



# **Wayne County Land Bank**

*We Fight Blight!*

# Our Mission

- ✓ Unproductive properties → Productive use
  - ❖ Encourage development, discourage speculation
- ✓ Properties back on the tax rolls
- ✓ Increase (or preserve) property values
- ✓ Reinvigorate depressed communities

# Wayne County Land Bank

- ☐ Public corporation – separate legal entity
- ☐ How we are funded
- ☐ Small but mighty
- ☐ How we take title to properties
  - Repository of last resort
- ☐ What's our inventory like



# Our Programs

- ☐ Right of Refusal Pilot Program
- ☐ Side Lot Program
- ☐ Compliance Program
- ☐ Occupied Program
- ☐ Nuisance Abatement
- ☐ Expedited Quiet Title
- ☐ Demolition
- ☐ Partnerships



# Right of Refusal Pilot Program

## ❑ Foreclosure Process:

➤ Foreclosure → ROR → Two auctions → Offered to municipalities → WCLB

## ❑ Right of Refusal pilot program

- **141** properties
- **64** occupied residential properties
- **40** occupants given repurchase or lease option
- **13** occupants given re-housing assistance

## ❑ Minimum investment

- Generally, \$25,000/property
- Spur development, not speculation
- Also, blight remediation requirements

# Side Lot Program

- ☐ Contact owners - special side lot pricing
- ☐ Property back into productive use!



# Compliance Program

- ☐ Direct sale – compliance – purchase agreement
- ☐ Blight remediation requirement – exterior only
- ☐ Buying multiple properties? Minimum investment



# Occupied Program

- ❑ WCLB's policy: to prevent homelessness and vacancy, where possible.
  - ❑ Instead – path toward homeownership.
- ❑ Homeowners on properties help to preserve/increase property values.
- ❑ Otherwise, if no capacity to purchase or maintain the house, or where the house is in a dangerous and uninhabitable state, the WCLB connects the occupant with nonprofit partners.

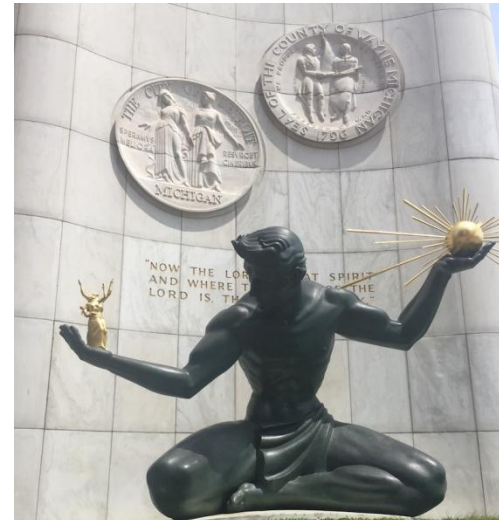


# Nuisance Abatement

- ☐ Community identifies (and WCLB verifies) up to 25 privately owned blighted properties.
- ☐ WCLB files suit.
- ☐ Property owners forced to eliminate blight, or, if defaulted, title to property transferred to municipality.

# Expedited Quiet Title

- ❑ We bring actions to quiet title to have a court establish a party's title to property of against anyone and everyone, and thus “quiet” any challenges or claims to the title.
- ❑ Statutory authority to obtain clear title in an expedited time frame (90 days).



# Partnerships

- ☐ Always looking for more partnerships!
- ☐ Community groups (i.e. Avalon Village)
- ☐ Nonprofits (i.e. UCHC)
- ☐ Banks
- ☐ Trade organizations – practice properties
- ☐ Economic Development Corporation (special projects)



# Demolition

- ☐ No funds in WCLB budget for demo, but working on grant funds in near future.
- ☐ WCLB exploring all options to raise funds to demolish blighted (and sometimes dangerous) properties.
- ☐ Occasionally, non-residential properties sold through WCLB and we require demolition
  - ☐ McLouth + development agreement

# Conclusion

To learn more information, feel free to:

- visit us at [www.waynecountylandbank.com](http://www.waynecountylandbank.com)
- email me at [bkumar@waynecounty.com](mailto:bkumar@waynecounty.com).

