

A woman with short grey hair, wearing a red polo shirt with a patterned collar and red buttons, is smiling broadly. She is standing in front of a white house with red window frames. The image is partially obscured by a blue vertical bar on the left side.

Our Partnership

City of Toledo & Lucas County Land Bank
Memorandum of Understanding
2021-2025

The Crisis in 2010



More than 5,000 abandoned properties, hollowing out neighborhoods



Unprecedented foreclosure rates forcing thousands of people to leave the area



A sharp drop in public investment causing the collapse of our CDC network

Our Response

6,500 - Abandoned Parcels Acquired

3,600 - Blighted Buildings Demolished

2,500 - Side Lots Sold to Neighbors

750 - Buildings Renovated

Demolition



- Completed **3,698** projects to date
- Leveraged **\$33.2 million** in federal/state funding
- Achieved the **best** per project average cost of anywhere in Ohio
- Awarded **84%** of private jobs to local MBE/WBE contractors + **100%** union labor





Vacant Land

- **Tripled** tax foreclosure annual filings to achieve acquisition scale
- Transferred **3,646** vacant lots with clear title
- Completed over **2,500** side lot sales to adjacent neighbors



RISE Neighborhoods



Library Village



Burroughs



Secor Gardens



Clinton Park



Garfield



Scott Park

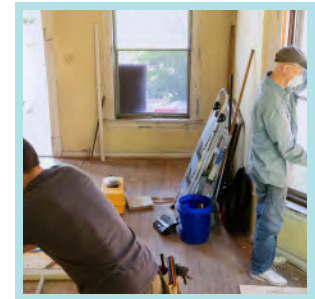
Home Preservation Initiative



An opportunity to be **proactive** and relevant to every property owner



Almost **900** home visits to provide free and impartial advice



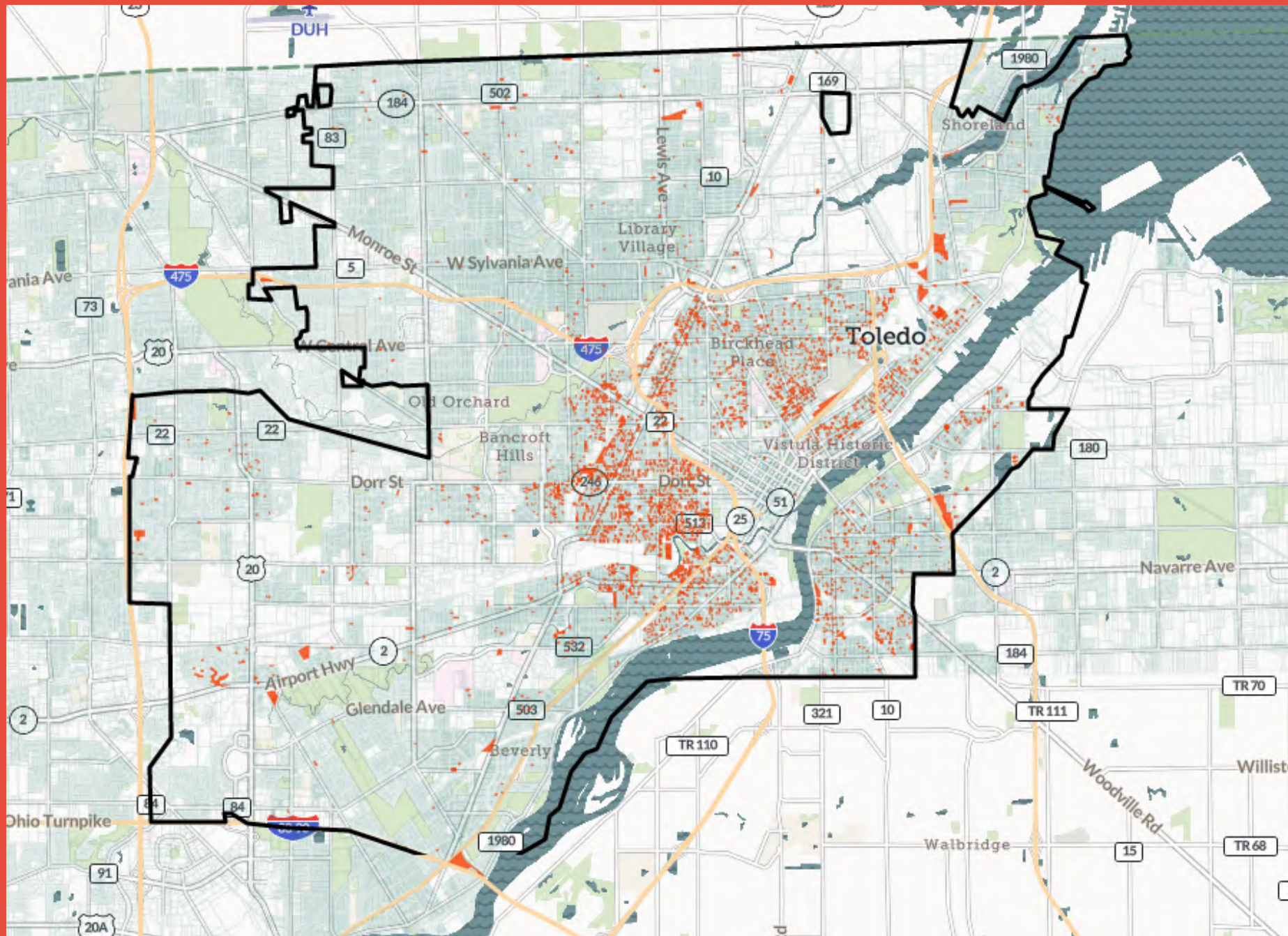
Over **\$800,000** in loans leveraged for home improvement

Our Current Neighborhood Challenges

Neighborhoods Need Support

- **An abundance of abandoned vacant land**
- **Not enough good quality inventory to meet housing demand**
- **Too few opportunities for low-income residents and residents of color to build wealth through home ownership**
- **Very little community development capacity**
- **Not enough focus on targeted strategies to make longer-lasting neighborhood impacts**
- **No available funding for residential and commercial demolition needs**

An abundance of abandoned vacant land



Each orange dot is an abandoned lot

The Future of Demolition?

300 Commercial Sites

1,200 Residential Sites

A \$50 Million Problem

Building Neighborhoods

The Land Bank's Strategic Plan - 2021 to 2025

Grow opportunities by putting the community's **land** assets to use

Our Goals

- Assemble 5,000 abandoned vacant lots to integrate ownership & maintenance
- Support land projects for new development, quality of life, beauty, peace, and wealth creation
- With partners, invest in sustainability to mitigate climate change and encourage wellness



Develop **buildings** to improve home ownership, increase property values, and stabilize population

Our Goals

- Offer abandoned residential and commercial properties for sale to renovators who will be asked to meet high standards
- Incentivize renovation projects through matching grants and loans
- Directly renovate up to 12 properties a year for direct sale to home owners



Invest in **people** to strengthen neighborhoods, support existing housing, and decrease blight

Our Goals

- **Target up to 8 RISE Neighborhoods, providing home repair and investment driven by resident expectations and needs**
- **Focus additional efforts on key places and blocks for place-making and resident-led momentum**
- **Conduct another 100,000+ parcel survey to target investment equitably in the places that need it the most**





City + Land Bank MOU

Major Updates

Acquisition & Disposition

- Provides clearer rules for the transfer of nonproductive property between the parties.
- Land Bank operates one-stop Side Lot Program, regardless of which party owns the nonproductive land.
- Abandoned vacant land in Toledo is assembled over time for local control and redevelopment opportunities.
- Certain fees and charges are waived in the same manner that Toledo does for itself.





Property Maintenance

- Land Bank will be solely responsible for the cost of maintenance on its properties.
- Land Bank will continue to transfer remaining demolished vacant lots without a side lot opportunity to Toledo through 2022.
- Land Bank will transfer at least \$250,000 to Toledo in early 2022 for maintenance after a final grant accounting.

Nuisance Abatement & Demolition



- City allows Land Bank to “stand in its shoes” on a property-by-property basis to utilize receivership and recovery legal tools.
- The parties continue to partner to address nuisance properties, CERT properties, and forfeited land, and work together to address common challenges through tax foreclosure.
- Land Bank will continue to access fire escrow funding for Land Bank owned properties to resolve nuisance conditions.
- Land Bank continues to hire the City to perform residential demolitions. Price is updated from \$6,489 to \$7,700 per property to reflect cost increases.

Information & Technology

- Land Bank completes a second 120,000+ parcel survey in 2021 and captures public data about building conditions, public trees, and sidewalks to be shared with Toledo.
- Division of Real Estate licenses the Land Bank's internal property management software for a one-time fee of \$30,000, and Land Bank uses those funds to improve the software and creates data sharing opportunities between the parties.
- An annual review of the partnership will now be conducted between the parties to maintain lines of communication and improvement.