

# The Land Bank: Realizing a Vision for Philadelphia

Design Advocacy Group  
March 1, 2018

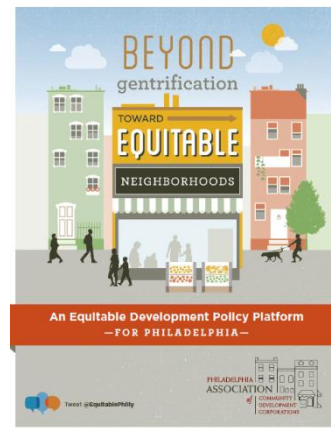
Rick Sauer  
Executive Director



# PACDC: Who We are

## MEMBERSHIP ORGANIZATION

- 125 members, including 50 CDCs
- Strong voice in policy
- Strong organizations
- Strong neighborhoods and city



- 

STRENGTHEN THE ABILITY OF NEIGHBORHOOD GROUPS AND RESIDENTS TO CREATE INCLUSIVE COMMUNITIES
- 

CREATE AND PRESERVE QUALITY, AFFORDABLE HOME CHOICES IN EVERY PART OF THE CITY
- 

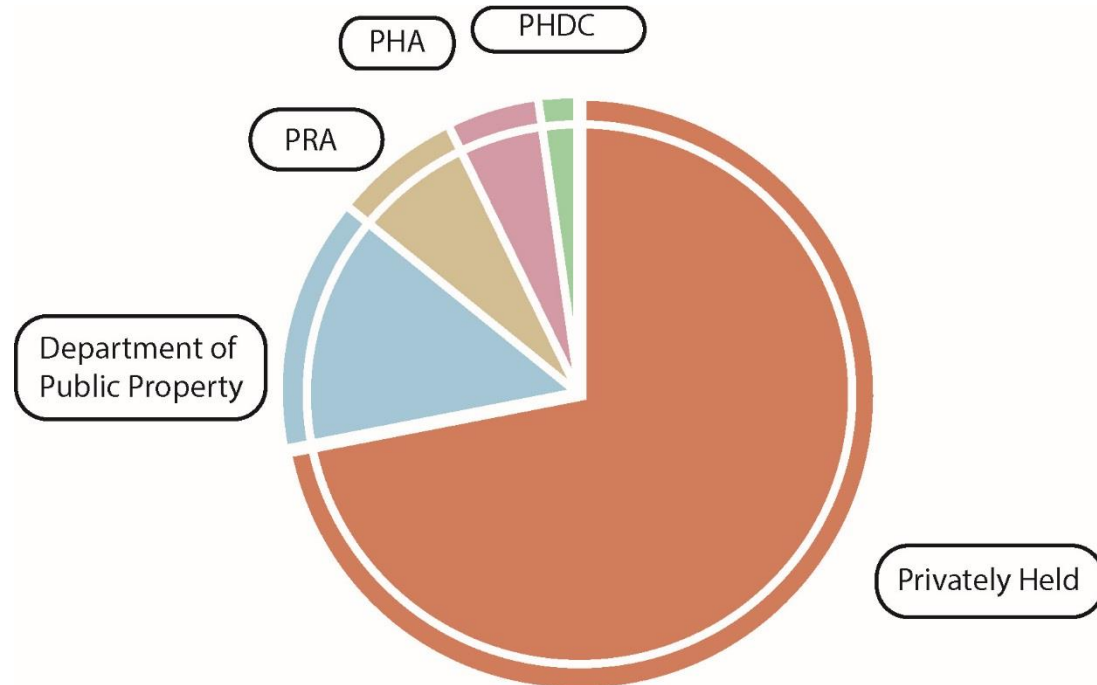
EXPAND ECONOMIC OPPORTUNITIES ON OUR NEIGHBORHOOD CORRIDORS AND INCREASE LOCAL HIRING AND SOURCING BY MAJOR EMPLOYERS AND DEVELOPERS
- 

UNDERSTAND THE THREATS AND IMPACTS OF DISPLACEMENT AND EXPAND ASSISTANCE PROGRAMS
- 

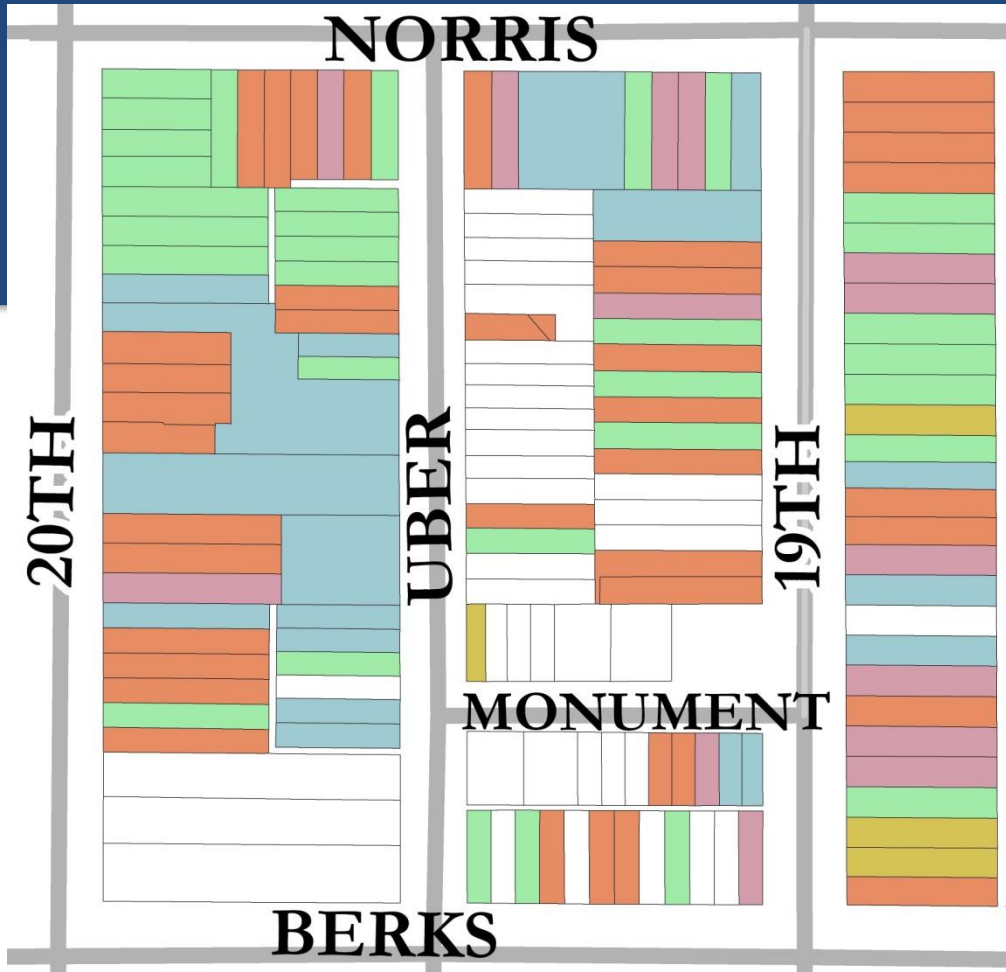
ATTACK BLIGHT, VACANCY, AND ABANDONMENT IN ALL NEIGHBORHOODS

# Vacant Land in Philadelphia in 2013

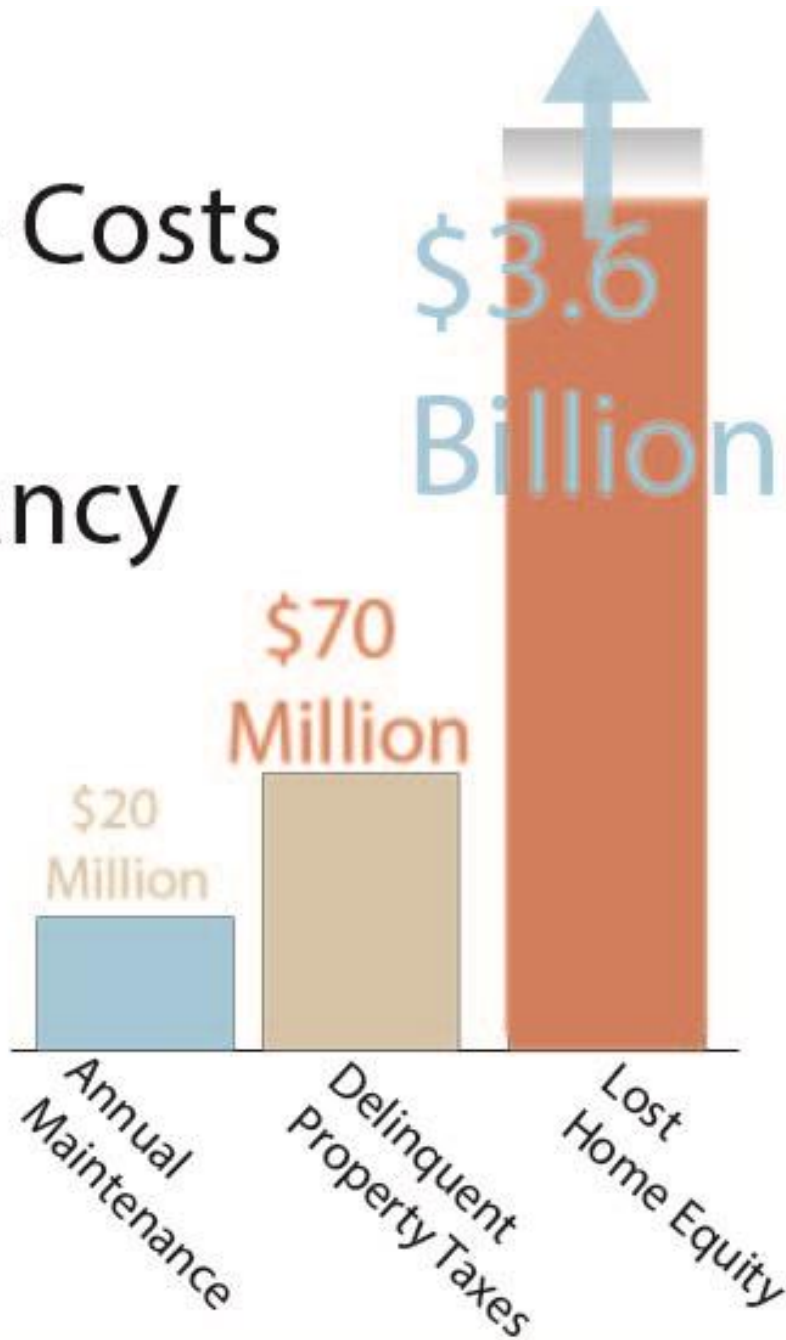
- **40,000** vacant properties
- 4 public owners of **10,000+** vacant properties
- 4 different sales processes – take more than a year



# The Assembly Challenge



# True Costs of Vacancy



## Vacant Land Management in Philadelphia The Costs of the Current System and the Benefits of Reform



Econsult Corporation  
Penn Institute for Urban Research  
May 8 Consulting

Prepared for  
Redevelopment Authority of the City of Philadelphia  
Philadelphia Association of Community Development Corporations

November 2010

# Philly Land Bank Alliance



NOW **PHILLY** LAND BANK NOW

THE TIME IS RIGHT TO RECLAIM PHILLY'S VACANT PROPERTIES

# Vacant Land: What We Need

- **One** owner of publicly owned vacant property
- **One** inventory of vacant property
- **One** timely process to transfer properties to responsible owners
- **One** standard of maintenance to reduce blight
- **One** standard of enforcement for all tax-delinquent vacant property owners

# Vision for an Effective Land

1. Flexible pricing for development that **serves community needs**
2. Governed by **expert board** with **community representation**
3. **Transparent and accountable** process and reporting
4. Can **strategically acquire** tax delinquent properties
5. Key **approvals are upfront** before the buyer incurs significant costs



# Vision for an Effective Land Bank

6. One public inventory plus **knowledge of privately owned** vacant properties to inform transfers
7. Transfers consistent with **Comprehensive Plan and accepted community plans**
8. **One process** to transfer vacant property with **clear title**
9. **Proceeds from sales** retained by land bank

# How Can a Land Bank Help Communities To Thrive?

- **Reduce eyesores** and nuisance properties – making neighborhoods safer
- Attract **investment, create new jobs, and expand the city tax base** by putting vacant land back into productive use
- **Qualify for federal and state funds** by ensuring applicant has clean and clear title

# How Can a Land Bank Help Communities To Thrive?

- Create **predictable, transparent** processes with clear timelines for all parties – including buyers, city agencies, City Council, Mayor and community groups
- Create more **attractive commercial corridors**
- Provide better **financing for our city and schools** through strengthened tax base

# A NEW PROCESS FOR PROPERTY DISPOSITION

## EXISTING CYCLE



VACANT PROPERTY



**LAND BANK  
CLEARS TITLE  
AND  
RETURNS LAND TO USE**



VACANT PROPERTY



RESIDENTIAL

COMMERCIAL

MAINTAINED LOT

GARDEN

POCKET PARK



RETURNED TO  
PRODUCTIVE USE

TITLE CLEARED

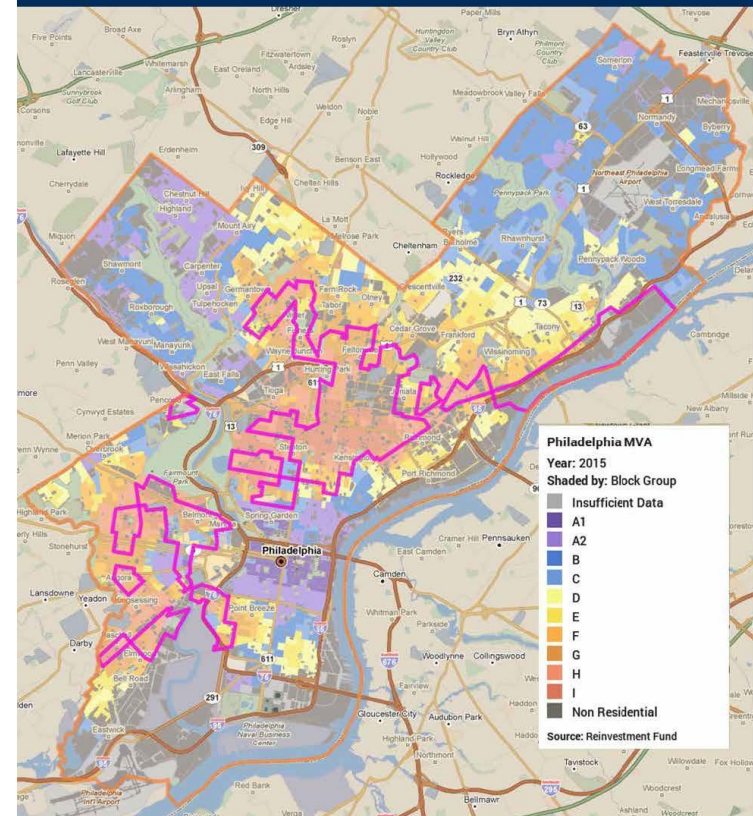
PLACED IN LANDBANK

# Advancing Equitable Development

- Land Bank can be a tool to **advance equity** through its planning, acquisition and disposition decisions

Proposed Consolidated Plan 2018-2022

Reinvestment Fund's 2015 Market Value Analysis (MVA) of Philadelphia with R/ECAP Overlay



# Advancing Equitable Development

- Assemble land to facilitate **development and community beneficial uses** such as green space and community gardens in weaker market neighborhoods



# Advancing Equitable Development

- Acquire/dispose of property in stronger market neighborhoods to support **affordable and mixed-income housing**



