A Land Bank’s Residential Life
In a Post N.I.P. World

MONTGOMERY COUNTY - DAYTON, OHIO
LAND BANK - NIP Relationship

2013-19: 1,700 Properties
36 Neighborhoods
Investment: $25.5M
Gardens - Yards – Gateways
Anything for a Buck

vs.

More Comprehensive Strategy
MENU:
PROGRAMS / SERVICES

D.I.Y. Renovation
Rehab Loan
Commercial Redevelopment
Planning Grant
Property Assembly
Land Banking
A Change From......The Menu
Integrated / Strategic Approach

Challenges
- SCALE
- CAPACITY
- COMPLEXITY
- CAPABILITY

Approach
- NEIGHBORHOOD
- 2 PER YEAR
- PROGRAM STACKING
- EXTERNAL RESOURCES
Thriving Neighborhood Initiative

• **Goal:** Strengthen and stabilize 10 challenged low and moderate income neighborhoods over 5 years.

• **Objectives:**
  – Restore Property Values
  – Encourage Home Improvements
  – Increase Market Confidence
  – Reinvigorate Neighborhood Pride
Anticipated Outcomes

$2.5M Investment will:

- 10 Neighborhood Plans
- 10,200 Residents Impacted
  - 4,440 Housing Units
- 120 Structures Demolished
- 140 Structures Renovated
- 20% Increase In Valuations
- $4M Market Investment
Where? ......Targeted Neighborhoods
Data Based & Community Supported

Attributes:

• NIP Demolition Program
• Assets / Amenities
• Organization
• Geographic Boundaries
• Manageable Scale
• Employment
• Ownership Tenure
• Valuation
• Vacancy
• Tax Delinquency
• Foreclosure
Neighborhood Stress Index

STRESS INDICATORS:

- Tenure
- Valuation
- Vacancy
- Tax Delinquency
- Foreclosure
Pine View Area History

Lakeside Amusement Park opened at Gettysburg and Lakeview avenues in Dayton during the summer of 1890. The park evolved from an 1887 attraction, a 40-foot-high cyclorama that depicted the Battle of Gettysburg. DAYTON DAILY NEWS ARCHIVE
Thriving Neighborhood Initiative

Pine View Neighborhood Pilot
Field Data Collection & Analysis
Land Bank Area Activity
Area Investments

HUD Choice Physical Planning Update

PINEVIEW
# Pine View Valuation Analysis

<table>
<thead>
<tr>
<th>Neighborhood Comparision</th>
<th>List Price Per Square Foot</th>
<th>PineView</th>
<th>Madden Hills</th>
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Near Term Land Bank Activities

- Acquire Distressed Properties – 16
- Demolition – 12
  - Disposition (Gardens, Side / Building Lots)
- Renovation – 4 Minimum
  - Land Bank Comps – 4
  - Investor Opportunities- TBD
BUT …. THERE ARE OTHER NEEDS

• Financial
  – Tax Delinquency
  – Fixed / Challenged Income Levels

• Challenged Infrastructure

• Irresponsible Owners / Landlords

• Personal Legal Issues
Building and Scaling Activities

Build Support ..

- Community and Partners
  - Excitement.....Realtors, Media, Communities, Neighborhoods

Scale Program...Financial Investments

- Philanthropy...Lenders
- Loan Products...Lenders
Building A Support Foundation..... One Neighborhood at a Time

- Market Neighborhood
- Financial Support
- Technical Support
- Human Resource Volunteers

Federal Reserve Bank of Cleveland

MVRPC

CityWide

Moving Dayton Forward

Pineview Neighborhood

Five Rivers MetroParks
Implementation Activities
Acquisition & Demolition

Blight Removal
Lake Side Pier & Cleanup
Reinvigorate Community Pride

CityWide Development
- Union Sportsman Alliance
- Labor Unions AFL-CIO
- Neighborhood
Financing
Purchase & Renovation
LB Renovation
Establish New Sales Comps

- Property Listed for $57 Per Sq. Ft.
- Full Price Offer Made & Accepted in 1 Week
- Increase of 140%
Questions?
www.MCLandbank.com

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

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.”