



**METRO ATLANTA
LAND BANK**

Affordable Housing
Vibrant Communities
Economic Opportunities

METRO ATLANTA LAND BANK

► Overview and Update

Community Development / Human Services
Committee – Atlanta City Council

3/14/23

Presented by Christopher Norman
Executive Director



Update Topics

Portfolio

Transactional

Operational

Presentations/Webinars/Media

GALBA Land Bank Summit, Macon, GA – 6/9-10/22

Board Terms – Expirations

Portfolio



Metrics

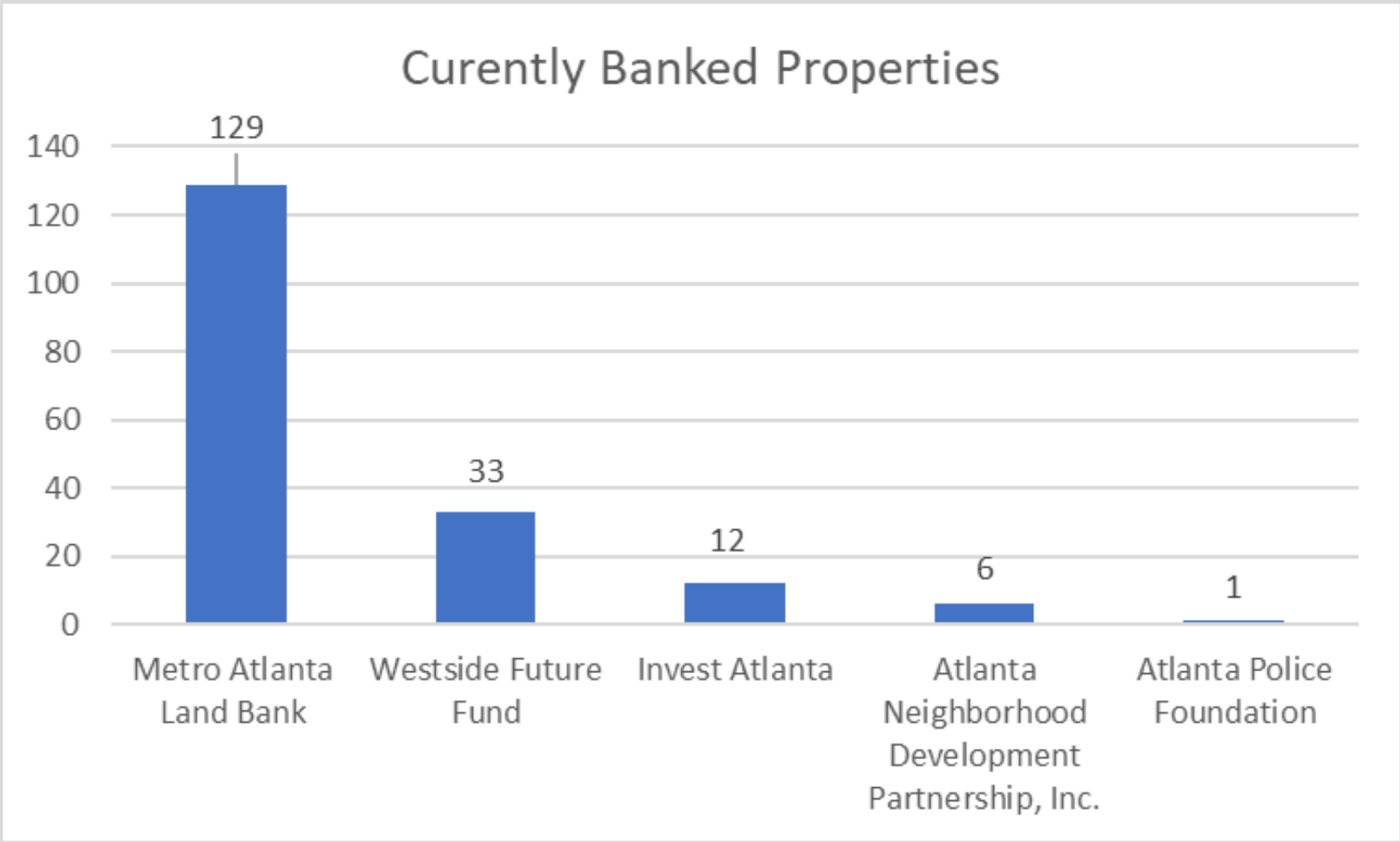
Consists of 181 properties held under three conditions:

1. Fee simple under sole control of MALB
2. Fee simple subject to terms of Land Banking Depository Agreement under Land Banking Program
3. Fee simple under control of MALB as part of Abatement Property / Demo Lien Foreclosure Project

Portfolio Market Value (Based on Fulton County Tax Assessor) as of 12/31/22

- Approximately **\$13,640,000**

Current Property Inventory



Maintenance

Fiscal Year 2022 Activity – Managed by Kimberly White, Vacant Property Manager

- Total Maintenance Dollars Spent in FY22 = \$168,385
- Total Landscaping Services Performed in FY22 = 752
- Insurance Costs for the Year = \$10,750

Transactional

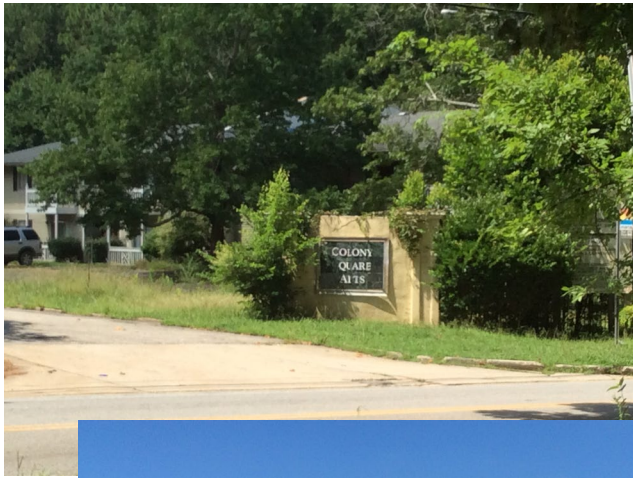


Conley Road Apartment Redevelopment Project

Background

- November 2007 – MALB extinguished approximately \$192,182 in delinquent taxes to facilitate redevelopment of properties by Dr. Nasser Zohoury and his team.
- October 2017 – After failure to complete, MALB facilitated sale of project related properties to Falcon Georgia Investments, Inc. (Falcon)
- Falcon proceeded to execute plan for redevelopment of approximately 440 units in project.
- Utilizing all private funding.
- Has completed southern portion of project and now completing northern portion.
- Target completion of December 2023.

Before



After



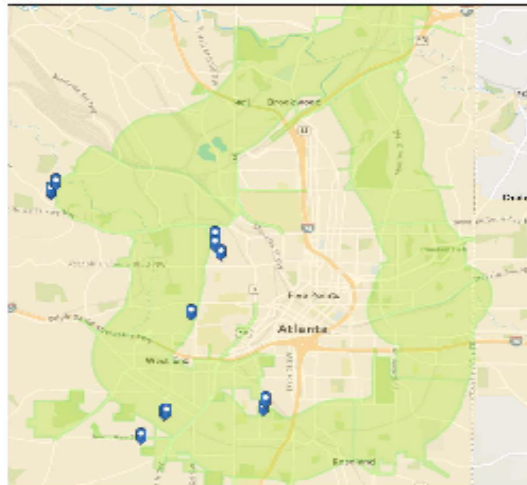
Permanent Affordability Pilot Program – Atlanta Land Trust, Inc. - Update

- Executed Memorandum of Understanding with Atlanta Land Trust, Inc. (ALT) on 5/12/20 for Pilot Program to convey 14 properties for rehab and new construction for affordable housing.
- All properties subject to purchase from MALB based on Permanent Affordability Pricing Policy.
 - In this case, 25% of market value plus portion of holding costs. Due at time of transfer.
- ALT acquired 900 N. Eugenia Place in February 2021. Sold property for \$100,000.
- ALT has acquired 5 additional properties.

EXHIBIT A

**INITIAL PILOT PROPERTIES
PERMANENT AFFORDABILITY PILOT PROGRAM**

PARCEL ID	ADDRESS	NEIGHBORHOOD	SQ./Vacancy
14 -0111-0002-070-8	526 James P. Brawley Drive	English Avenue	1105
14 -0116-0005-100-5	943 Camilla Street SW	Ashview Heights	Vacant
14 -0111-0008-045-4	368 Griffin Street NW	English Avenue	1644
14 -0176-0005-004-6	885 North Eugenia Place	Grove Park	1992
14 -0176-0002-024-7	900 North Eugenia Place	Grove Park	928
17 -0226-0007-051-8	974 North Eugenia Place	Grove Park	936
14 -0176-0002-023-9	902 North Eugenia Place	Grove Park	1000
17 -0226-0007-050-0	970 North Eugenia Place	Grove Park	950
14 -0119-0003-036-0	1141 White Oak Avenue	Oakland City	Vacant
14 -0137-0002-069-0	1255 Epworth Street SW	Oakland City	944
14 -0119-0003-081-6	1125 Cordova Street SW	Oakland City	898
14 -0111-0005-070-5	446 James P. Brawley Drive NW	English Avenue	Vacant
14 -0087-0006-040-7	1002 Smith Street SW	Pittsburgh	768
14 -0087-0003-039-2	937 Ira Street SW	Pittsburgh	Vacant



Abatement Property / Demo Lien Foreclosure Project - Update

- First 151 parcels transferred to MALB in 2021/2022. All are multi-family parcels.
 - Invest Atlanta will manage the redevelopment of these parcels.
 - MALB currently providing maintenance
- MALB Board approved and completed tax extinguishment action (2 separate actions) on project parcels to clear delinquent taxes of approximately \$1,139,000.
 - Consent provided by APS Board and Tax Commissioner executed extinguishment
- Entering Phase 2 which will focus more on single family parcels
- MALB will prepare Request for Qualifications to identify single-family developers for forthcoming single-family properties.
 - Target issuance in 3rd/4th quarter of 2023.

Fulton County District Attorney / Secure Neighborhood Initiative - APF

- May 2019, Fulton County District Attorney (DA) received property located at 730 Dill Avenue via forfeiture. Nuisance property and drug distribution point.
- April 2022, MALB received property from DA
- Property being held by MALB under Land Banking Depository Agreement with Atlanta Police Foundation
- Property will be redeveloped and sold to Atlanta Police Officer pursuant to Secure Neighborhood Initiative

Westside Future Fund


- Approved and closed 5-year Land Banking Agreement with Westside Future Fund in December 2022
- Allows for tax exemption during period
- WFF has ability to transfer property to MALB and withdraw at their discretion during 5-year period
- WFF is allowed to maintain own property while providing regular updates to MALB Vacant Property Manager

Surplus Property Conveyance – City of Atlanta

- Partnered with City of Atlanta to convey following surplus properties to Grove Park Foundation for affordable housing
 - 485 West Lake Avenue NW (Parcel # 14-0146-0007-022-3)
 - 0 West Lake Avenue NW (Parcel # 14-0146-0007-023-1)
 - 0 North Avenue NW (Parcel # 14-0146-0007-006-6)
 - 0 North Avenue NW (Parcel # 14-0146-0007-007-4)
- Partnered with City of Atlanta to convey following surplus properties to Atlanta Land Trust, Inc. for affordable housing
 - 1241 Almont Drive SW (Parcel #14-0138-0006-011-7)
 - 879 White Street SW (Parcel # 14-0107-0006-032-0)
 - 1154 Edgefield Drive SW (Parcel # 14-0138-0006-073-7)

Sheriff/Marshal Deed Quiet Title Project

- COA authorized \$400,000 in funding for legal assistance
- MALB has engaged counsel and started process to complete Quiet Title actions on remaining 160 Sheriff/Marshal Deeds held.
- First phase is 40 properties that are deemed most suitable for construction
- Goal to complete first phase in 3rd/4th Quarter 2023



**CITY COUNCIL
ATLANTA, GEORGIA**

22-O-1669

AN ORDINANCE BY COUNCILMEMBER MICHAEL JULIAN BOND AS SUBSTITUTED BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE AUTHORIZING THE CHIEF FINANCIAL OFFICER TO PROVIDE FUNDING FROM THE AFFORDABLE HOUSING TRUST FUND TO THE FULTON COUNTY/CITY OF ATLANTA LAND BANK AUTHORITY, INC. IN A TOTAL AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$400,000.00), FOR THE PUBLIC PURPOSE OF RETURNING PROPERTY TO AN EFFECTIVE UTILIZATION STATUS, IN ORDER TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES; TO AUTHORIZE THE CHIEF FINANCIAL OFFICER OR HIS DESIGNEE, TO MAKE ALL PAYMENTS FROM THE ACCOUNTS LISTED HEREIN; AND FOR OTHER PURPOSES.

Workflow List:

Mayor's Office	Completed	08/15/2022 3:04 PM
Office of Research and Policy Analysis	Completed	08/17/2022 6:30 PM
Community Development/Human Services Committee	Completed	08/23/2022 1:30 PM
Atlanta City Council	Completed	09/06/2022 1:00 PM

HISTORY:

08/15/22	Atlanta City Council	REFERRED WITHOUT OBJECTION
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REFERRED TO COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE WITHOUT OBJECTION

RESULT:	REFERRED WITHOUT OBJECTION	Next: 8/23/2022 1:30 PM
08/23/22	Community Development/Human Services Committee	FAVORABLE ON SUBSTITUTTE
RESULT:	FAVORABLE ON SUBSTITUTE [6 TO 0]	
MOVER:	Michael Julian Bond, Post 1 At-Large	
SECONDER:	Matt Westmoreland, Vice-Chair, Post 2 At-Large	
AYES:	Dozier, Amos, Bond, Hillis, Westmoreland, Winston	
AWAY:	Liliana Bakhtiar	

RESULT:	ADOPTED ON SUBSTITUTE BY CONSENT VOTE [UNANIMOUS]	
MOVER:	Alex Wan, Councilmember, District 6	
SECONDER:	Liliana Bakhtiar, Councilmember, District 5	
AYES:	Bond, Westmoreland, Waites, Winston, Farokhi, Amos, Dozier, Bakhtiar, Wan, Shook, Norwood, Hillis, Boone, Overstreet, Lewis	

22-O-1669
Page 4 of 7

Last Updated: 08/24/22

LEGISLATION HISTORY — BLUE BACK

Operational



Compensation Study

- Engaged HR Knowledge Source (HRKS) to conduct first Compensation Study for MALB
- Benchmark all current jobs for external competitiveness in order to attract and retain top talent
- Ensure internal pay rates remain competitive within local job markets
- Determined that all positions required a one time adjustment

Records Scanning and Digitization Project

- Hired Modern Image in September 2022 to scan and organize all records of MALB
- Project will be completed in 2nd quarter 2023
- Allow for digital access to all historical records of MALB

Hybrid Work Schedule

- Adopted 3-2 hybrid work schedule
- Required in office on Tuesday, Wednesday, Thursday
- Optional in office days on Monday and Friday

Presentations / Webinars / Media



Presentations/Webinars/Media

- Center for Community Progress Cornerstone Webinar – “Land Banks and Community Land Trusts: Partnering to Provide Equitable Housing Opportunities for Generations to Come” 3/31/22
- Reclaiming Vacant Property Conference – Chicago, IL 9/7-9/22
- Ga. Initiative for Community Housing (GICH) 2022 Fall Retreat – University of Georgia Tifton Campus 10/27/22
- Atlanta Small Business Network – 11/3/22
- Center for Community Progress Cornerstone Webinar – “Leaders of Color in Land Banking” – 11/17/22
- NY City Council, Committee on Housing and Buildings – 2/23/23

Majority of links on MALB website or social media (Facebook, Instagram, LinkedIn)



Georgia Association of Land Bank Authorities Summit 2022





Georgia Association of Land Bank Authorities 2022 Summit

June 9 - 10, 2022
Fall Line Brewing Company, 567 Plum St, Macon, GA 31201

Thursday, June 9, 2022

- 10:00 am – 10:15 am Welcome**
- 10:15 am – 10:45 am Introductions**
Speakers:
Chris Norman, Georgia Association of Land Banks and Metro Atlanta Land Bank
Aison Goidey, Georgia Association of Land Banks and Chatham/Savannah Land Bank Authority
Odetta MacLeish-White, Center for Community Progress
- 10:45 am – 12:00 pm GALBA Meeting: Taking Action for the Future**
GALBA is poised for growth and influence in Georgia. This time will be used to update members on operational tasks, discuss action items, and make key **declarations on GALBA's future.**
Speakers:
Chris Norman, President, Georgia Association of Land Bank Authorities
Aison Goidey, Vice President, Georgia Association of Land Bank Authorities
- 12:00 pm – 1:15 pm Lunch + Keynote: Growing the National Land Bank Movement**
Learn more about trends in land banking from around the country and how the National Land Bank Network is helping grow the practice.
Speaker:
Brian Larkin, Center for Community Progress
- 1:15 pm – 2:15 pm Congratulations, you started a land bank! Now what?**
Learn from some established land banks about the highs and lows of starting, or restarting, a land bank in your city or county.
Speakers:
Angel Gray, Albany/Dougherty Land Bank Authority
Aison Goidey, Chatham/Savannah Land Bank Authority
Jessica Talar, Gwinnett/Hall Land Bank Authority
Sara Toering, Center for Community Progress, Organization

- 2:15 pm – 3:15 pm Land Banks and Land Development**
The opportunity to support community-driven development projects is one of the most exciting aspects of land banking. Learn from land banks that have pursued development about the challenges and opportunities they see in land banking as a development strategy.
Speakers:
Chris Norman, Metro Atlanta Land Bank
Shawn Edwards, Augusta Georgia Land Bank Authority
Everett Verner, Macon/Bibb Land Bank Authority
- 3:15 pm – 5:00 pm Rural Land Banks Caucus**
Rural land banks face unique challenges and possess special powers. We will talk about concerns, questions, and needs in rural land bank communities to **help inform GALBA's direction and Community Progress Georgia's policy and work planning.**
Moderators:
Angel Gray, Albany/Dougherty County Land Bank Authority
Odetta MacLeish-White, Center for Community Progress
- 3:15 pm – 5:00 pm Land Banking Mini "Un-conference"**
This is open, unstructured time that you can use to network and talk to other land bank leaders about specific issues or questions. Community Progress experts will also be available to answer questions.

5:00 pm Adjourn for dinner on your own

Friday, June 10, 2022

- 9:00 am – 9:15 am Welcome**
Speaker:
Chris Norman, President, Georgia Association of Land Bank Authorities
- 9:15 am – 10:15 am Land Banks as a Movement in Georgia**
Land banks are powerful tools for managing vacant, abandoned, and **deteriorated properties. Let's talk about how they can also express shared** community values and create spaces for connection, healing, and wealth generation.
Speakers:
Georgia Henderson, Douglas/Coffee County Land Bank Authority
Bekki Fox, Freme/Floyd Land Bank Authority
Chris Norman, Metro Atlanta Land Bank
Odetta MacLeish-White, Center for Community Progress
- 10:15 am – 10:30 am Break**
- 10:30 am – 11:30 am Land Banks and Community Land Trusts**
More and more, people are learning that there is a difference between a land bank and a community land trust. Learn more about how these different but deeply complementary strategies might work in your community.
Speaker:
Kim Graziani, Center for Community Progress
- 11:30 am – 12:00 pm Land Bank Resource Manual 2.0**
As land banking grows as an active land management strategy in Georgia, Community Progress wants to provide relevant, updated resources to help practitioners save money and properly implement programs. This workshop will present updates to the Land Bank Resource Manual and provide attendees the chance to share ideas and shape the final tool.
Speakers:
Sara Toering, Center for Community Progress
- 12:00 pm – 12:30 pm Lunch**
- 12:30 pm – 2:00 pm Judicial In Rem Strategies**
Learn more about this strategy for clearing title on land bank properties from tax commissioners and legal experts.
Speakers:
Alicia Jett, Jett Law
Carla Jackson, Tax Commissioner, Cobb County
Wade McCord, Tax Commissioner, Bibb County

2:00 pm Adjourn



Board Terms



Expirations

Janis Ware

Board Role:

Appointed by:
Term Expiration:

Chair

City of Atlanta – March 18, 2019
March 17, 2023

Kate Little

Board Role:

Appointed by:
Term Expiration:

Vice-Chair

City of Atlanta - March 18, 2019
March 17, 2023

Michelle Nelson

Board Role:

Appointed by:
Term Expiration:

Treasurer

City of Atlanta – May 1, 2017
April 30, 2021

Jane Bradshaw Burnette, Esq.

Board Role:

Appointed by:
Term Expiration:

Secretary

Fulton County - November 15, 2017; Reappointed - July 10, 2019
August 7, 2023

Calvin Brock

Board Role:

Appointed by:
Term Expiration:

General Member

Fulton County – August 18, 2021
August 7, 2023

Petrina Howard

Board Role:

Appointed by:
Term Expiration:

General Member

City of Atlanta - December 7, 2020
December 6, 2024

Kyle Lamont

Board Role:

Appointed by:
Term Expiration:

General Member

Fulton County – June 6, 2021
August 7, 2023



Supported Strategic Outcomes

Outcomes

- Affordable and Market Housing
- Blight Elimination
- Neighborhood Revitalization
- **CONTROLLING LAND IS IMPERATIVE**

ANY QUESTIONS?

Contact



CONTACT INFORMATION

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Main: 404-525-9130

www.metroatlantalandbank.org



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