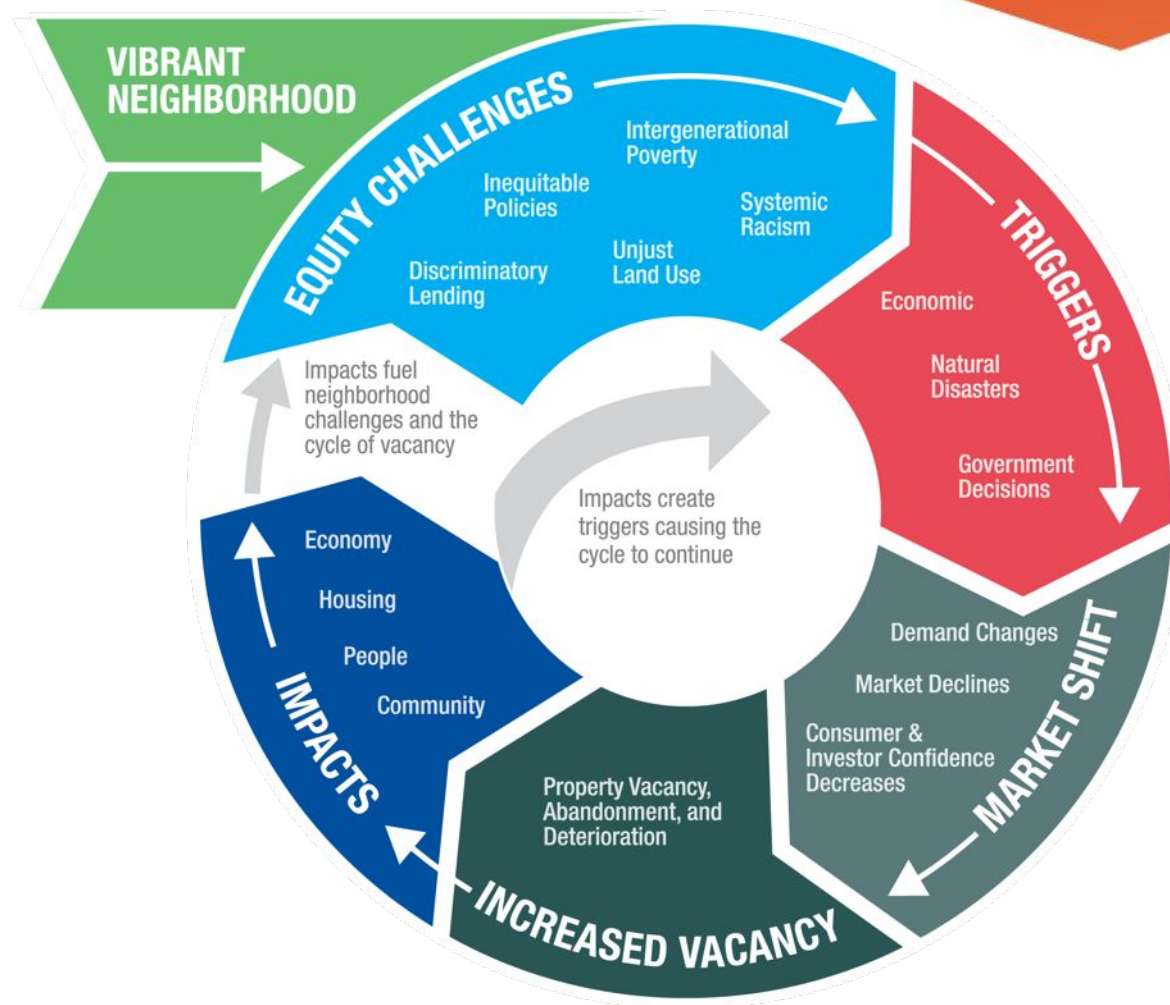
STATES

10,000s

TRAINED

Systemic Vacancy & Communities

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



Impacts on Communities



Ways Vacant, Abandoned, and Deteriorated Properties Negatively Impact Communities



PUBLIC HEALTH

Creates unsafe environment for occupants (e.g. lead, asbestos)

Creates unsafe environment for neighbors (e.g. attracts crime, rodent harborage, physical threat)

Harms mental health

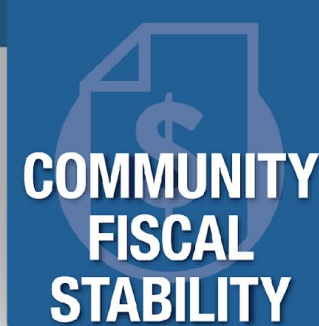


INDIVIDUAL WEALTH

Lowers surrounding property values, threatening homeowners' investment

Property deterioration exceeds cost-effective repair

Higher insurance premiums



COMMUNITY FISCAL STABILITY

Lowers property values, reducing tax base

Contributes to future property vacancy

Increases municipal service costs

Let's talk Land Banks

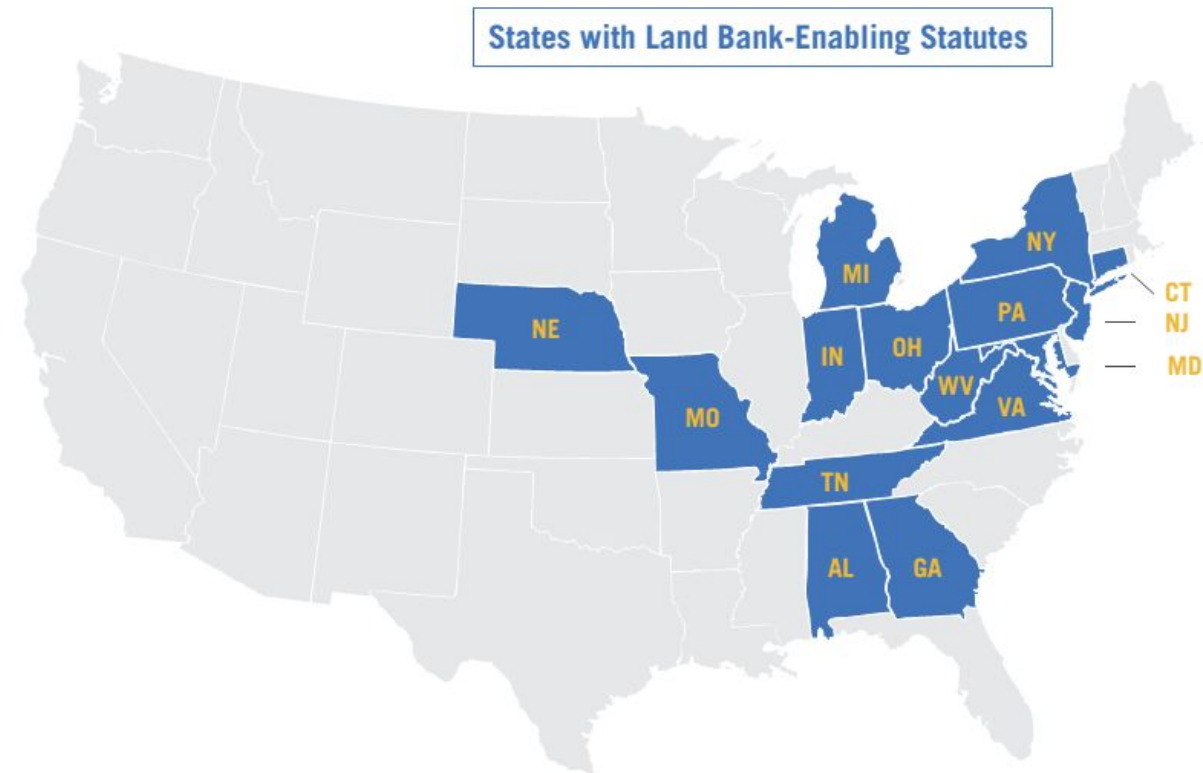


A land bank should be seen as a more **thoughtful alternative** to the speculative auction that ensures the transfer of tax foreclosed properties to **responsible buyers** in order to generate **predictable outcomes** consistent with **community priorities**.

What is a Land Bank exactly?

A land bank is a public authority or nonprofit that focuses on the conversion of vacant, abandoned, tax-delinquent, or foreclosed properties to support *equitable community development outcomes*.

- Nearly 250 land banks nationwide
- Over 80% established since 2008
- Over 84% exist pursuant to comprehensive state enabling legislation
- ***Approximately 90% of the properties held in LB inventories were acquired through the tax foreclosure process!***



Key Powers of Georgia Land Banks

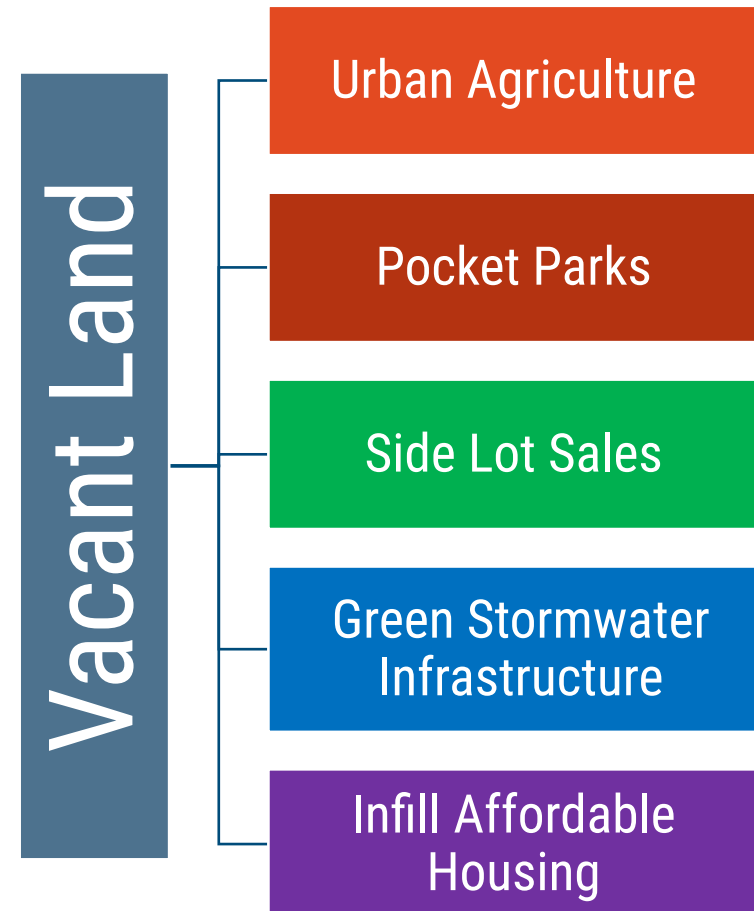
- Acquire properties by donation, local government transfer, or market acquisition
- Acquire properties at tax sale utilizing credit bids in the absence of private bidders
- Extinguish delinquent taxes
- Hold properties tax-exempt
- Return properties to productive use with flexibility



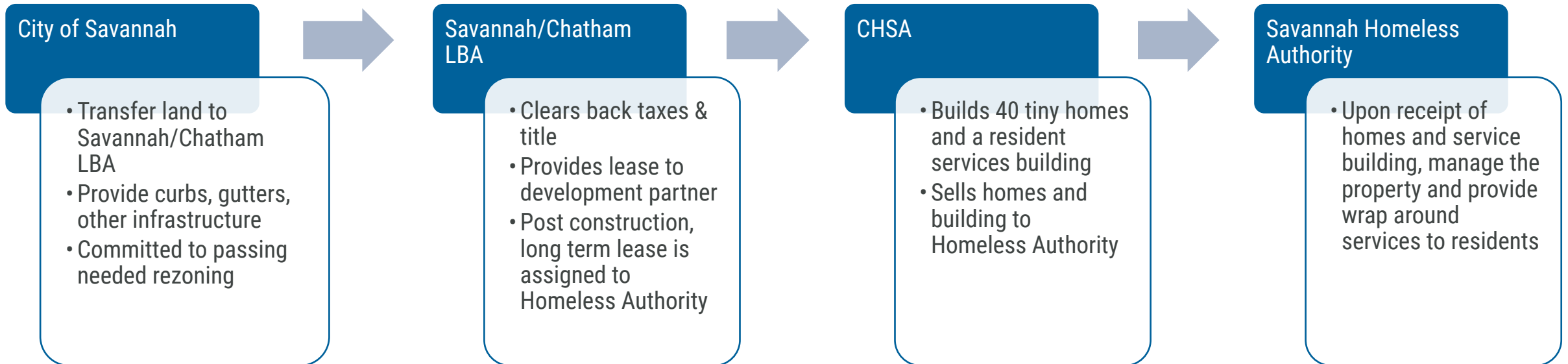
Photo courtesy Augusta/Richmond Land Bank Authority

Success through partnerships

- A land bank must work with strategic partners that can put abandoned structures and vacant land back to productive use.
- Land banks can't be experts in everything: land-use, neighborhood planning, project financing, or community engagement. But partnering with experts in these areas will yield the best results.



Savannah/Chatham Tiny Homes for Supportive Housing

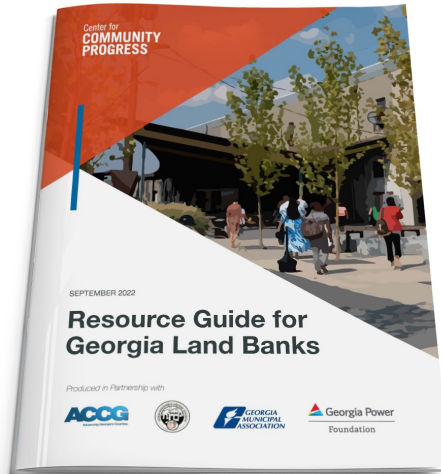


Land Banks' Commitment to Affordable Housing

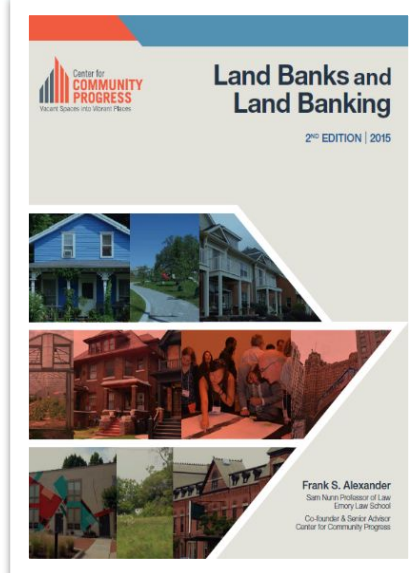


- The Chatham-Savannah County Land Bank has facilitated the new construction and rehab of 90 affordable homes.
 - Affordability guidelines and requirements for all developers partnering with the Land Bank include affordability periods, maximum incomes at 80% & proposal preferences
- The Rome-Floyd Land Bank has made an explicit goal of eliminating the effects of redlining its programming, secured \$1M in ARPA funds from the city of Rome, and has returned \$2MM in new taxes to the city and county digests.
- Metro Atlanta Land Bank has supported hundreds of units of affordable housing as well as serving on the mayor's Affordable Housing Strike Force as a key partner

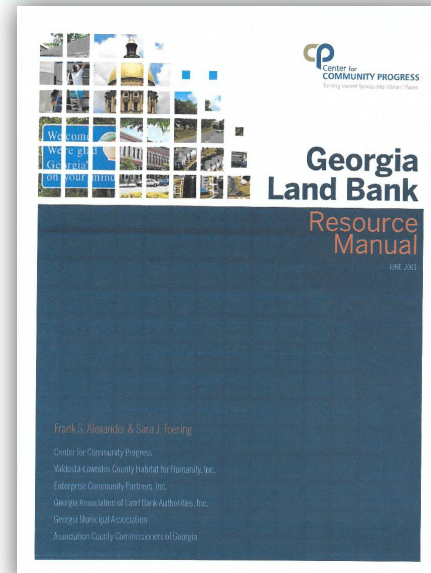
Additional Resources: Land Banks



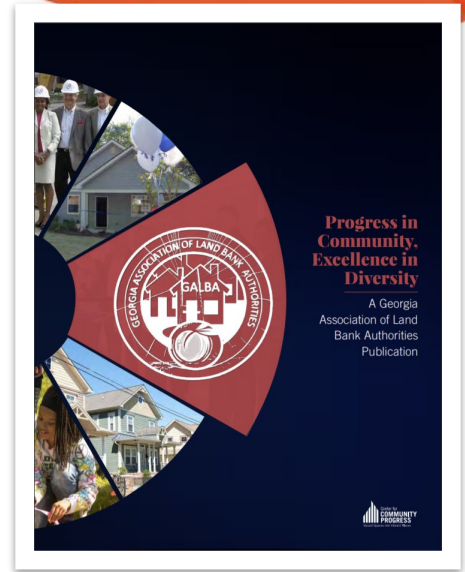
Resource Guide for Georgia Land Banks by Sara J. Toering Esq & Allie Jett, Esq (2022)



Land Banks and Land Banking by Frank Alexander, 2nd Ed (2015)



Georgia Land Bank Resource Manual (2013)



Progress in Community, Excellence in Diversity: A Georgia Association of Land Banks Publication (2019)

And much more located on our website: www.communityprogress.org

Thank you!

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