



Center for  
**COMMUNITY PROGRESS**

Turning Vacant Spaces into Vibrant Places



# ***Achieving Equity through Regional Vacant Property Policies***

**Dan Kildee, President**

***Center for Community Progress***

**New Partners for Smart Growth**

**Charlotte, North Carolina**

**February 3, 2010**

# Community Progress Launched in 2010



- **Takes to scale the efforts of the nation's leading organizations and individuals on issues of revitalization and reuse of vacant, abandoned, and underutilized properties.**
- **The mission: to create vibrant communities through the reuse of vacant property in America's cities and towns - to transform the systems that affect how the community development, government, and private development fields repurpose these properties and communities.**
- **Technical Assistance & Capacity Building, Policy & Research, Coalition Building, and Communications.**







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# Genesee County, MI



## **Key elements of regional approach:**

1. Tax Foreclosure Reform
2. Genesee County Land Bank
3. Scattered-site Brownfield Redevelopment



# Tax foreclosure reform



- Elimination of tax liens
- County-wide collection process
- Replace privatized system with DTAN/foreclosure

## How it works:

- *County issues short-term bonds for back taxes*
- *Treasurer collects principal and penalty*
- *Collections generate public “profit”*
- *On \$50 million in delinquency, \$3-5 million in surplus*
- *Title and equity to foreclosed property is “public”*



# Genesee Land Bank



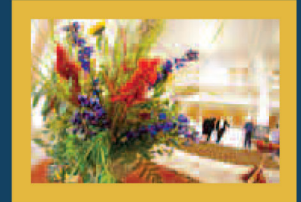
- Takes title to tax-foreclosed properties across county
- Evaluate property for reuse
- Dispose of property based upon policies and local plans

## How it works:

- *Foreclosed property diverted from auction to Land Bank*
- *Demolition*
- *Rehabilitation*
- *New construction*
- *Greening*
- *Long-term “banking”*
- *Land assembly*
- *Internal subsidy*



# Brownfield TIF



- Land Bank properties are Brownfield eligible by law
- TIF plan is multi-jurisdictional and cross-collateralized
- Expanded eligible uses

## How it works:

- *Brownfield bonds issued for thousands of properties*
- *Tax collections are source of repayment*
- *Baseline value is zero*
- *Plan covers multiple jurisdictions*
- *Effect of regional tax redistribution*





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# **6<sup>th</sup> Annual Land Bank Conference**

***Detroit, Motor City Casino/Hotel  
June 5-7, 2011***

**[www.communityprogress.net](http://www.communityprogress.net)**



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