



Genesee County Land Bank Programs



Demolition

Housing Renovation

Rental Management

Side Lot Transfer

Property Maintenance

Clean and Green



Demolition Program

Lucille James: Demolition Program
Coordinator

Process:

- Generate & prioritize list of structures identified for demolition based on property assessment
- Environmental Assessment
- Cut & Plug of Utilities
- Environmental Abatement
- Demolition
 - Apply for necessary permits & waivers
 - Contract bid packet sent out
 - Contract signed
 - NESHAP
 - Seed & Mulch
 - Clean up work





Demolition Program

Funding Sources:

- Brownfield TIF financing
- City of Flint CDBG \$\$\$

Objectives:

- Remove dilapidated and blighted structures acquired by the Land Bank through tax foreclosure
- Enhance surrounding property values and appearance of neighborhoods

Results:

- 695 demolitions (both in Flint and Out-County) completed during four years of program





Housing Renovation Program

Greg Mitchell - Housing Renovation Program Coordinator

Process:

- Select properties in functioning market areas to quickly return to tax roll at the market rate - stabilizes the neighborhood
- Hire subcontractors through competitive bidding
- List completed renovations with local realtor

Funding Sources:

- Genesee County backed rehab bond
- Land Bank sales proceeds



Before



After



Before



After



Housing Renovation Program

Objectives:

- Return tax foreclosed property to tax roll through market rate sale to a new homeowner
- Perform complete renovation to turn worse house on block to best house on block
- Stabilize a functioning market neighborhood by selling property at market value

Results:

- 23 housing renovations completed, 10 in progress
- 15 have sold at market rate



Stable Block



Before



After

Rental Management Program

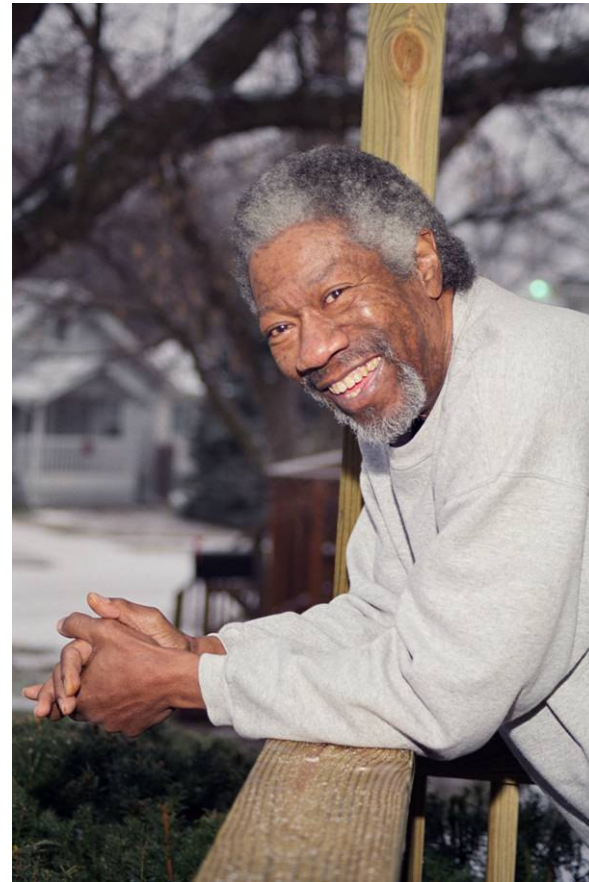
Dave Fadierko - Property Manager

Process:

- Draft rental lease and respond to tenant needs
- Complete renovations using local contractors for code compliant renovations

Funding Sources:

- Rental property income
- Land Bank sales proceeds





Rental Management Program

Objectives:

- Provide residents of tax foreclosed properties the opportunity to stay in their home
- Improve housing stock by renovating properties and bringing them up to code
- Alleviate 'bad' landlord situations
- Create homeownership opportunities for renters
- Get properties back on the tax roll



Before



After



Rental Management Program

Results:

- 15 full housing renovations completed for use in rental management program
- 750 code compliant renovations completed
- 65 properties currently in rental management program



Before



After



Side Lot Transfer Program

Debbie Starkey: Transaction Specialist

Process:

- Notices sent to qualified purchasers to inform them of program
- Prospective purchaser fills out application, we check to see if they qualify
- Quit claim deed provided to purchaser, lot sold for \$1 plus filing fees (unless orphan year taxes are owed)





Side Lot Transfer Program

Objectives:

- Provide adjacent homeowners opportunity to purchase vacant Land Bank-owned property for as low as \$1
- Increase privately owned and maintained properties on a block that otherwise has experienced decreased local private ownership
- Return tax foreclosed vacant property to tax roll
- Reduce Land Bank property maintenance costs



Results:

- Over 300 side lots transferred to adjacent homeowners since 2002



Property Maintenance Program

Glenn Johnson – Customer
Service/Maintenance Program
Coordinator

Process:

- Create lists of properties needing maintenance and complaints
- Bid out clean-up, lawn mowing, and emergency property maintenance to local contractors
- Subcontract out field inspection and supervision of contractors

Funding Sources:

- Land Bank sales proceeds and general operating budget





Property Maintenance Program

Objectives:

- Maintain Land Bank owned properties
 - **Trash removal**
 - **Lawn mowing**
 - **House boarding**
 - **Response to complaints**

- Promotes the Land Bank as a responsible and attentive land owner

- Improve the public health, safety and appearance of neighborhoods





Property Maintenance Program

Results:

- Spent \$488,221 on property maintenance in 2005, Spent \$145,981 so far this year
- In two years, removed 770 tons of trash
- Mowed lots over 7,300 times





Clean and Green Program

Jeff Burdick, Community Planner

Process:

- Publicize program, select participants, monitor work
- \$40 paid per time lot is maintained
- Groups maintain lots 5 times during year
- One “greening project” required per 25 lots maintained

Funding Sources:

- Land Bank sales proceeds and general operating budget





Clean and Green Program

Objectives:

- Allows community-based groups to maintain Land Bank-owned properties in their area of service and get financially reimbursed by the Land Bank for doing so
- Empowers community-based groups
- Enhances appearance of neighborhoods and increases green space



Results:

2005:

- **7 Clean and Green groups maintained over 400 Land Bank Properties**
- **Planted 12 gardens**
- **Land Bank paid over \$90,000 to Clean and Green groups**





Genesee County Land Bank Programs



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