

# Land Banks Overview



# National Land Bank Network

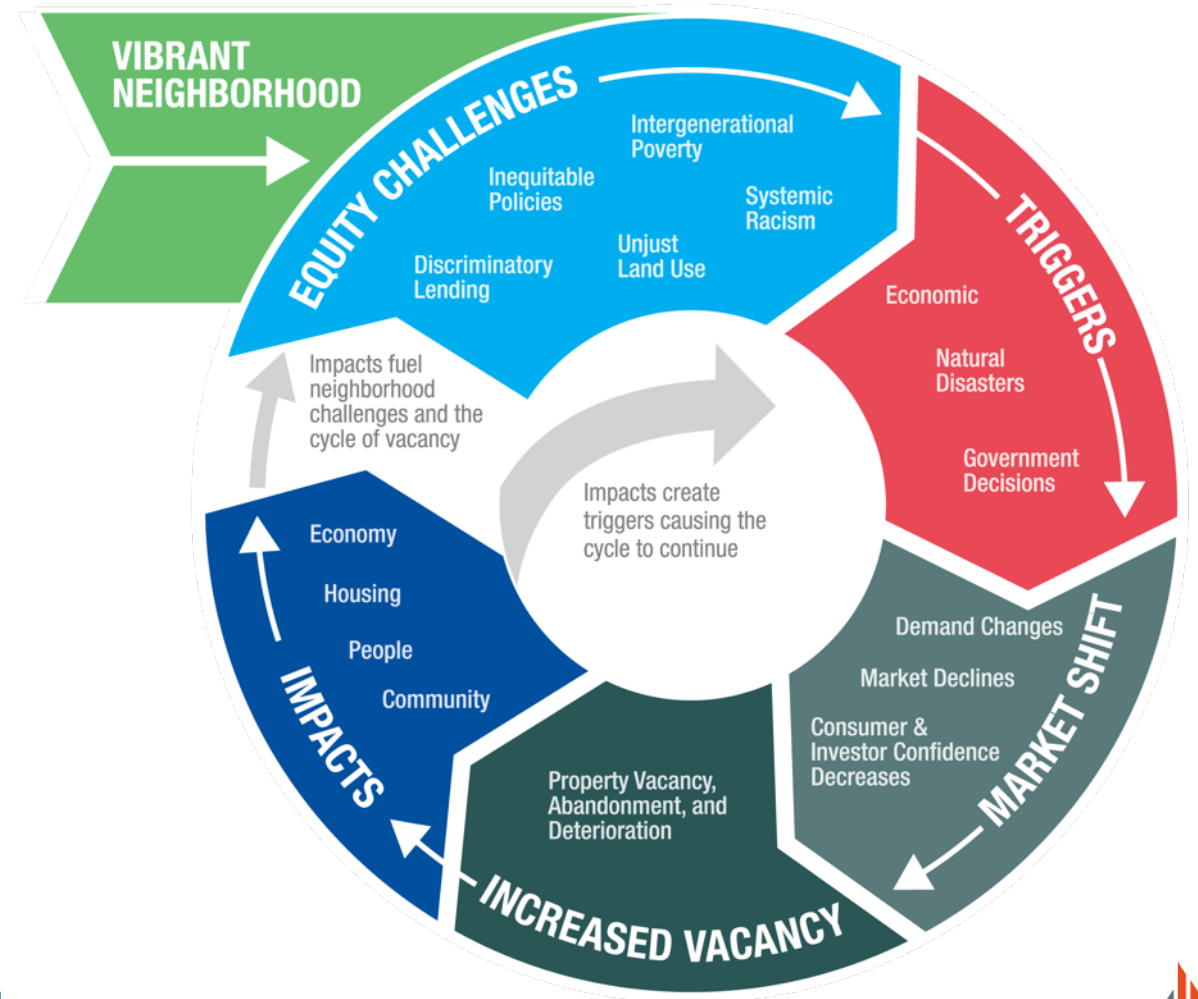
## Brian Larkin, Director

- Together, with land bank leaders, we aim to collaboratively develop national infrastructure, research, and knowledge-sharing that strengthens the ground-work of land banks – vital contributors to community health.



# Systemic Vacancy & Communities

- Systemic vacancy is the community experience of widespread property vacancy caused by the combined actions of people, policies, and processes.



# What Are Land Banks

- A land bank is a public authority focused on the conversion of vacant, abandoned, and tax delinquent properties into productive use.



# Land Banks Are NOT..

Simple Community Development Corporations (CDCs)

Financial institutions (no cashing checks)

Get rich quick agencies

Rumpelstiltskin



# Earliest Land Banks

- 1<sup>st</sup> Generation
  - St. Louis (1971)
  - Cleveland (1976)
  - Louisville (1989)
  - Atlanta (1991)
- 2<sup>nd</sup> Generation
  - Genesee & Michigan (2002)
  - Cuyahoga & Ohio





# What problems land banks help address

---

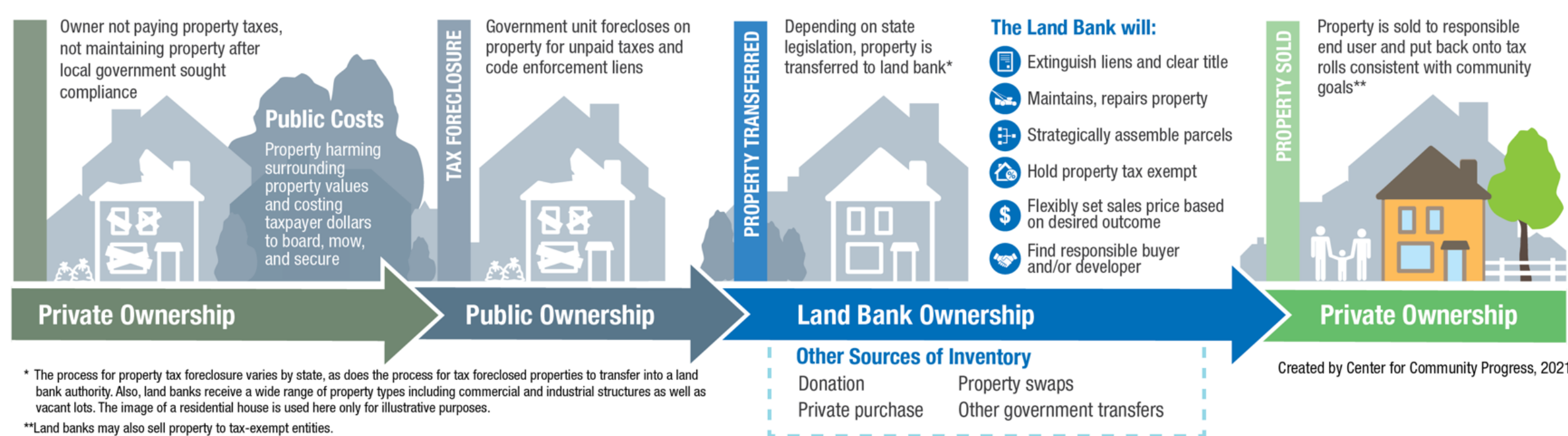
- Large numbers of VAD properties
- Fragmented inventories
- Property with little market value
- Restrictive public property disposition requirements





# Where Properties Come From

## Local tax foreclosure system is primary pipeline



\* The process for property tax foreclosure varies by state, as does the process for tax foreclosed properties to transfer into a land bank authority. Also, land banks receive a wide range of property types including commercial and industrial structures as well as vacant lots. The image of a residential house is used here only for illustrative purposes.

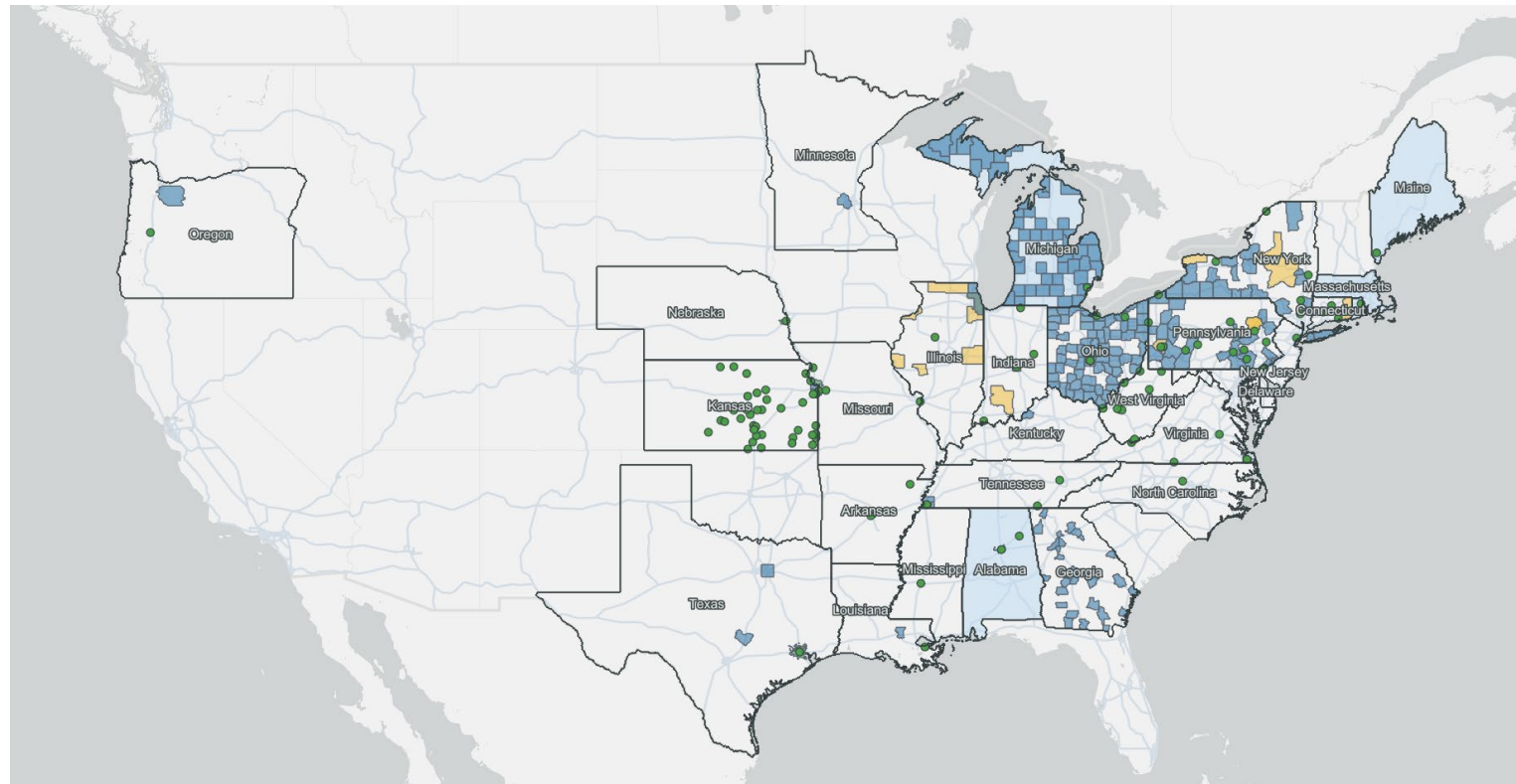
\*\*Land banks may also sell property to tax-exempt entities.

Created by Center for Community Progress, 2021



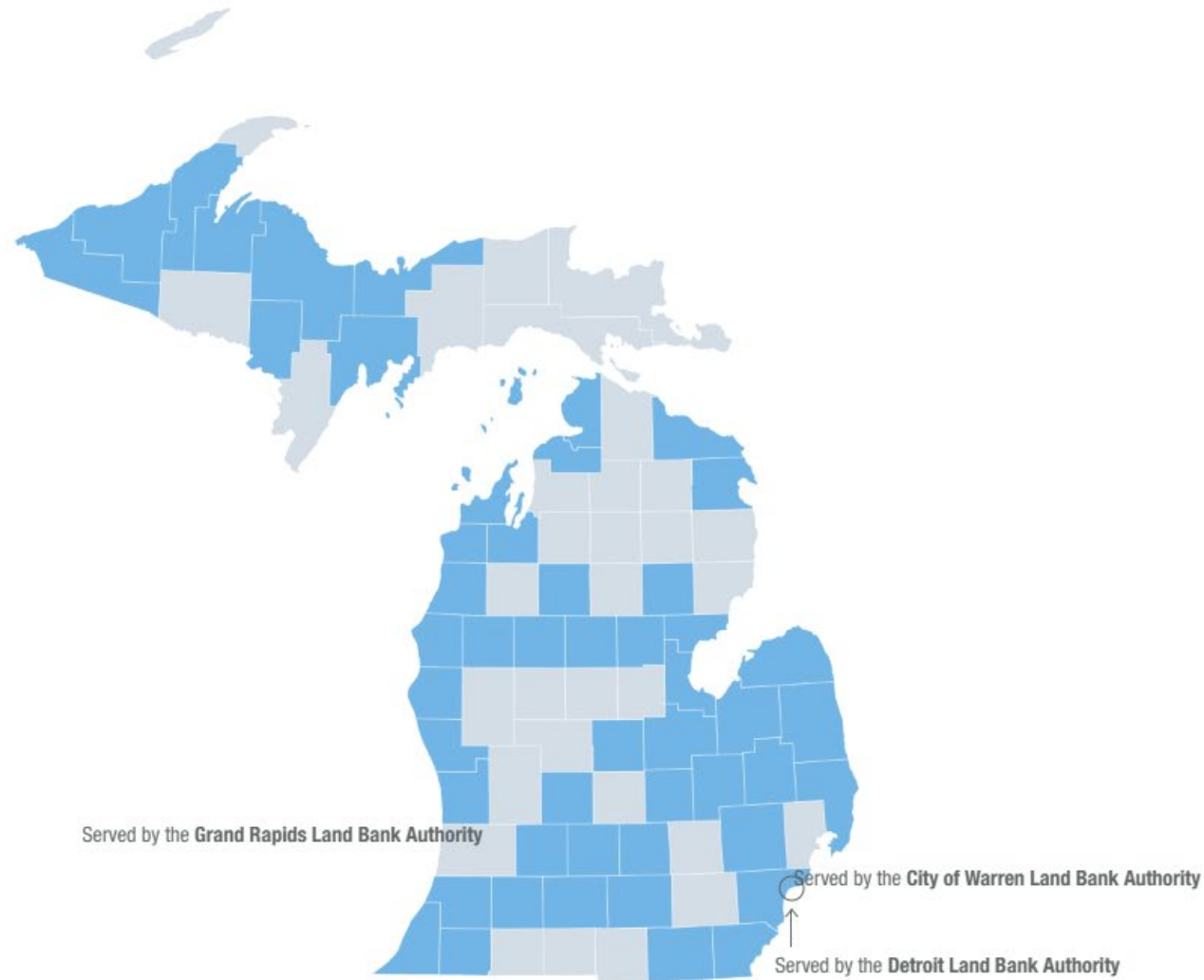
# Source of land bank powers

Land Bank powers are outlined through state-enabling (or local) legislation. Land Banks are only as powerful and flexible as the statute that created them.



## Land Banks in Michigan 2025

Everyone in Michigan is served by a land bank. There are **51 county land banks**, three **city land banks**, and the **state land bank**, which serves the remaining 32 counties.



*Note: Last updated February 2025.*

Source: [Center for Community Progress, National Land Bank Map](#) • [Download image](#)



# Inventory

## Where Land Banks Reported Most of Their Properties Were Located

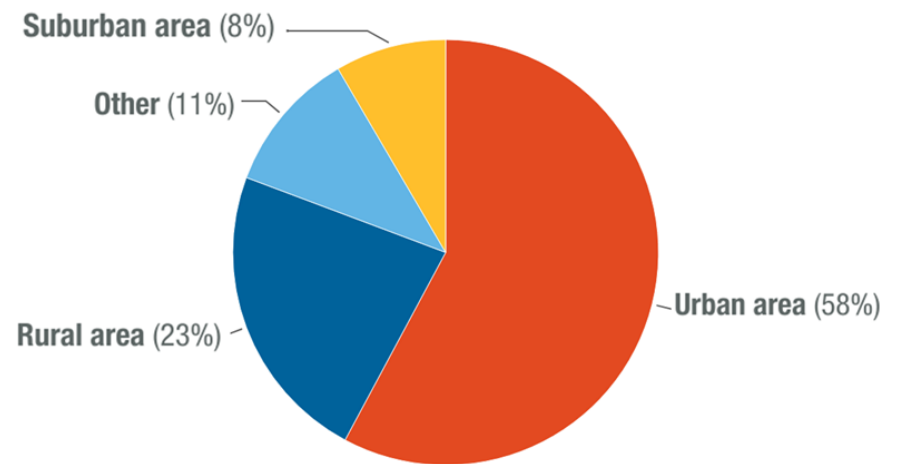
**Median Inventory:** 40 properties

**Average Inventory:** 1,887 properties

**Largest LB:**

Genesee County, MI: 10,000+

Detroit, MI: 50,000+



N = 83

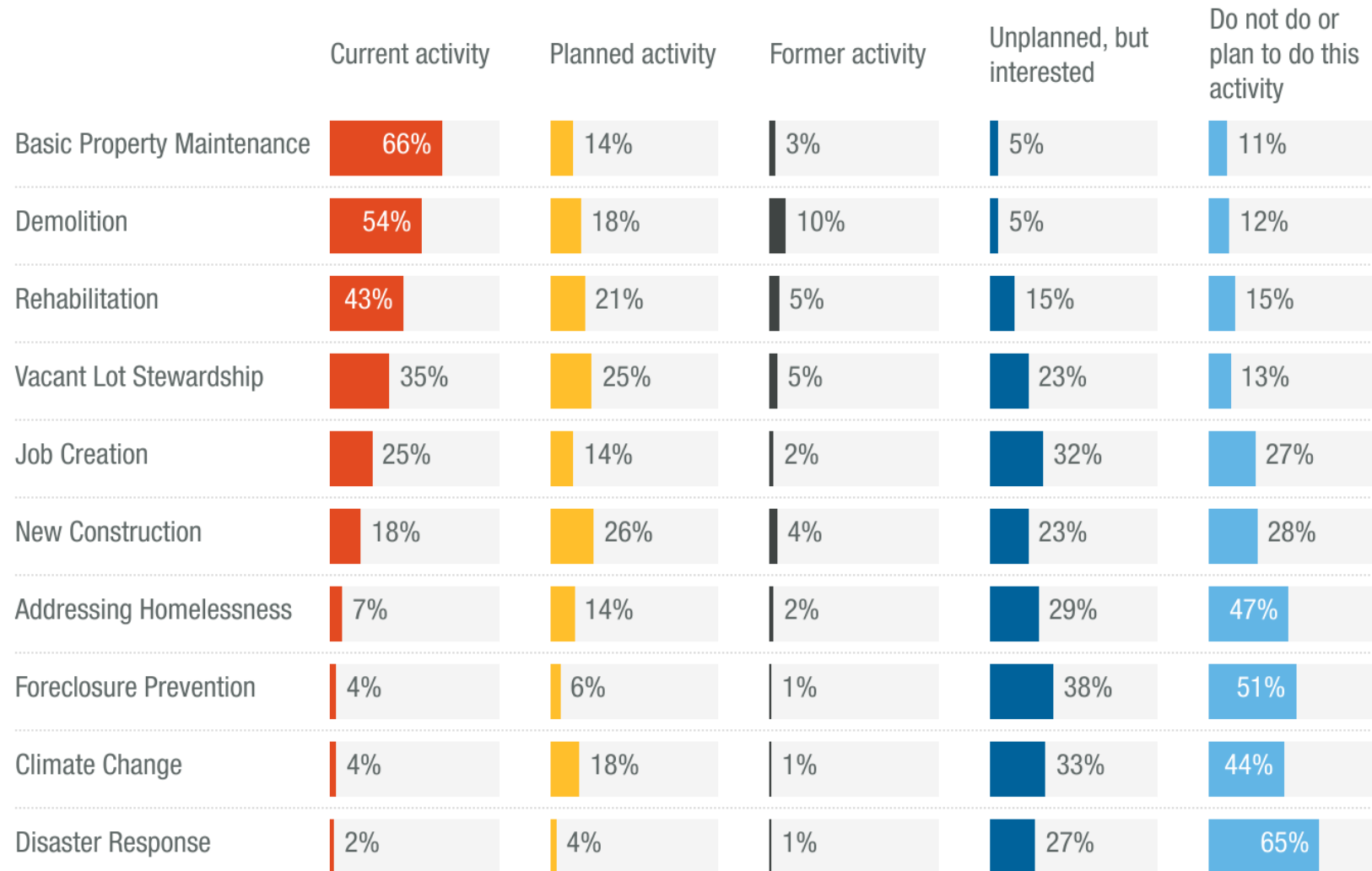
Chart: Center for Community Progress



# Land Bank Activities

## Which of the following activities has your land bank engaged in?

Over half of respondents are currently engaged in basic property maintenance and demolition.



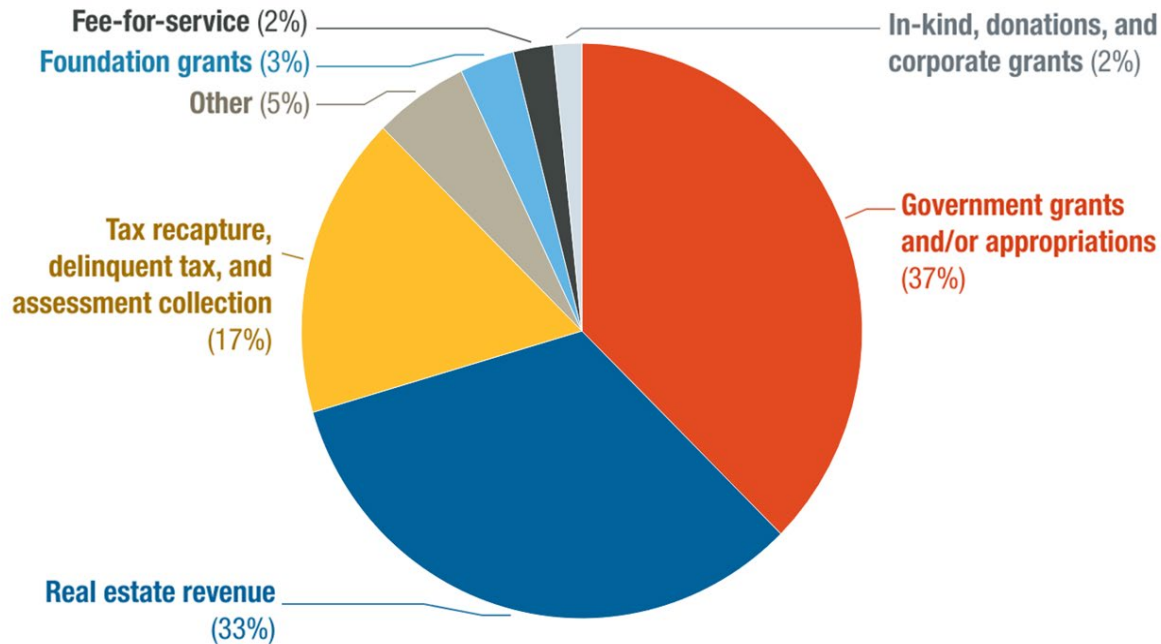
N = 92

Chart: Center for Community Progress

Source: 2023 State of Land Banking Survey, Center for Community Progress

# Land Banks Can't Do It Alone

## Where Land Banks Get Their Funding



N = 87

Chart: Center for Community Progress • Source: 2023 State of Land Banking Survey

Source: 2023 State of Land Banking Survey, Center for Community Progress

## Survey Insights on Land Bank Capacity

- **37%** don't have adequate funding to cover basic expenses
- **47%** have a staff of one full-time equivalent or less
- **65%** of land banks don't have the data sharing agreements w/ local gov necessary to better understand foreclosure pipeline



# NLBN Summit Sep. 2025

*How to get involved*

- Attend
- Sponsor
- Submit ideas for:
  - Tours
  - Breakout Sessions
  - Posters

The graphic for the NLBN Summit Detroit 2025 features a blue background with a pattern of small white dots. At the top left, the text "National Land Bank Network Summit" is displayed in blue. To the right is a stylized city skyline. In the center, a bronze statue of a person holding a globe is shown. The word "DETROIT" is written in large, bold, black letters, with "September 8-9, 2025" underneath it. To the right of the word "DETROIT" are three orange horizontal bars and a row of small white dots. A green square is in the top right corner.

**National Land Bank Network Summit**

**DETROIT**

September 8-9, 2025

**Speak at NLBN 2025!**

Applications are due **February 28** Apply at:  
<https://communityprogress.org/nlbn-summit-2025/present/>

