



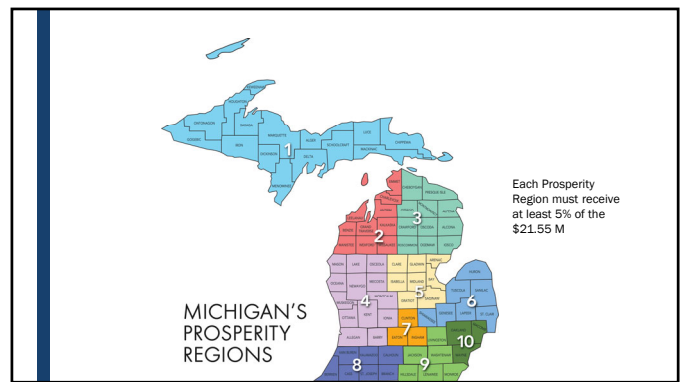
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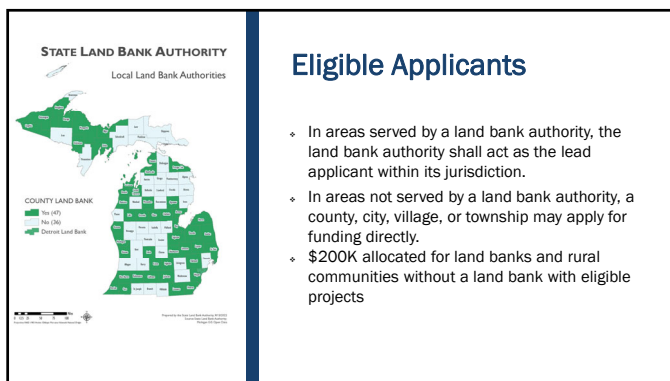
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Blight Elimination Program - Eligible Activities

- Match or Gap funds for environmental remediation and related, limited site prep costs.
- Project Administration up to 8% of total grant award.




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General Eligible Properties

Any property owned or under the control of a land bank

Any vacant residential, commercial, or industrial property that is blighted. A property is considered blighted if it meets any of the following criteria;

- the property has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance;
- the property has had utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of 1 year or more, rendering the property unfit for its intended use; **or**
- the property is tax-reverted and owned by this state, a county, or a municipality.



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Application Details – Scoring Criteria

Development Catalyst Opportunities – 30 points

- How your project compliments or enhances some type of development or opportunity in the area


Local Support – 20 points

- Local government support, community engagement and community support of the project

Public Safety – 20 points

- How will the project promote or improve public safety in the area


Additional Investment – up to 5 points depending on the match range



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Application Details - Demolition


- Provide a property list with:
 - Full address;
 - Condition assessment;
 - Ownership information; and
 - Photos of structure.
- Disclose any known environmental problems (e.g., contaminants, asbestos, lead, etc.).
- Identify any property slated for demolition that is in an historic district or listed in the National Register of Historic Places and attach appropriate approvals for demolition.
- Provide a map of the project area that also has the subject property(s) identified.
- Describe planned post-demolition use of the land, if immediately applicable.
- Provide an itemized budget, including all Eligible Activities, showing all sources and costs for project.



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Application Details - Stabilization


- Provide a property list with:
 - Full address;
 - Condition assessment;
 - Ownership information; and
 - Photos of structure.
- Disclose any known environmental problems (e.g., contaminants, asbestos, lead, etc.).
- Identify any property slated for stabilization that is in an historic district or listed in the National Register of Historic Places and attach appropriate approvals for stabilization.
- Provide a map of the project area that also has the subject property(s) identified.
- Describe the post-stabilization plan and timeline, if immediately applicable.
- Provide an itemized budget, including all Eligible Activities, showing all sources and costs for project.



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Application Details- Environmental Remediation

- Provide a property list with:
 - Full address;
 - Condition assessment;
 - Ownership information;
 - Photos of structure;
 - Previous property uses and potential contaminants or Recognized Environmental Conditions (RECs);
 - Known contaminants, if any; and
 - Contaminant Exposure Pathways of concern.
- Provide Environmental Site Assessments, **if available** (e.g. Phase I, Phase II, Baseline Environmental Assessment, asbestos analysis, lead paint, etc.).
- Provide explanation of proposed remedial activities.
- Identify any property slated for remediation that is in an historic district or listed in the National Register of Historic Places and attach appropriate approvals for remediation or site preparation.




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Application Details– Environmental Remediation (Con't)

- v. Provide a map of the project area that also has the subject property(s) identified.
- vi. Provide maps showing the known contamination relative to the building footprint and/or development plan.
- vii. Describe the plan for the land after remediation or site preparation.
- viii. Provide an itemized budget, including all Eligible Activities, showing all sources and costs for project (must identify the gap and/or match requirement).

Note: This activity can only be done on publicly owned properties – privately owned property is not eligible under the legislation for environmental remediation/site preparation.




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Site Control

Site control means one of the following:

- (i) owned by or under the control ("under the control" shall mean the party has the authority and ability to exercise control over the Eligible Property to undertake Eligible Activity(ies)) of Respondent,
- (ii) owned by or under the control of a local unit of government,
- (iii) proof that Respondent or local unit of government has entered into an executed written agreement (e.g., option or similar agreement) which allows for acquisition of a proposed Eligible Property,
- (iv) Respondent or local unit of government has by operation of law the authority and ability to exercise control over the Eligible Property to undertake Eligible Activity(ies), or
- (v) Respondent or local unit of government has entered into a written agreement with an Eligible Property owner consenting to the Respondent or local unit of government having Eligible Activity(ies) performed at the proposed property.




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Project Management Options

The Respondent can manage the project through their own resources – must demonstrate experience and capacity.

For demolition only projects, the Respondent can engage the SLBA for project management at no cost. This allows land banks and communities with limited expertise and/or staffing to still utilize the grant funds. The SLBA will work in cooperation with the Respondent to procure contractor(s) and manage the demo process.

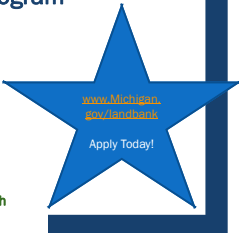


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Blight Elimination Program

Application Process

- > Review the Round 1 RFP on the SLBA website
- > Put together an application with the local land bank and/or community(ies)
- > Submit application by the due date or before
- > Application Limits – for the Round 1, all applicants will be limited to submitting a request for no more than \$200,000 per county; Prosperity Regions 7, 9 and 10 are capped at \$1,077,500 each



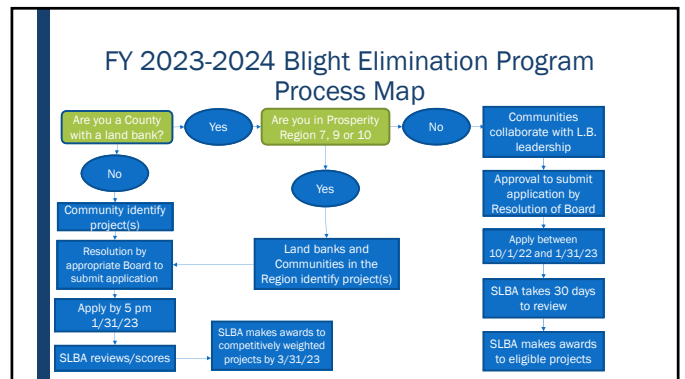
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Blight Elimination Program

Application Process

- > Land Banks can apply anytime between October 1, 2022, and January 31, 2023
 - > Up to a 30-day review by SLBA then, if eligible, awarded immediately
- > Non-Land Bank Counties and Prosperity Regions 7, 9 and 10 applications are due January 31, 2023
 - > Competitively Judged awards made by March 31, 2023
- > Funds must be spent, and all reimbursement requests and documentation submitted by December 31, 2023

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Questions?

First – check out the RFP and the Frequently Asked Questions (FAQs) on our website
Michigan.gov/landbank

Still have questions? – contact us by email at
landbank@michigan.gov
Or call (517) 335-8212

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Other SLBA programs

- Predevelopment Grant/Loan Program
- Housing Development Loan Program

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SLBA Predevelopment Investment Program

- A NEW Pilot Program which can provide funds up to \$10,000
- Priority funding for county land banks working on their first housing development project
- Single-family, owner-occupied housing with a percentage to be sold to income eligible buyers




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SLBA Predevelopment Investment Program

Investment Amount

Estimated Housing Development Loan	Eligible Predevelopment Investment Amount
\$100,000 to \$250,000	\$4,000
\$250,001 to \$500,000	\$6,000
\$500,001 to \$1.5M	\$8,000
Over \$1.5M	\$10,000




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SLBA Predevelopment Investment Program

Eligible Activities for Reimbursement:

- Phase I, II, BEA
- Property acquisition costs
- Architectural fees
- Quiet Title action
- Rezoning process fees
- Brownfield TIF plan



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SLBA Predevelopment Investment Program

Ineligible Activities:

- Construction activities except demolition
- Activities not listed as eligible and not preapproved




www.Michigan.gov/landbank
Apply Today!

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SLBA Predevelopment Investment Program

Funds provided through the Predevelopment Investment Program will be in the form of a grant if the applicant uses the Housing Loan Program. Otherwise, the investment is to be repaid to the Land Bank when a TIF bridge loan is received.



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SLBA Housing Development Loan

- Available for land bank authorities, local units of government and other qualified housing developers in the state of Michigan
- Loan requests will be reviewed as submitted
- Loans are intended to be repaid within 12 months or immediately following property disposition from the borrower
- Repayment of 5% simple interest; the SLBA may lower the interest rate to 3% if SLBA receives the 5/50 payment
- First Come, First Serve – we have up to \$3M to loan!

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SLBA Housing Development Loan

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SLBA Housing Development Loan

To apply – send a letter of interest by email to: LandBank@Michigan.gov

Application information is available at: www.Michigan.gov/LandBank

Questions? Call (517) 335-8212

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To view available Michigan Land Bank properties visit www.michigan.gov/landbank

Contact the Michigan Land Bank
(517) 335-8212
landbank@michigan.gov




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The State Land Bank Authority (SLBA) offers a wide variety of training from expert staff members. We are also happy to speak to your group or community about land banks and land banking. Book an event today!

- Understanding Land Banks in Michigan – Linkages to Local Redevelopment
- Land Bank 101: Training for New Land Banks and New Board Members
- Demolition 101: Residential and Commercial Demolition Processes
- Using Tax Increment Financing for Gap Funding
- Understanding 5/50 and Making the Most of it
- SLBA Housing Loan Program and Pilot Pre-Development Grant
- FY 2023-24 Blight Elimination Grant Opportunities

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