

Dispelling Common Misconceptions About the Genesee County Land Bank

Myth: The Land Bank is the owner of ALL blight on abandoned properties.

- There are roughly 9,200 abandoned houses in the city. The Land Bank owns 4.5% of those houses.
- 75% (7,545) of vacant lots in the city are owned by the city, private individuals or entities. 25% (2,532) are owned by the Land Bank.
- Most properties that fall into the hands of the Land Bank because of failure to pay taxes are in bad shape after years of neglect and lack of code enforcement.
- The Land Bank owns less than 6% of all residential parcels in the city.

Myth: The Land Bank is spending all its money downtown on the Durant and the Berridge and not on demolitions and mowing in neighborhoods in the north end.

- The Land Bank has leveraged more than \$35 million in public and private investment to complete demolition, maintenance, housing renovation, and cleanup in neighborhoods.
- The Land Bank is not spending any of its own money on these projects, but has secured more than \$30 million in grants, loans and private investment to make the downtown development projects happen. This is funding that is for development and could not be redirected to complete demolition.
- The Land Bank, unlike the city, is not eligible for grants from the state and federal government for demolition and mowing. Therefore, the Land Bank had to find an alternative way to fund demolition of blighted properties in Flint neighborhoods. It did so by creating a source of demolition funding by borrowing against future taxes to be collected from the higher value Berridge and Durant properties.
- The Land Bank works with the city of Flint and the state of Michigan to leverage dollars that are available to increase the amount of demolition that can be done.

Myth: The Land Bank is making lots of money on development and property sales

- Due to State of Michigan law, the Land Bank receives properties that were foreclosed on for property taxes. These are generally abandoned properties that have a very low market value. As a result, most Land Bank properties

have costs associated with them that well exceed the value of the properties, such as clean-up, mowing, etc.

- All revenue generated from Land Bank sales goes back into Land Bank properties.

Myth: The city has done all the demolitions and cleanup in neighborhoods while the Land Bank does nothing.

Since its inception through February 2009, the Land Bank has:

- Partnered with the City of Flint and the State of Michigan in the demolition of 1,000 blighted houses in neighborhoods
- Invested in the renovation 77 properties in neighborhoods for sale and rent
- Partnered with non-profits to develop more than 150 housing units
- Transferred 454 vacant lots to adjacent homeowners
- Sold 1231 properties
- Environmentally cleaned 5 contaminated properties in the city
- Secured more than \$30 million in investment from other sources in Land Bank property redevelopment.