

# **The Montgomery County Land Bank: Building and Preserving Value in our Communities**



## **Carolyn Rice**

Montgomery County Treasurer

Chair of Montgomery County Land Reutilization Corporation

## **Mike Grauwelman**

Executive Director of Montgomery County Land Reutilization

Corporation

# How Did Ohio Get Here?

- Predatory lending
- Foreclosures
- Loss of home equity
- Declining population
- Vacant properties
- Limited demolition funding
- Violent crime & drugs



# Brief History of Land Banking in Ohio

- First authorized in 2008 for Cuyahoga County only
- Cuyahoga County Land Reutilization Corporation opened its doors in 2009
- Law amended in 2010 for counties with populations of at least 60,000
- Montgomery County Land Bank incorporated in August 2011
- Effective September 29, 2015, population requirement is removed; all counties are eligible to form county land banks
- Thirty two counties have established land banks
- Neighborhood Initiative Program (NIP) 2016-2020 bringing \$240m to Ohio Land Banks

# What is a County Land Bank?

- Created by government, but not government
- Private, non-profit corporation – not a county agency
- Special, community improvement corporation  
(O.R.C. 1724)
- Quasi-governmental  
(O.R.C. 5722)
- Committed to public purpose

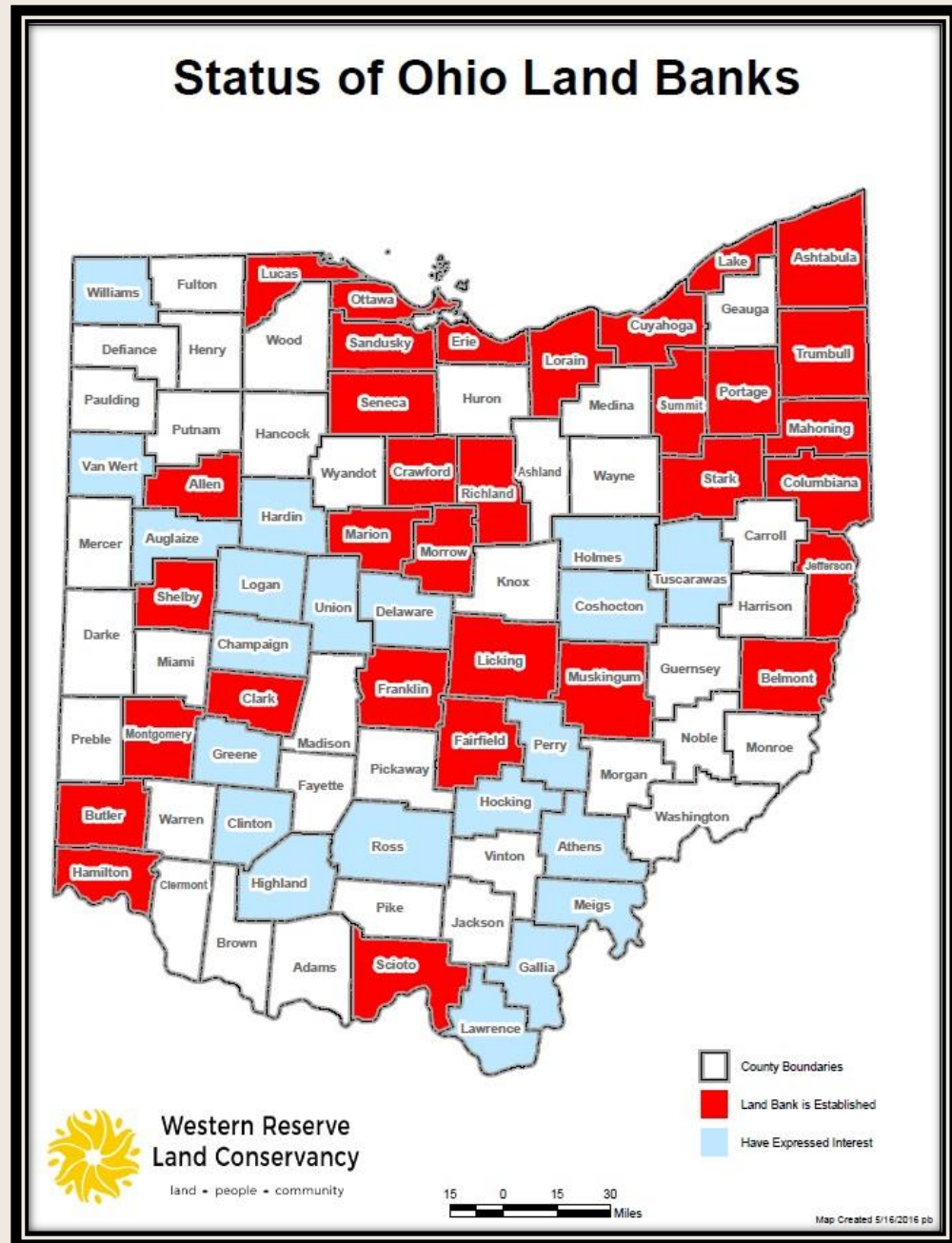


# Growth of County Land Banks

32 Land Banks (red)

Counties that have expressed interest (blue)

40 expected by end of 2016



# Top 10 Reasons for Establishing a Land Bank:

1. Take control of vacant, abandoned tax-delinquent properties
2. Demolish blighted structures
3. Rehabilitate structures for public or private use
4. Transfer properties to qualified end-users
5. Put abandoned properties back on tax roll
6. Access demolition funds from Treasury
7. Reduce flipping of properties
8. Assemble property
9. Accept property donations from FNMA, HUD and banks
10. Increase local property values



# Montgomery County Land Bank

- Seven member board
- \$100,000 startup funding from Treasurer
- Treasurer-staffed 2011-2013
- Moving Ohio Forward 2012-2014
  - Outsourced reimbursement administration to County Corp
  - 938 units demolished
  - \$4.2 m from AG + \$3.4m jurisdictions = \$7.6m total
- BCC approves 5% DTAC funding Feb 2013
- Neighborhood Initiative Program (NIP) announced
- Executive Director hired Nov 2013



# COUNTY RESIDENTIAL OCCUPANCY

## 2010 CENSUS

- **254,775 HOUSING UNITS**
- **30,832 UNOCCUPIED UNITS (12%)**
- **16,588 AVAILABLE RENT OR SALE**
- **12,159 "OTHER"**
  - **OAKWOOD, MORAINES, WEST CARROLLTON**
  - **28,000 POPULATION**
- **MONTGOMERY COUNTY POPULATION 535,000**





**THE LAND BANK'S  
MISSION IS TO FACILITATE  
THE REUSE OF DISTRESSED  
PROPERTY**

**VACANT, ABANDONED,  
BLIGHTING INFLUENCE**



# Community Resource for Troubled Real Estate

**Brownfields**



**Residential**



**Mixed Use**



**Commercial**



**Industrial**



# Land Bank Objectives

- Mission Objectives
  - Encourage Re-investment
  - Restore Market Confidence
  - Stabilize Market & Values
  - Preserve Community Wealth
  - Maximize Community Infrastructure Investment
- Business Objective
  - Self Sustaining







# Land Bank Approach

## Support of Community Plans

- Encourage Strategic Planning
- Align Plans & Interests with Market
- Property Acquisition
  - Foreclosure & Donation
- Mitigate Reuse Liabilities
  - Clean Title: R.E. Tax & Other Liabilities
  - Environmental
- Remove Excess Inventory
- Reuse of Viable Inventory
- Leverage / Enable Private Investment



**Land Bank  
Programs**

**Neighborhood Initiative**

**DIY Renovation Program**

**Tax Foreclosure Acquisition**

**Commercial Redevelopment**

**Planning Grant**

**Community Rehab Loan**

**Land Banking**



# RESIDENTIAL DEMOLITION PROGRAMS



**2013-16: 1,000 PROPERTIES**

**COST: \$13.4M**

**FEDERAL & STATE: \$10M**

**LOCAL: \$3.4M**



# Residential Renovation Programs

- Purchase Land Bank Inventory
- Application Tax Foreclosure



# Residential Rehab

## Community Rehab Loan

- Objectives:
  - Owner Occupancy
  - Increase Property Values
  - Establish New Neighborhood Comp





# PLANNING GRANT & LAND BANKING

- STRATEGIC PLANNING
  - COMMUNITY WIDE
    - TROUBLED REAL ESTATE
  - REDEVELOPMENT
    - LAND USE / MARKET
    - INVESTMENT SOURCES
- LAND BANKING
  - PROPERTY ASSEMBLAGE
    - TAX FREE
    - VALUE ADDED SERVICES



# Commercial Activities

Commercial Strip Center



Industrial Brownfield



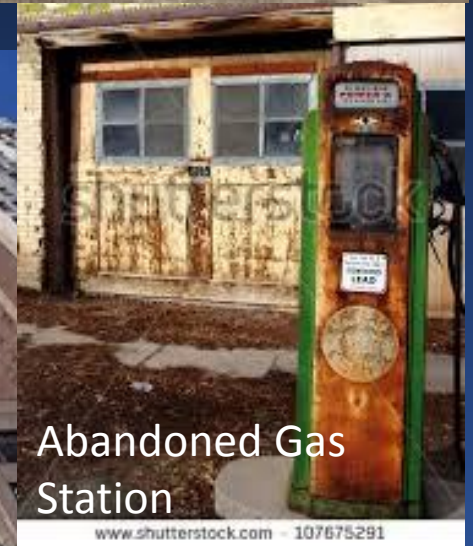
Urban Office



Landfill



Abandoned Gas Station



www.shutterstock.com - 107675291



# Return on Investment

- Cost Avoidance
  - Community Infrastructure
  - Public Safety
  - Demolition
- Community Wealth
  - Increased Property Values
  - Tax Payments
  - Renovation Investments

# Scaling Programs: Tools

## www.GoGetProperties.com

Enter Street Address or Parcel ID

GoGetProperties is the property search tool for the [Montgomery County Land Bank's Foreclosure Acquisition Program](#). Through this program, citizens and investors can **acquire unoccupied, tax-delinquent property at deeply discounted prices** in exchange for the commitment to **improve the property and pay future taxes** on it.

The program uses a provision of Ohio law that allows the Land Bank to take title to tax-delinquent, abandoned properties in Montgomery County and sell them to qualified buyers.

The Foreclosure Acquisition Program applies to residential properties in all Montgomery County jurisdictions other than the city of Dayton, which has operated a similar program for several years. For a property within the city of Dayton, please check [LotLinker.com](#).

The GoGetProperties.com tool streamlines your search by showing only the properties that meet the top four eligibility criteria for the Foreclosure Acquisition Program.

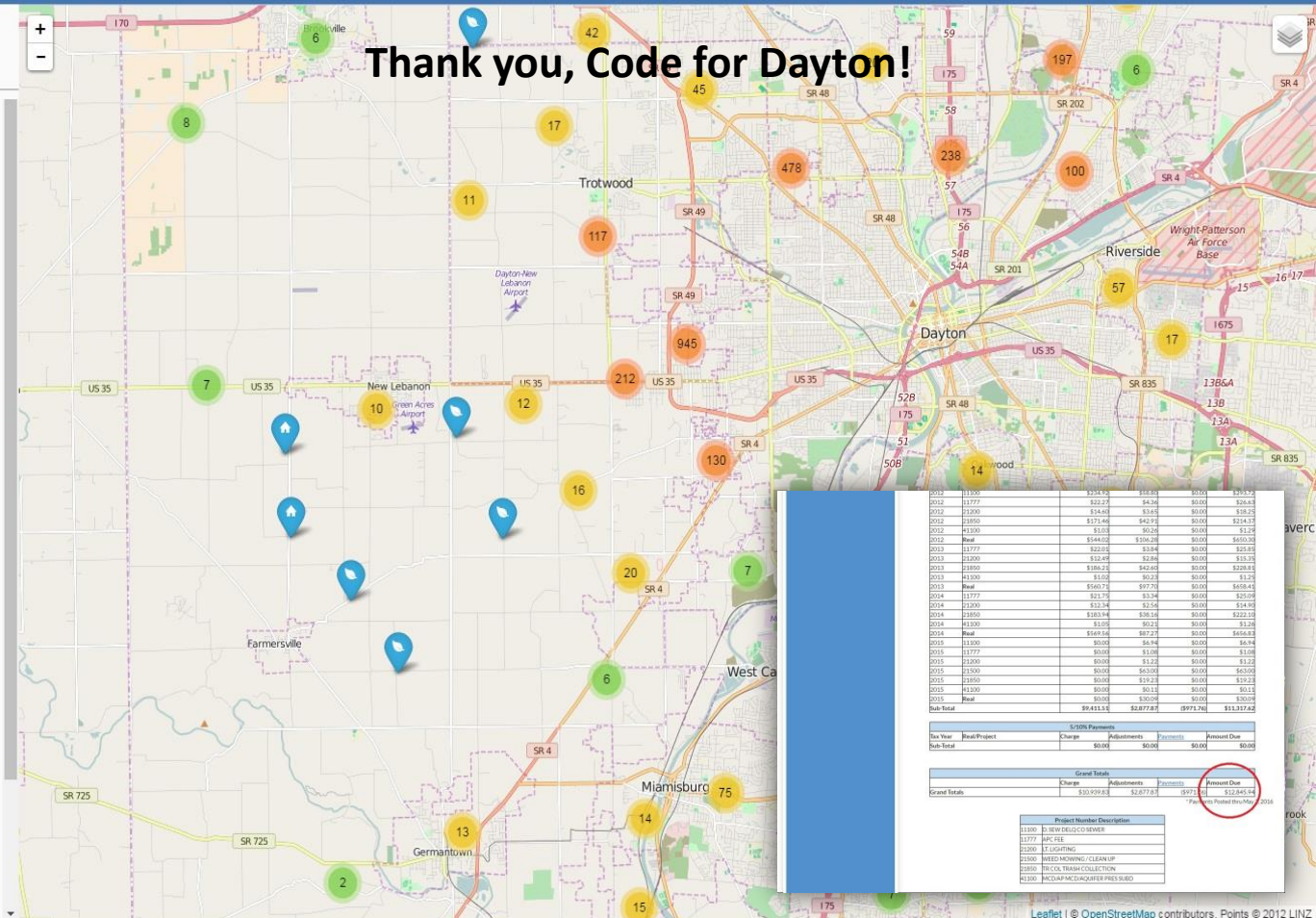
We suggest that you learn more about the [Foreclosure Acquisition Program](#) before starting to use this tool.

+ What makes a property eligible for Foreclosure Acquisition?

+ How do I use this tool?

+ I can't find the property I'm looking for?

+ I found an eligible property! Now what?



Year	Parcel	Charge	Adjustments	Reversions	Amount Due
2002	11000	\$354.98	\$58.00	\$0.00	\$396.98
2002	11777	\$22.25	\$4.36	\$0.00	\$26.61
2002	11200	\$144.40	\$3.05	\$0.00	\$147.45
2002	11850	\$175.46	\$42.70	\$0.00	\$218.16
2002	41100	\$3.00	\$0.36	\$0.00	\$3.36
2002	Real	\$644.00	\$106.28	\$0.00	\$750.28
2003	11777	\$22.00	\$3.84	\$0.00	\$25.84
2003	11200	\$12.48	\$2.88	\$0.00	\$15.36
2003	11850	\$186.20	\$42.60	\$0.00	\$228.80
2003	41100	\$3.00	\$0.36	\$0.00	\$3.36
2003	Real	\$560.70	\$97.70	\$0.00	\$658.40
2004	11777	\$21.70	\$3.34	\$0.00	\$25.04
2004	11200	\$12.34	\$2.56	\$0.00	\$14.90
2004	11850	\$183.94	\$38.16	\$0.00	\$222.10
2004	41100	\$1.00	\$0.12	\$0.00	\$1.12
2004	Real	\$168.04	\$37.22	\$0.00	\$205.26
2005	11000	\$0.00	\$6.94	\$0.00	\$6.94
2005	11777	\$0.00	\$1.08	\$0.00	\$1.08
2005	11200	\$0.00	\$1.12	\$0.00	\$1.12
2005	11000	\$0.00	\$6.00	\$0.00	\$6.00
2005	11850	\$0.00	\$19.20	\$0.00	\$19.20
2005	41100	\$0.00	\$0.12	\$0.00	\$0.12
2005	Real	\$0.00	\$30.00	\$0.00	\$30.00
Sub-Total		\$9,411.15	\$2,877.87	\$971.76	\$11,317.62

Year	Parcel/Project	Charge	Adjustments	Reversions	Amount Due
2006	Real	\$0.00	\$0.00	\$0.00	\$0.00
Grand Totals		\$9,411.15	\$2,877.87	\$971.76	\$11,317.62

Project Number	Description
11000	NEW DELCO SERVER
11777	APC FILE
11200	11 GOLFING
11850	MEET MORNING / CLEANUP
11000	TRUCK TRASH COLLECTION
41100	MCDAP MCDACAFEE PRES MUD



# Scaling Programs: Marketing

## www.MCLandbank.com

← → ↻ <https://www.mclandbank.com>



(937)531-6921



Not Finding What You Need?

LET US HELP

Annual Report  
Property Listings  
Property Location Tool

# REBUILDING VIBRANT COMMUNITIES, ONE PROPERTY AT A TIME

Programs and Tools for Reusing Foreclosures and Tax-Delinquent Properties

ABOUT US

## OUR MISSION

"To facilitate the transition of blighted, foreclosed and abandoned properties into viable, marketable properties by working collaboratively with public and private entities in a financially responsible, transparent manner with a long-term goal of returning these properties to the tax roll."



# Questions?



## Carolyn Rice

Montgomery County Treasurer  
Land Reutilization Corporation, Chair



## Mike Grauwelman

Executive Director of Montgomery County Land  
Reutilization Corporation

130 W. 2<sup>nd</sup> Street, Suite 1425  
Dayton, OH 45402

**937-531-7035**