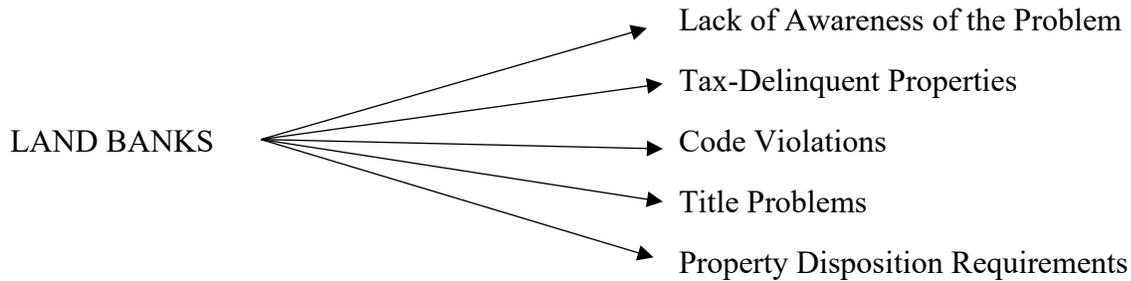


NCRPC'S LAND BANK GUIDE

What is a land bank? A land bank is a tool for City's/Counties to utilize to curb vacant, abandoned, debris filled properties or "problem properties". A land bank can help avoid these properties from defining a City or County. A land bank will allow local governments to overcome legal structures that restrain conversion of public land and public liens on private land into an asset for the community.

How do I know that a land bank is the right answer for my community? A land bank is not the answer for every community. A few simple questions many help you decide if a land bank is the right direction for your community. According to Frank S. Alexander, Professor of Law, Emory University School of Law and co-founder and senior advisor of the Center for Community Progress; "a land bank's effectiveness depends on an accurate assessment of the barriers to conversion of abandoned properties into alternative uses."

What are the five common barriers to conversion of vacant and abandoned properties into productive uses?



How do we begin the process for a land bank? Simple, your community will need to complete this community profile evaluation. It is an intense document that will allow for you to develop your database of issues or barriers.

COMMUNITY PROFILE EVALUATION

1. Located and evaluate each vacant, abandoned, problem property. This data will help your community to know which problem that you have and what direction to focus. 1 & 2 are the most common and you can have multiple numbers per property. Put this information into a database.
 1. Tax delinquent
 2. Housing and building code complaints
 3. Delinquent water and sewer bills
 4. Suspicious structure fire/arson
 5. Property based nuisance complaint
 6. Mortgage Foreclosure

2. Rate each of the properties by deteriorated, dilapidated, or empty land.
 - a. Deteriorated
 - b. Dilapidated
 - c. Empty Land

3. You will then want to analyze all of the data. It may be something that you need to amp up your code enforcement rather than a land bank. You may want to take the time to visit with stake holders and see if there is any information that they feel you are missing.

4. If it is determined that a land bank is the right direction, you will want to begin the process of installing a land bank within your government that has adequate staffing.

If your community is not willing to complete the community profile evaluation, then a land bank is not the solution. Preparation of the database is a major component of a successful land bank as it will help give direction to what area to focus on first.

Frank S. Alexander stated “too many goals, functions, and expectations will decrease a land bank’s ability to fulfill any of its responsibilities effectively.”

PROPERTY PROFILE EVALUATION

Database ID Code: _____

Property Address _____

Owner Name _____

Owner Address _____

Owner Telephone Number _____

Property Evaluation Number(s) _____

1. Tax delinquent
2. Housing and building code complaints
3. Delinquent water and sewer bills
4. Suspicious structure fire/arson
5. Property based nuisance complaint
6. Mortgage Foreclosure

Structure Evaluation letter _____

- a. Deteriorated
- b. Dilapidated
- c. Empty Land