

# The Genesee County Urban Land Initiative

## I. Flint and property abandonment

## II. Legislative reforms to deal with abandonment

1. Tax foreclosure reform (PA 123 of 1999)
2. Land Bank Act of 2003
3. Land Bank amendments to the Brownfield Redevelopment Financing Act

## IV. Genesee County's approach to take advantage of these reforms















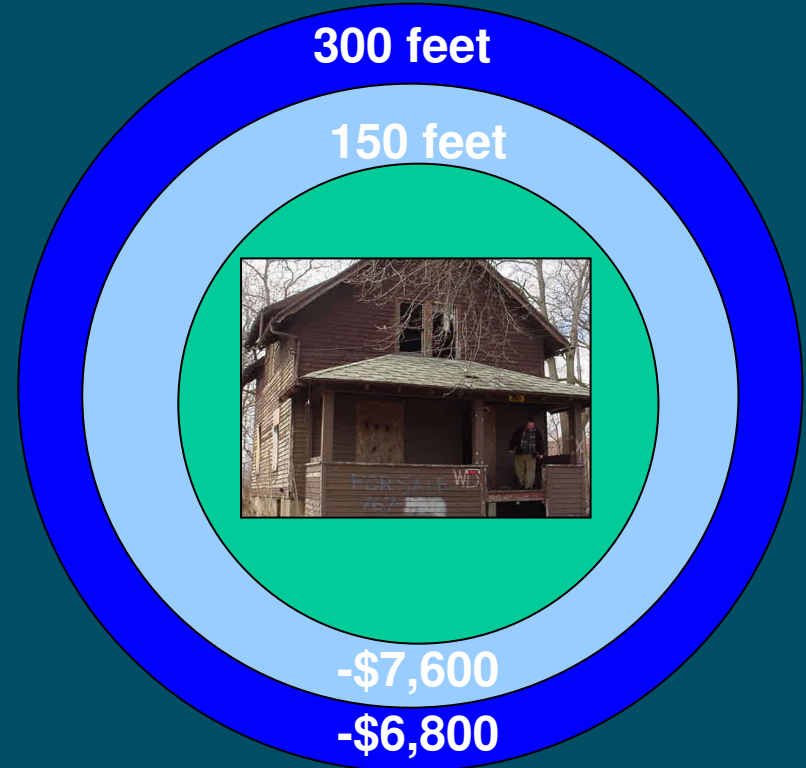


# High costs of Abandonment





# Blight robs surrounding properties of their value

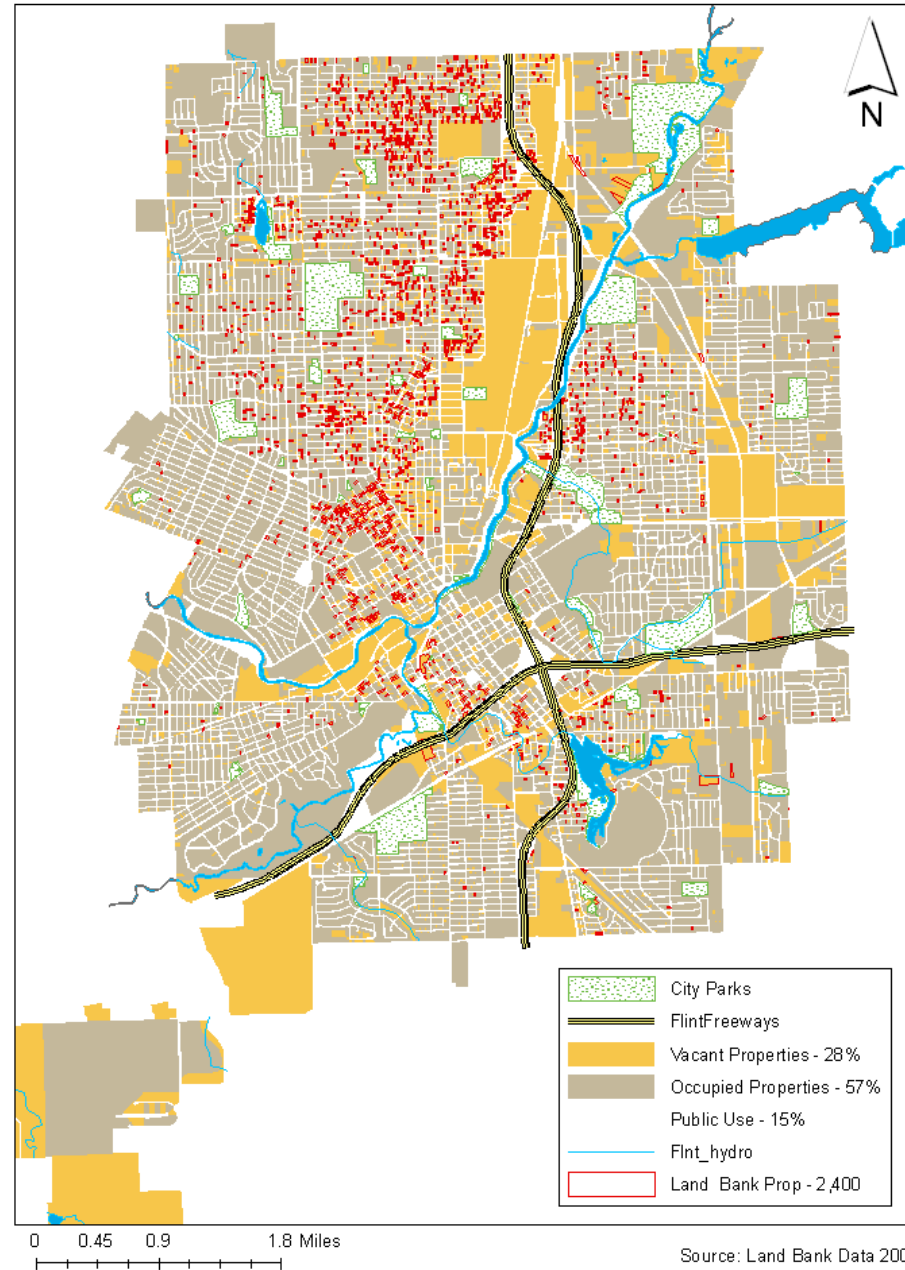


Temple University Center for Public Policy and Eastern Pennsylvania Organizing Project. "Blight Free Philadelphia: A Public Private Strategy to Create and Enhance Neighborhood Value." Philadelphia, 2001



# Blight is Contagious

## Total Vacancy in the City of Flint





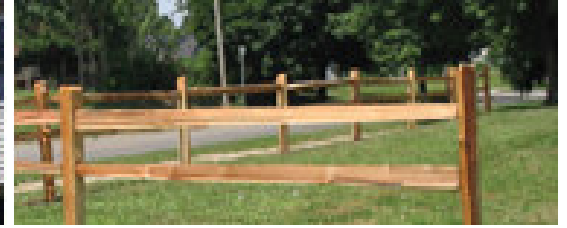
# 1. Foreclosure reform

## Former Foreclosure Law

- 4-7 year process
- No clear title
- Hundreds of owners
- Low-end speculation
- Indiscriminate foreclosure
  - homeowners at risk
- Contagious blight

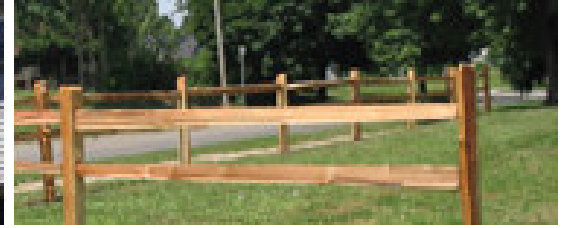
## PA 123 of 1999

- 1-2 year process
- Clear title judgment
- Property titled to county
- Tax liens eliminated
- Hardship postponements
- Property improvements



## 2. Land Bank Act

- Hold property as tax exempt (land banking agreements)
- Bonding authority for improvements and demolition
- May sell property for other than monetary consideration
- Funding mechanism (5/50, fee revenue, equity)



### 3. Revision to the Brownfield Red. Financing Act

- Property owned or under the control of a land bank, whether or not located within a core community, is a brownfield in Michigan
- Eligible for Brownfield TIF capture
- Eligible for Michigan Business Tax Credit



# Land Bank Programs

Tax Reverted Property

Donated Property



Sold for Development

Demolition/Improvement/Mgmt

Renovation

A small illustration of a pink house with a blue roof and a yellow "SOLD" sign in the front yard.

Side Yard Transfer



# Land Bank Programs



Demolished 800 blighted structures



# Land Bank Programs





# Land Bank Programs

300 Side lots sold to adjacent homeowners

65 houses renovated and available for rent

30 houses renovated for sale

150 units of affordable housing developed by non-profit partners





# After Foreclosure



**Invested \$42,000**

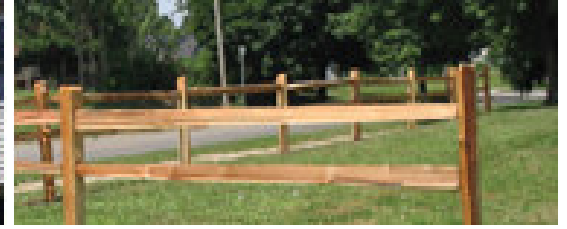
**Sold for \$55,000**

**Acquired for \$3,100**





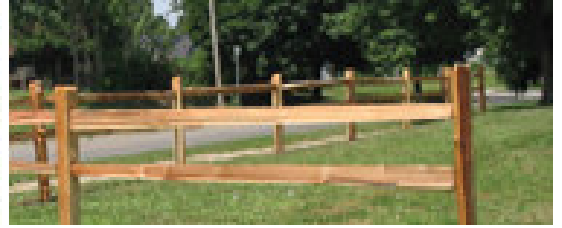




## Land Bank Brownfield Plan

- Includes approximately 3,600 properties
- 15 communities
- Activities include: demolition, title clearance, env. cleanup, site clearing, and public infrastructure





## Land Bank Brownfield Plan

- \$13,000,000 bond for demolition and other activities
- New SEV: \$18 million
- Capture 100% of taxes to repay bond





# Development- Land Bank Center





# Development - Land Bank Center

- \$3.8 million investment
- Commercial/retail
- 7 loft apartments
- 1st sale of 2-story condo unit for \$400,000





# Development-Durant Hotel

109 affordable and market rate units and conference/commercial space

Investment - \$21 million





# Development – Berridge

20 affordable and  
market rate units

Investment - \$5.3  
million





# Technical Assistance Project

- Ingham County (APPROVED)  
*...Land Bank formed and operating*
  - Saginaw County (APPROVED)  
*...similar to Flint/Genesee, over 500 foreclosures in 2005*
  - Calhoun County (APPROVED)  
*...stable market, some abandonment, focus on prevention*
  - Jackson County (APPROVED)  
*...stronger market, some abandonment, focus on prevention*
  - Grand Traverse County (APPROVED)  
*...strong market, focus on conservation and affordable housing*
  - Muskegon County (nearly complete)  
*...functioning market, weak market indicators*
  - Berrien County (underway)  
*...a tale of two cities*
- Also: Wayne County recently approved*



# Additional Resources

- **Genesee County Land Bank**  
*[www.thelandbank.org](http://www.thelandbank.org)*
- **Genesee Institute**  
*[www.geneseeinstitute.org](http://www.geneseeinstitute.org)*
- **National Vacant Properties Campaign**  
*[www.vacantproperties.org](http://www.vacantproperties.org)*
- **LISC Online Resource Library**  
*[www.lisc.org/resources](http://www.lisc.org/resources)*
- **Smart Growth America**  
*[www.smartgrowthamerica.org](http://www.smartgrowthamerica.org)*



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