



Michigan Land Bank Association Conference

Examples of real slides formatted for a presentation

Land Bank Publication

1. Land Bank Transformation Through the Years
2. Land Bank Survey Results
3. Future of Land Banking



Transformation

- Currently 340+ land banks in the country
- 18 states and 1 territory with land bank- enabling legislation
 - Current efforts to amend and revise existing legislation ongoing
- From an avalanche of VAD to affordability crisis



State of Land Banking Survey

The **State of Land Banking Survey**, first conducted in 2021, represents the only opportunity for the land banking field to tell its story with comprehensive data.

Citing this research:

“2023 State of Land Banking Survey,” Center for Community Progress, October 2023.

www.communityprogress.org/publications/2023-state-of-land-banking”



Top Priorities

81% of land banks consider **supporting the creation of affordable housing** a top priority for the next three years.

Top Five Priorities for Land Banks

Respondents selected up to three answers.

	Priorities	Percent of Total ▼
1	Support the creation of affordable housing	81%
2	Address more vacant lots	50%
3	Conduct more rehabilitations	42%
4	Increase inventory	40%
5	Other (conduct demolitions, rehabilitate brownfields, build capacity, etc.)	40%

Additional 3 rows not shown.

N = 112

Table: Center for Community Progress

Source: 2023 State of Land Banking Survey, Center for Community Progress



Top Challenges

65% of land banks consider **funding** to be one of the biggest threats to their land bank's success in the next three years.

Top Five Threats for Land Banks

Open response. The following are top 5 common themes described.

	Common Threats	Percent of Total ▼
1	Funding (finding consistent funding, increasing funding, diversifying funding, etc.)	65%
2	Inventory (lack of available inventory, access to inventory pipelines, cost of inventory, etc.)	24%
3	Local-level political leadership, transitions, willpower, legislation, and/or capacity	16%
4	Staff capacity	14%
5	Cost of building materials, construction costs, and/or contractor availability	12%

Additional 2 rows not shown.

N = 99

Table: Center for Community Progress

Source: 2023 State of Land Banking Survey, Center for Community Progress



Land Bank Inventory

Since 2021 Survey:

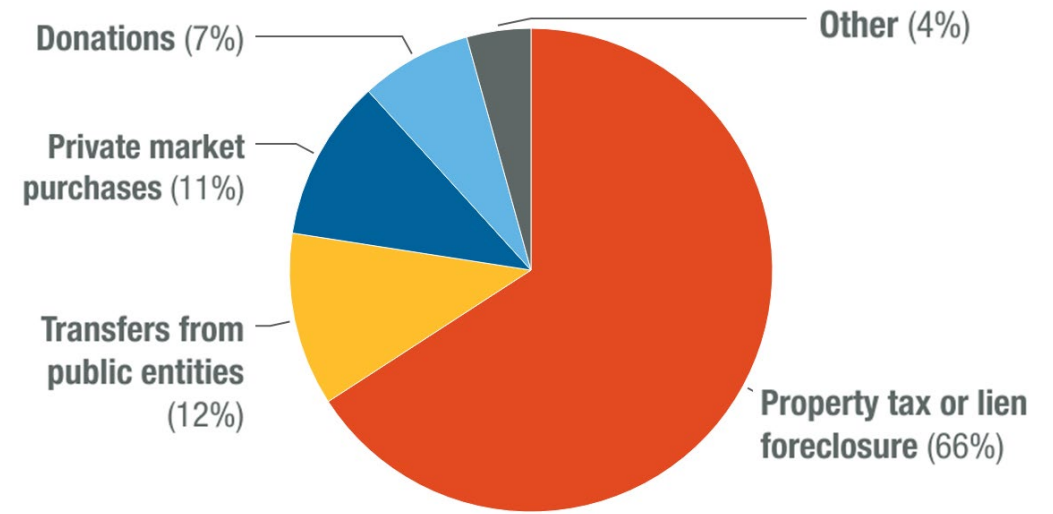
↓ **-14% decrease** in inventory from property tax or lien foreclosure

↑ **100% increase** in inventory from transfers from public entities

• **No change** in inventory from private market purchases

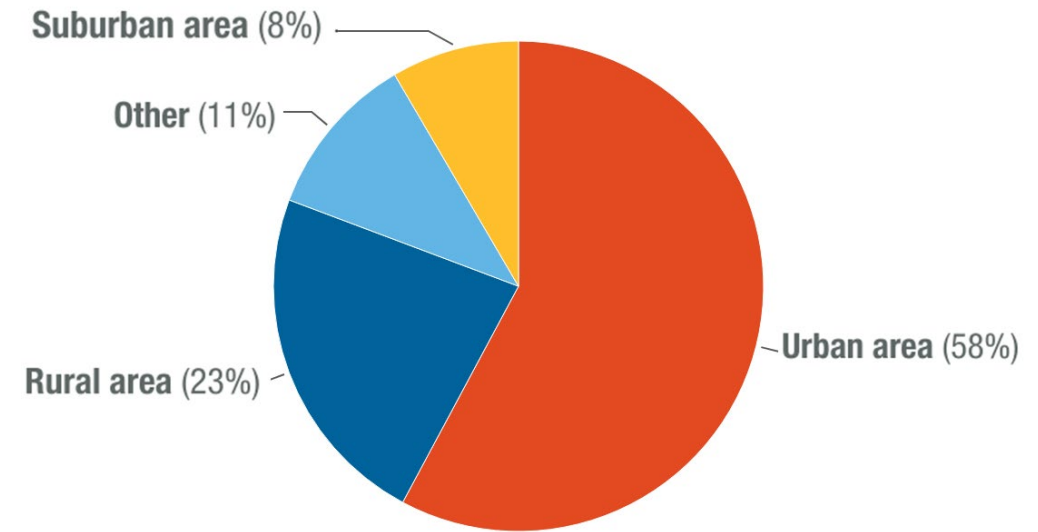
↑ **17% increase** in inventory from donation

Where Land Bank Inventory Comes From



N = 70

Where Land Bank Inventory Is Located



N = 83

Chart: Center for Community Progress

Source: 2023 State of Land Banking Survey, Center for Community Progress

See the full dashboard online

State of Land Banking Survey Dashboard



Spotlight: Benzie County Land Bank

(Home)Stretching Land to Support Rural Multi-Family Affordable Housing

- Large vacant downtown structure acquired
 - Partnered with HomeStretch to create new units of affordable housing
 - Serving 30 – 80% AMI Families
 - New affordable units help address high commuting costs for rural communities
- Funding Sources
 - Michigan Economic Development Corp
 - Federal Home Loan Bank-affordable housing program



Future

- Future VAD:
 - Increase in commercial
 - Continued challenges in smaller cities and towns
 - Less increase in large urban areas
- New opportunities
 - Utilizing land to create opportunities
 - Returning citizens
 - Refuges
 - People experiencing homelessness
 - Climate Change
 - Occupied Properties



Tyler v. Hennepin responses across the country

- Documenting the full public costs incurred on each of these properties (e.g., nuisance abatement or demo/board up costs) to verify that no surplus equity exists, and to secure those costs as a lien against the property that is enforced during tax foreclosure.
- Ensuring the foreclosing local government or land banks have a default, credit bid in public auctions, in the amount of the opening bid for the property (usually the amount of the foreclosure judgement plus sale costs), allowing them to acquire the property if no private bidders are interested.
- Allowing foreclosing local governments to bid at the public auction, requiring them to pay in cash the difference between the winning bid and the foreclosure judgment.
- Assessing property value for properties in the tax foreclosure process that may have equity (meaning the value is worth more than the delinquent taxes and public liens) to determine any surplus. This process should take place as close to the date of foreclosure as possible.



A Call to Action

- We believe in the impact land banks have each and every day and appreciate their continued leadership, honesty, and dedication. The past has made it clear that land banks can evolve to meet their communities' changing needs. Where some land banks may be afraid to change or do not know how to be most helpful to their community, this is where the National Land Bank Network and the Center for Community Progress can help.
- Creating thriving communities requires collective effort and continued support from all sides—funding, political allies, and community partners. It has taken decades to reach this point, and reversing the damage caused by disinvestment will take time. But there is no better time to start than now.

