

COMPONENTS	CLEVELAND	FLINT	ATLANTA	ST. LOUIS
<p>GOVERNING BODY</p>	<p>The land bank is part of the Office of City Planning, Department of Community Development, Division of Neighborhood Development, Real Estate Program. Department employees manage the program with oversight from City Council and the Mayor's office.</p> <p>The county is responsible for foreclosure and title clearance. The program is called Government Action on Urban Land (GAUL). The county treasurer and prosecutor's office jointly manages the program.</p>	<p>The Board of Directors is the governing body of the Corporation. The five-member board consists of the Genesee County Treasurer, two members appointed by the Genesee County Board of Commissioners, one member appointed by the City of Flint, and one member chosen by the other members of the corporation.</p>	<p>The Mayor appoints two representatives and City Council appoints two representatives from districts with high tax arrearages.</p>	<p>St. Louis Development Corporation (SLDC) is a nonprofit organization that administers state agencies such as the Land Reutilization Authority (LRA). The LRA is governed by a separate commission. The commission is composed of three members: one member is appointed by the Mayor, one member is appointed by the Superintendent of Schools and the third member is the City Comptroller.</p>

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REVENUE PLAN	Five percent of the income from the collection of delinquent taxes is set aside to fund the expedited foreclosure process (GAUL). The land bank is part of city budget. City and county have calculated that they are making more money with recouped taxes than before the system was in place.	Start-up financing for the LRC was provided by C.S. Mott Foundation, approximately \$300,000. CDBG funds are apportioned to demolish abandoned structures and maintain vacant parcels. PA 258 allows a land bank authority to finance operations by borrowing, selling bonds and collecting a specific tax. The County Treasurer has also negotiated with County Commissioners to dedicate the addition 0.5% interest collected under PA 123 for properties that are redeemed.	Seventy-five percent of funding comes from CDBG dollars. The City of Atlanta and Fulton County each contribute approximately \$256,000 annually.	The City Comptroller takes all the money from auctions and sale of land bank properties for the City General Fund. CDBG funds pay nine maintenance employees, and the LRA receives additional funding from the Parks Department.
ACQUIRED LAND	City selects from land that is not sold after two consecutive county sheriff sales (tri-annual). City submits the list to the county. About 1,000 parcels enter the land bank each year through this system. In addition, about 200-300 properties are gifted by owners to the city in lieu of foreclosure.	The Genesee County Treasurer acquires land through the tax foreclosure process. Land is kept in inventory until the proposed purchaser has a site plan and financing approval from the lender. Low-value parcels are kept in inventory until their value increases with improved economic conditions to prevent speculators from purchasing land and not improving it.	The land bank acquires properties to facilitate land assembly for specific buyers. When a developer or a CDC wants to purchase land, he or she identifies the property to be purchased and the land bank then facilitates the clearing of title.	Four city tax foreclosure sales occur every year. Minimum bid is the taxes owed. Properties that are not sold at auction are eligible for purchase by the LRA. Parcels the LRA does not purchase remain in the city surplus inventory.

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PREFERENCE FOR DISPOSITION	Non-buildable lots (side lots) – owners of properties adjacent get priority. Buildable lots - Priority is given to new construction. Non-profits have an informal priority, but any party that has submitted a development proposal and had it approved may receive buildable lots.	The priorities concerning the disposition of properties is based on three factors: 1. The intended or planned use of the property. 2. The nature or identity of the land recipient. 3. The impact of the transfer on the short and long term condition of the neighborhood	Non-profit developers working in the neighborhoods; for-profit developers willing to work with CDCs, community improvement projects, and owner-occupants.	The LRA maintains a public list of properties for sale and there is no priority given to purchasers.
STRUCTURE FOR COMMUNITY INPUT	Neighborhood planner (from Cleveland planning dept.) serves as a liaison for each of the 35 neighborhoods. This planner must "sign-off" on all land bank sales in his/her area and the neighborhood advisory committee must also approve all sales.	The Board of Directors may appoint a "board of advisors" of representatives of those who have demonstrated an interest in and commitment to the redevelopment of properties within specific geographic boundaries. The county treasurer has held two rounds of community meetings in each of the nine wards to communicate to residents.	The LBA will not consider a proposed disposition until the proposed recipient has presented his/her plans to the Neighborhood Planning Unit (NPU) and received a letter indicating endorsement or no opposition. The City of Atlanta's Bureau of Planning created NPUs throughout the city to ensure local resident and neighborhood input on zoning, land use, and other planning issues. NPUs make recommendations to City Council and the Mayor.	Public hearings are held once a month at the board's meeting.

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LAND PRICE STRUCTURE	Non-buildable lots – neighbors, with adjacent property may purchase lot for a \$1. Buildable lots (over 40ft) – nonprofit and for-profit developers may purchase for \$100.	The priorities concerning the disposition of properties is based on three factors: 1. The intended or planned use of the property. 2. The nature or identity of the land recipient. 3. The impact of the transfer on the short and long term condition of the neighborhood	The Atlanta LBA transfers land for nominal consideration. It focuses on the contractual commitments made by the land recipient to achieve the public policy goal of affordable housing.	The LRA uses a Standard Price List that lists each neighborhood with the price for vacant land, unit pricing for buildings and a price per front foot for side lots. Larger parcels of land (one acre or more) require an appraisal to establish the price for that specific site. Land sold to nonprofits is priced at one-half the standard price for that neighborhood.
STAGES IN APPROVAL PROCESS FOR LAND DISPOSITION	Development proposal is submitted to land bank. Land bank staff, the neighborhood planner, and neighborhood advisory council review proposal and make recommendations to city council. A council member must "sign-off" on any sales for his/her ward. Legislative process takes 3 to 6 months.	Transfers that require Board approval only are properties that: 1. Require exceptions to policies; 2. Will be tax exempt; 3. Have more than one interested party; 4. Are non-residential and 5. Are transfers to government entities. Transfers that require only the Executive Director's approval are: 1. Side lot transfers; 2. Lots sold for homeowner-ship; and 3. All lots sold to nonprofits for residential use.	Developers identify tax-delinquent property, acquire or negotiate a purchase, and submit a request packet to LBA. This packet includes a letter of endorsement or a letter of no opposition from the Neighborhood Planning Unit (NPU). If accepted, the LBA either (1) sends a letter to the Tax Commissioner and the Tax Commissioner then initiates judicial foreclosure or (2) buys property from current owner (the city or county) for back taxes and then removes the lien.	Purchasers schedule an appointment with the real estate department to submit an offer. They must bring the required paperwork and a cashier's check for \$25. The Alderperson from the ward the land is located in then writes a letter of support. Once a month the Commission reviews applications for land and decides whether or not to approve them. The LRA begins proceedings to clear title when application to purchase the land has been approved.

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RETURN OF UNDEVELOPED LAND	<p>Neighborhood planners ensure that lots are developed in a timely manner. Project must be started within 60 days after deed is issued, and finished at the end of the first year. If projects fail to meet this timeline developers are sent a letter of default. They may apply for an extension or return the land, if they do neither, the land bank takes them to court to have land returned. Most cases are dealt with outside of the court. The land bank has won all court cases.</p>	<p>Short term: reduce the number of foreclosures, reduce the time it takes to demolish structures and increase the number of side lot transfers to new owners. <u>Long term</u>: increase the number of housing starts and rehabs compared to the number of properties that are abandoned.</p>	<p>If property obtained through the LBA is not developed within three years the property reverts back to the LBA.</p>	<p>The LRA has an 18 month Right of Re-entry. Purchasers are required to sign a deed returning the property to the Agency in 18 months unless the property improvements are completed. Follow-up inspections by staff are done 16 months after closing to determine if the property has been completed.</p>
BENCHMARKS FOR EVALUATION	<p>Benchmarking is fluid. Every year new informal goals are established.</p>	<p>No formal evaluations.</p>	<p>No formal evaluations</p>	<p>No formal evaluations.</p>
ENABLING LEGISLATION	<p>1976 - state statute allows any Ohio municipality to establish land bank 1988 - house bill 503 strengthened existing legislation (established in rem foreclosure system)</p>	<p>Michigan Public Act 258 of 2004 enables the creation of a city, county and state land bank authority; Also relates to: PA 259 - Brownfield Financing; PA 260 - Specific Tax Financing; PA 261 - Tax Exemption; PA 262 - Funds to Clear Title; PA 263 – Delinquent Notification</p>	<p>The state enabling legislation is found at Ga. Code Ann. 48-4-60.</p>	<p>St. Louis Revised City Code (August 2002) Chapter 2.</p>

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Clear Title	Title is cleared before entering the land bank	Title is cleared after land is accepted into the LRC.	Title is cleared after land is accepted into the LRA.	Title is cleared after the application for purchase is approved.