



**METRO ATLANTA
LAND BANK**

Affordable Housing
Vibrant Communities
Economic Opportunities

METRO ATLANTA LAND BANK

▶ Annual Overview and Update

Community Development / Human Services
Committee – Atlanta City Council

3/12/24

Presented by Christopher Norman

Executive Director



Update Topics

- Member Expansion
- Portfolio
- Transactional
- Operational
- Presentations
- Georgia Association of Land Bank Authorities Summit 2023
- Board Terms
- Puerto Rico Visit
- Financial Resources Need
- Annual Report
- 30th Anniversary

Member Expansion



City of South Fulton Membership

- MALB created in October 1991 by City of Atlanta and Fulton County pursuant to State law - O.C.G.A, § 48-4-80, et seq
- In early 1994, Fulton County and the City of Atlanta, entered into an Interlocal Agreement to allow operations of a land bank.
- This was 4th land bank in the United States.
- The Fulton County/City of Atlanta Land Bank Authority, Inc. dba Metro Atlanta Land Bank (“MALB”) operated in the full boundaries of the City of Atlanta and the unincorporated portions of Fulton County. With the creation of additional cities which incorporated portions of Fulton County, the MALB service area was contained to the City of Atlanta and remaining area of unincorporated Fulton County.
- The Land Bank Act provides that any city in Fulton County can become a legal and voting member of MALB.



City of South Fulton Membership

- The first city to pursue this option is the City of South Fulton (“COSF”).
- COSF City Council and Mayor approved the petition for membership through its legislative process in 2023.
- COSF made a presentation and formal request to join the MALB to the MALB Board of Directors on Tuesday, January 23, 2024.
- MALB Board unanimously approved the action.
- Amended and Revised Interlocal Cooperation Agreement will need to be revised and amended to include COSF as a formal member.
- MALB Internal General Counsel, Elizabeth Roberts, will assist with that process through the office of the Fulton County Attorney and City of Atlanta, Law Department.

City of South Fulton Membership

Desired Programmatic Focus Areas

- Acquisition and control of blighted properties
- Maintenance of municipally owned properties
- Strategic assemblage of properties

Committed to providing \$100,000 in support. Subject to change annually based on need and budget process.

Portfolio



Metrics

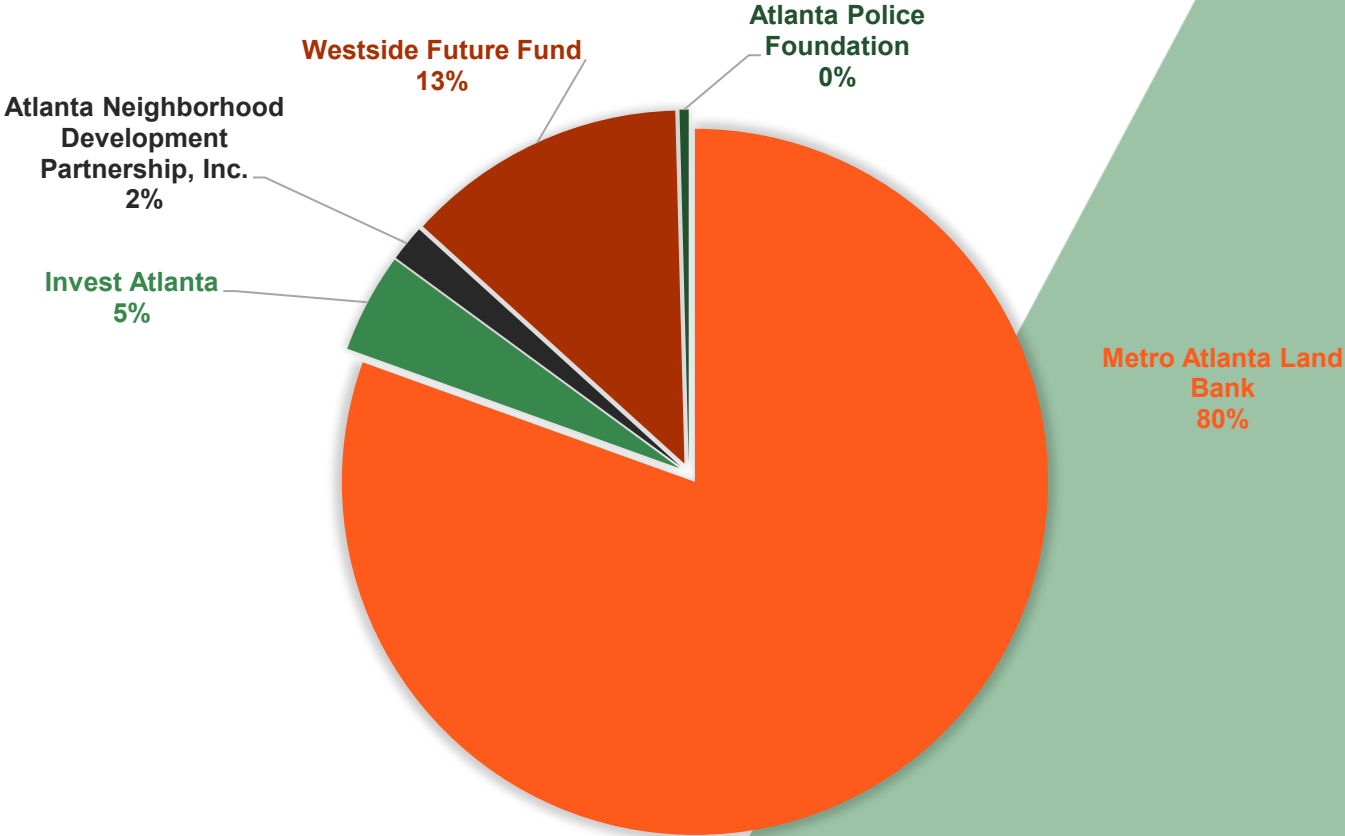
Consists of **241** properties held under three conditions:

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 12/31/23

- Approximately **\$26,126,000**

Current Property Inventory



MALB YEAR END INVENTORY 2023

Maintenance

Fiscal Year 2023 Activity – Managed by Kimberly White, Vacant Property Manager

- Total Maintenance Dollars Spent in FY23 = \$126,706
- Total Landscaping Services Performed in FY23 = 720
- Insurance Costs for FY23 = \$24,572

Approved One-Time 2-Year Extensions for Property Maintenance Vendors until 12/31/25:

- Executive Realty Solutions, Inc.
- Synergy Real Estate Group, LLC
- R&R Grading and Demolition, LLC

Transactional



\$6 Million Line of Credit

- Atlanta Housing created Atlanta Housing Opportunity, Inc.
- Urban Residential Finance Authority, Inc. (Invest Atlanta) issued initial \$50,000,000 (of \$100,000,000) in bonds in 2021 as the Housing Opportunity Bond Program (HOB). Proceeds loaned to Atlanta Housing Opportunity, Inc.
- Management of implementation of program handled by URFA.
- August 29, 2023 – MALB Board approved execution of \$6,000,000 Line of Credit with Atlanta Housing Opportunity, Inc. First Line of Credit and designation of public acquisition funds under the HOB.
- Funds to be used to strategically acquire properties located in the Hollowell Road Corridor, Campbellton Road Corridor, Thomasville, and Downtown areas of the City.

Strategic Property Acquisition

- Acquired 10.95 acre site at intersection of Barge Road and Campbellton Road from YWCA in September 2023.
- Purchase price of \$1,309,000.
- Coordinating with City of Atlanta – Housing Innovation Lab / Mayor’s Office to issue Request for Proposal and identify development partner. Will be developed into housing with significant affordable housing.
- Ongoing activity to purchase additional properties in Hollowell Road Corridor, Campbellton Road Corridor, Thomasville, and Downtown areas of the City

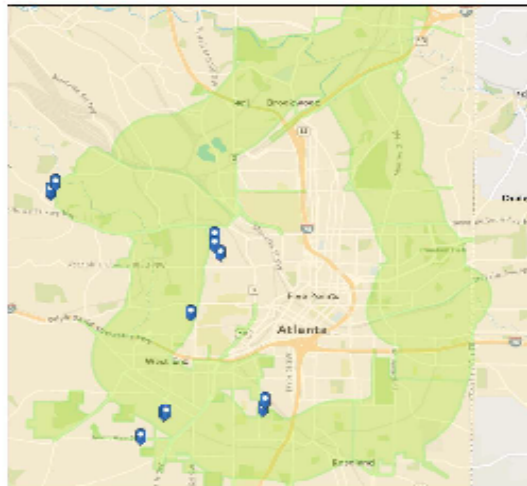
Permanent Affordability Pilot Program – Atlanta Land Trust, Inc. - Update

- Executed Memorandum of Understanding (MOU) 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. Extended MOU in August 2022 for one additional year.
- 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 has acquired 11 of the 14 properties.
- Acquisition of 3 remaining properties in English Avenue on hold until EPA completes remediation as part of the Westside Lead Cleanup project.
- Will reconsider sale of properties to ALT upon completion of EPA work.

EXHIBIT A

INITIAL PILOT PROPERTIES PERMANENT AFFORDABILITY PILOT PROGRAM

PANCEL 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



Ashton Woods / Park Vue – Backstop Agreement

- On May 17, 2023, MALB executed Memorandum of Understanding with Ashton Atlanta Residential LLC dba Ashton Woods Homes
- Atlanta City Council required a stipulation as part of the zoning approval for Park Vue development at 1615 Johnson Road, NW, Atlanta, GA 30318 that 21 units were designated as affordable units:
 - 4 units at 80% Area Median Income (AMI)
 - 4 units at 100% AMI
 - 13 units at 120% AMI
- The 21 units would be sold under the community land trust model via Atlanta Land Trust, Inc.
- In the event that the units are not sold to income qualified buyers by the designated term, MALB has first right of refusal to purchase the units at designated AMI sales price.

Ashton Woods / Park Vue – Backstop Agreement

- MALB is allocating capacity under the \$6,000,000 HOB line of credit to support the back up purchase.
- MALB has received notice that it might need to exercise the purchase option for 4 of the units. Approximately \$1.53 million.

Abatement Property / Demo Lien Foreclosure Project - Update

- First 151 parcels transferred to MALB in 2021/2022. All are multi-family parcels.
 - The plan for redevelopment of these parcels is currently under review by the Housing Innovation Lab / Mayor's Office.
 - MALB currently providing maintenance and insurance.
- MALB Board approved and completed tax extinguishment action on project parcels to clear delinquent taxes of approximately \$1.5 million.
 - Consent provided by APS Board and Tax Commissioner executed extinguishment.
- Phase 2 is currently underway and focuses on single family parcels. Estimate of 50 parcels to be secured.
- MALB will prepare Request for Qualifications to identify single-family developers for forthcoming single-family properties.
 - Potential issuance in 3rd/4th quarter of 2024 if acquisition activity completed.

Joint Venture Development

- In October 2023, MALB entered into first Joint Venture Development project.
- Executed agreement with North Eugenia Revitalization, LLC (NER) for the redevelopment of 873 N. Eugenia Place, NW, Atlanta, GA 30318. in Grove Park neighborhood.
- MALB has 18.75% interest in project. Obtained interest via parcel donations from US Attorney.
- Project will produce 10 town home housing units. Two will be designated as affordable units (60-120% AMI).
 - Built at cost by NER. No financial contribution from MALB.
 - No developer fee to NER.
- Target completion by October 2, 2026.

Atlanta Public Schools – Surplus Property

- APS has identified 4 small single-family lots in their inventory to convert to housing.
- Proposal to create long term or permanently affordable housing with the assistance of the Metro Atlanta Land Bank and Atlanta Land Trust.
- Currently in discussions to determine framework and plan.

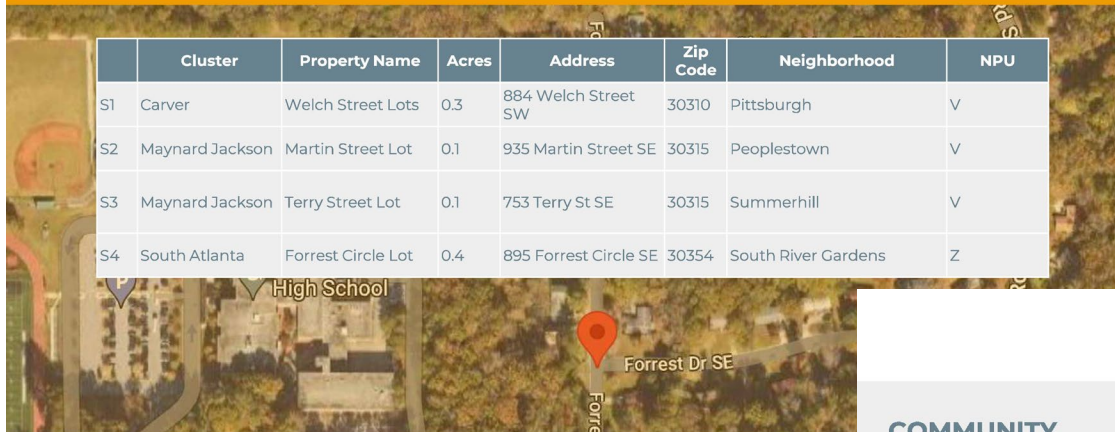
Atlanta Public Schools – Surplus Property

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SMALL SINGLE-FAMILY LOTS — RECOMMENDED SALE WITH PERMANENT AFFORDABLE HOUSING (COMMUNITY LAND TRUST MODEL VIA ATLANTA LAND TRUST AND METRO ATLANTA LAND BANK)



	Cluster	Property Name	Acres	Address	Zip Code	Neighborhood	NPU
S1	Carver	Welch Street Lots	0.3	884 Welch Street SW	30310	Pittsburgh	V
S2	Maynard Jackson	Martin Street Lot	0.1	935 Martin Street SE	30315	Peoplestown	V
S3	Maynard Jackson	Terry Street Lot	0.1	753 Terry St SE	30315	Summerhill	V
S4	South Atlanta	Forrest Circle Lot	0.4	895 Forrest Circle SE	30354	South River Gardens	Z



COMMUNITY LAND TRUST MODEL (CLT)

1. Atlanta Land Trust (ALT) acquires and develops property through Metro Atlanta Land Bank (MALB)
2. Housing is sold by ALT to a qualifying home buyer, but land continues to be owned by ALT (ground lease)
3. Residents build equity through ownership of the home while leasing the land from ALT
4. Residents retain a portion of the equity at the time of sale, with the rest being used to keep the home affordable for the next buyer
5. The new qualifying buyer purchases the home at an affordable price and leases the land

BENEFITS OF MALB/ALT

- Provides stable housing without risk of displacement due to rising housing costs
- Households build equity that enables traditional homeownership when they are ready to move on
- Households gain wealth
- Properties are kept affordable for next homeowner

Atlanta Land Trust estimates that one CLT home benefits ~16 families over their first 99-year ground lease.

Atlanta Public Schools – Surplus Property

RECOMMENDED PROCESS FOR SMALL LOTS (CLT MODEL)

What and why

- Permanent affordable housing focused on "homeownership" (vs rental)
- Community land trust model (CLT)
- All four sites are located within single-family residential

Disposal Method

Requirements/Priorities

- Affordable Housing based on AMI percentage
- Workforce Housing with preference for APS employees

Public Engagement with neighborhoods/NPUs

PROCESS FOR SMALL LOTS

▼ APS has properties appraised

▼ APS transfers to Metro Atlanta Land Bank (MALB) via IGA

- Appraised value in combination of cash and other value
- Restrictions/reverter on deed

▼ MALB transfers to Atlanta Land Trust (ALT) with restrictions and reverter from APS

● ALT builds and manages properties (vacant lots) and ensures permanent affordability with offerings to APS employees

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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
- Process completed for 1st 15 properties.
- Disposition to occur in 2024 with affordability guidelines.



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

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 SUBSTITUTE

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: Liliانا Bakhtiari

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

LEGISLATION HISTORY — BLUE BACK

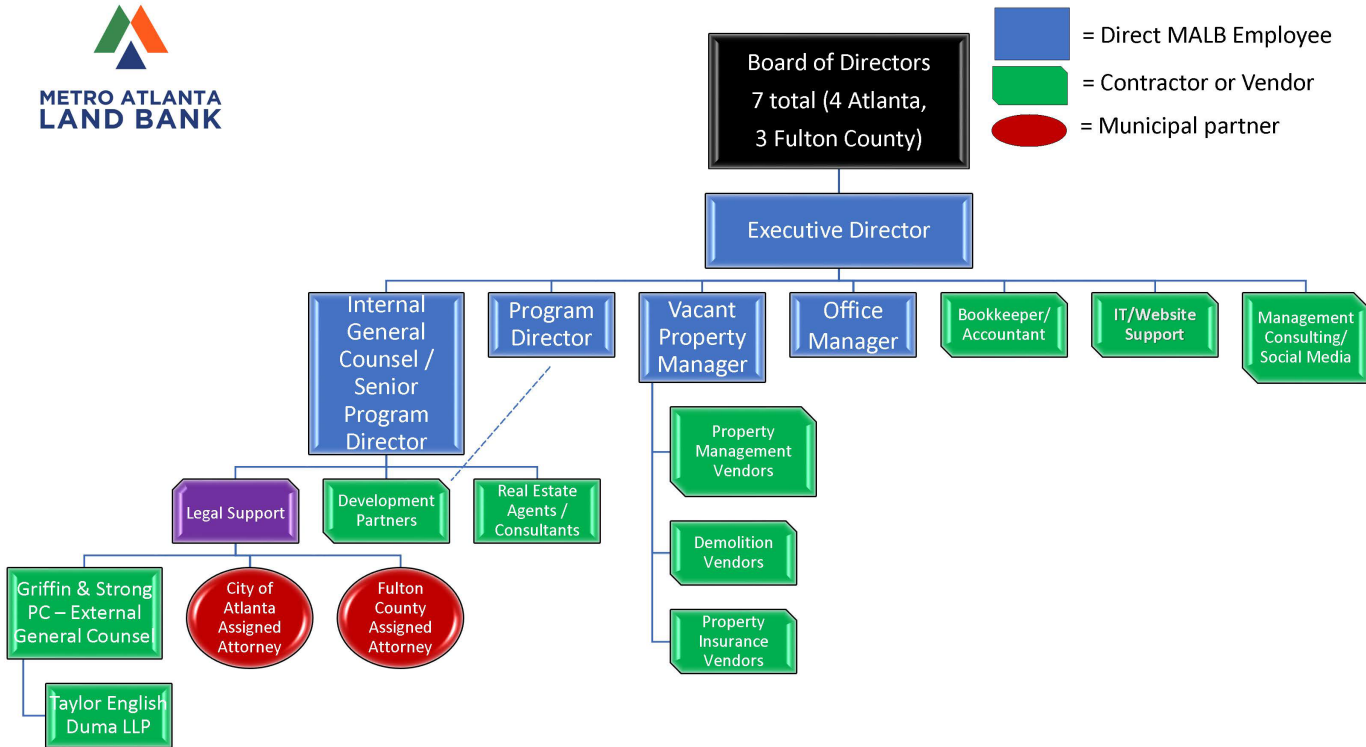
Last Updated: 08/24/22

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Operational



Organizational Chart



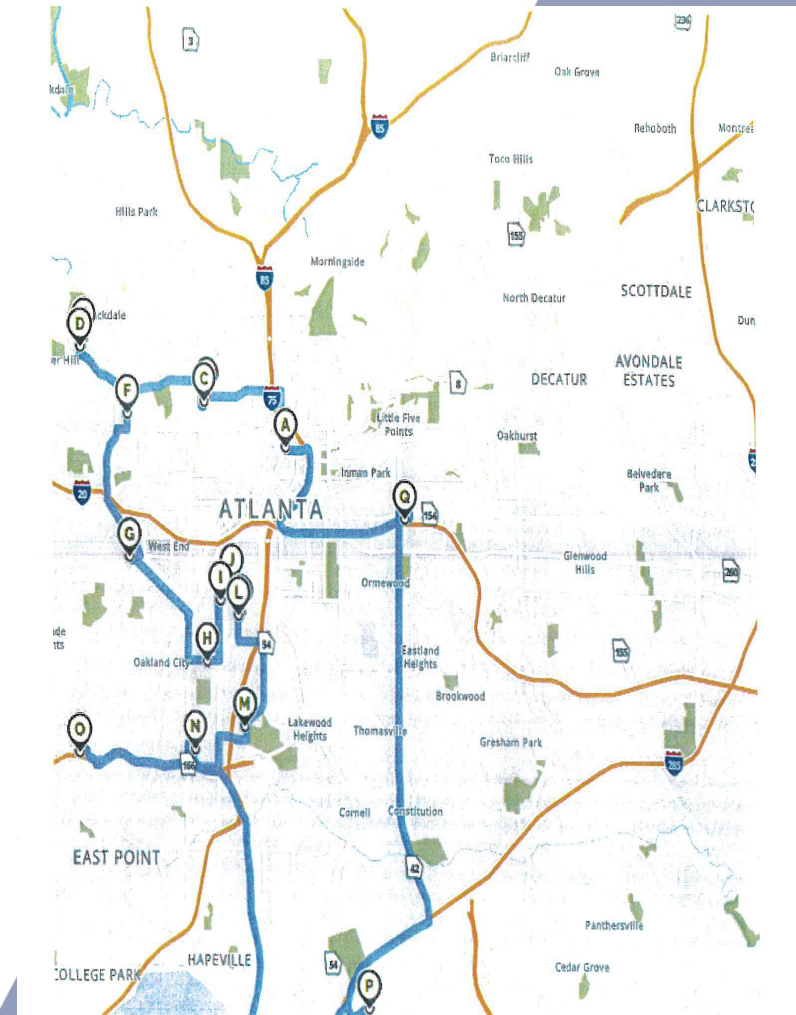
November 2023

Social Media

- Part of marketing, branding strategy.
- Transparency, timely communications.
- Terica Bashir, Program Director, coordinates with YourCrescendo, LLC – Reggie Hammond, Managing Partner, to compose, design and manage posts.
- LinkedIn: 631 followers
<https://www.linkedin.com/company/metroatlantalandbank/>
- Facebook: 526 followers
<https://www.facebook.com/metroatlantalandbank>
- Instagram: 1040 followers
<https://www.instagram.com/metroatlantalandbank/>

Portfolio Property Tour

- May 2023 – held tour. Attendees included representatives from:
 - MALB Board of Directors,
 - Atlanta City Council
 - Fulton County Board of Commissioners
- Obtained van and driver from City of Atlanta



**Metro Atlanta Land Bank
Property Tour - 5/10/23**

Address	Neighborhood	NPU	City Council District	County District	Owner-Partner-Developer	Program	Property Description/Notes
744 North Avenue	English Avenue	L	3	4	MALB/invest Atlanta/Atlanta Police Foundation	Land Banking	Invest Atlanta banked in 2010; Transferred out in 2019 for joint development with Atlanta Police Foundation for recruit housing at 45% AMI with 12 apartment units on three floors equaling 30 bedrooms. Largest project of this kind in nation.
526 James P. Brawley Drive	English Avenue	L	3	4	MALB	Donation; Permanent Affordability Pilot	2018 NCST Donation; MALB demolished; The Atlanta Land Trust is currently reviewing this property for purchase to develop permanent affordable housing.
900 North Eugenia Place	Grove Park	J	9	4	MALB/ALT	Donation; Permanent Affordability Pilot	2016 Property Donation from property seized by U.S. District Attorney Office. 902 North Eugenia was donated as well. Sold to ALT under PAPP. 2022 ALT sold to a first time homebuyer for \$100k at well below 60% AMI for a family of four.
970 North Eugenia Place	Grove Park	J	9	4	MALB	Donation; Permanent Affordability Pilot	2016 Property Donation from property seized by U.S. District Attorney Office. 974 North Eugenia was donated as well. Slated for purchase by ALT under PAPP.
339 Holly Street	Grove Park	J	3	4	MALB/City of Atlanta/Quest	NSP 1	Quest renovation of 100 unit plus apartment building
1515 Westwood Avenue	Westview	T	10	4	MALB/City of Atlanta	NSP 1	Property sold by NSP developer for \$252,890 Jan 2022; now valued at over \$550k
730 Dill Avenue	Capitol View	X	12	5	MALB/Fulton County/D.A./APF	Donation	2022 donation from Fulton County DA post property seizure due to drug distribution; future APF officer housing under Secure Neighborhood Initiative
602 Hope Street	Pittsburgh	V	12	5	MALB/AECF	Land Banking	Banked by AECF in 2013 ; Property transferred out in 2019 for development with AECF and one of its development partners.
785 Coleman	Pittsburgh	V	12	5	MALB/ALT	Land Banking	Banked by AECF in 2013 who conveyed to Atlanta Land Trust in 2020; Property banked by MALB for both partners and transferred back to ALT for development November 2022
1950 Sylvan Road	Sylvan Hills	X	12	5	MALB/ANDP	Land Banking	Property was an old apartment complex that was demolished. Total site is 16 acres with 9 acres banked. Other "half" of site developed into affordable Senior Housing with 183 units (units currently occupied).
2020 & 2031 Alison Court	Campebellton Road	R	11	5	MALB/City of Atlanta	Demo Lien	City conveyed to MALB in 2022 post foreclosure of demo liens
1232 Trenton	Edgewood	O	5	5	MALB/City of Atlanta	NSP 3	Disposed; Property was sold by NSP developer Dec 2020 for \$252K
CUT DURING TOUR FOR THE SAKE OF TIME							
925 Conley Road	South River Gardens	Z	12	5	MALB	Tax Abatement	Property is currently undergoing final stages of renovation
1002 Smith Street	Pittsburgh	V	12	5	MALB/ALT	Donation; Permanent Affordability Pilot	National Community Stabilization Trust (NCST) Donation in 2018; The Atlanta Land Trust is currently reviewing this property for purchase to develop permanent affordable housing.
1018 McDaniel Street	Pittsburgh	V	12	5	MALB/City of Atlanta	NSP 3	Disposed; Property was sold by NSP developer March 2021 for \$246,900
345 Ashwood Ave	Betmar LaVilla	Y	12	5	MALB/NCR	Empowerment Zone	1st acquisition of MALB in 2009. Property was purchased with Empowerment Zone funds then transferred to National Church Residences(NCR). NCR renovated the property into a senior living facility which is at full capacity with a waiting list.

Accounting Support



REQUEST FOR PROPOSALS ACCOUNTING SERVICES

The Fulton County/City of Atlanta Land Bank Authority, Inc., d/b/a, the Metro Atlanta Land Bank (“MALB”) is issuing a request for proposal (“Proposal”) from qualified public accounting firm/s and/or certified public accountant/s (“CPA”) to provide bookkeeping and accounting services for the MALB.

The MALB has traditionally engaged sole proprietor consultants and small/medium accounting firms to serve in the role of bookkeeper/accountant. The MALB’s complexity of the operations requires the use of a CPA for monthly bookkeeping, annual audit support, and vendor payment processing.

Interested firms should submit an electronic or physical copy of their Proposal, which addresses the Proposal Requirements described in the Scope of Work section. Fax proposals are not acceptable.

PROPOSALS WILL BE ACCEPTED UNTIL 4:30 PM (EDT), November 15, 2023

Electronic submissions should be addressed to:

Mr. Christopher Norman – Executive Director

Metro Atlanta Land Bank

cnorman@metroatlantalandbank.org

with a copy to:

Elizabeth Roberts, Esq.

eroberts@metroatlantalandbank.org

Physical copies should be mailed or hand delivered to:

229 Peachtree Street NE

Suite 525

Atlanta, Georgia 30303

If you have any questions concerning this request, please contact Elizabeth Roberts, Esq. at (404) 585-3398.

BIDDER'S QUESTIONS

Any technical questions concerning the Request for Proposals should be submitted in writing to:

Elizabeth Roberts, Esq.

Internal General Counsel/Sr. Program Director

Metro Atlanta Land Bank

225 Peachtree Street, Suite 525

Atlanta, GA 30303

Email: eroberts@metroatlantalandbank.org

Tel. (404) 585-3398

Such questions must be received by the date and time stipulated in the calendar of events. If necessary, written responses to these questions will be provided to all firms holding Request for Proposals by the date and time stipulated in the calendar of events.

CALENDAR OF EVENTS

Listed below are the important actions and dates/times by which the actions must be taken or completed. If MALB finds it necessary to change any of these dates, it will be done by addendum.

October 18, 2023	Issue Date
October 25, 2023, 10:00 a.m.	Pre-Proposal conference (non-mandatory) Marquis II Conference Room (Located via doors on north side of hotel entrance roundabout/drop off) (Marriott Marquis Complex) 285 Peachtree Center Ave. NE Atlanta, GA 30303
October 27, 2023, 4:30 p.m.	Deadline for questions regarding RFP
November 1, 2023, 4:30 p.m.	MALB issues responses to questions
November 15, 2023, 4:30 p.m.	Proposal submission deadline
December 20, 2023	Notification of Award

RFP Awardee

Rosales Financial Group, LLC

<https://www.rosalesfinancialgroup.com/>

Contract executed with January 5, 2027, initial term expiration. Option for one two year extension.

Presentations



Presentations/Webinars/Media

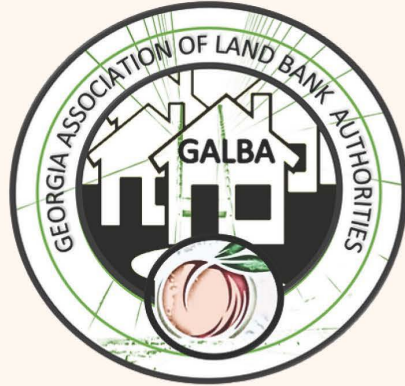
- Ga. Initiative for Community Housing (GICH) 2023 Fall Retreat – University of Georgia Athens Campus 10/12/23. ED Norman President – Georgia Association of Land Bank Authorities, Inc.) Presentation – “Land Banking 101”
- National Land Bank Summit (Center for Community Progress) – Cleveland, OH. ED Norman Panel Presentation – “Effective Local Government Partnerships” 10/17/23
- National League of Cities – Atlanta, GA 11/17/23. ED Norman Panel Presentation “Local Actions to Preserve Existing Housing Supply”





Georgia Association of Land Bank Authorities Summit 2023





GALBA SUMMIT 2023

CONNECT, LEARN, AND EXPLORE TOGETHER!

December 6th - 7th, Georgia Land Banks will come together to share news, ideas, progress, and future opportunities.

Invited speakers include representatives from Georgia Department of Community Affairs and other experts. Registration is now open and we hope to see everyone in Macon!

If you registered for the conference in September, your registration is complete. You will receive an email confirming your registration.



10:00AM - 5:00PM

December 6, 2023

9:00AM - 2:30PM

December 7, 2023



Mill Hill
Community
Art Center
213 Clinton St,
Macon, GA 31217

**CLICK HERE
TO REGISTER**

What to Expect :



Expert
Speakers



Land
Development



Rural Land
Banking



Networking

kgibson@maconlandbank.org
omacleishwhite@communityprogress.org

478-741-9005
www.galbaonline.com





Georgia Association of Land Bank Authorities 2023 Summit

December 6-7, 2023
Mill Hill Arts Center
213 Clinton St, Macon, GA 31217

Wednesday, December 6, 2023

10:00 am – 10:30 am **Welcome and Meet/Greet**

10:45 am – 11:45 am **Macon Bibb LBA Tour**

12:00 pm – 1:00 pm **Networking Lunch – Praise Break (share your good news!)**

1:00 pm – 2:15 pm **Welcome to Land Banking: A Conversation with New and Experienced Land Bank Leaders**

As communities grapple with an on-going housing affordability crisis, more and more are exploring land banks as a tool for increasing the land and properties available for redevelopment or new construction. This panel of experienced and newer land bank practitioners will explore some of the staples of land bank strategies as well some new ways to leverage land banking powers and responsibilities. Land banks are about more than extinguishing delinquent taxes! Let's talk about the highs and lows of starting, or restarting, a land bank in your city or county.

Speakers:

Alison Goldey, Chatham/Savannah Land Bank Authority
Bekki Fox & Amanda Carter, Rome/Floyd County Land Bank Authority
Natalie Bouyett, Columbus Land Bank Authority
Emily Carson, Perry/Houston County Land Bank Authority

2:15 pm – 2:30 pm **Break**

2:30 pm – 3:45 pm **Ask An Expert...**

Have a question about land banking that's been burning a hole in your pocket? This "ask me anything" style panel is your chance to speak with experts in the field.

Speakers:

Sara J. Toering, Esq, Principal, SJT Consulting
Allie Jett, Esq, Jett Law Group

3:45pm – 4:00pm **Break**

4:00pm- 4:30pm **Housing Access and Affordability Task Force Update**

ACCG and GMA have been working to support a joint task for housing access and affordability in Georgia. Hear about their and findings and share your insights from the field.

Speaker:

Clint Mueller, ACCG

ADJOURN AND ENJOY DINNER ON YOUR OWN!

Thursday, December 7, 2023

9:00 am – 9:15 am **Welcome**

Speakers:

Chris Norman, President, Georgia Association of Land Bank Au
Alison Goldey, VP, Georgia Association of Land Bank Authoritk

9:15 am – 10:00 am **Data Makes a Difference**

Collecting and analyzing data is a critical tool in guiding your I to strategic success and making the case to a variety of stake about the value of land banking for revitalizing communities a neighborhoods. Learn about options for data tracking and anr Tolemi, which has been working with local and state governments since 2008.

Speaker:

Andrew Kieve, CEO, Tolemi

10:00 am – 10:45 am **Land Banks and Land Development: Sizzle on the Steak**

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. Why should land banks be engaged in this work? What are some strategies for vetting development partners?

Speakers:

Chris Norman
Shawn Edwards Augusta LBA
Dale Royal, LISC ATL

10:45 am – 11:00 am **Break**

11:00 am – 11:30 am **Heirs' Property in Rural Georgia Story Map**

Overview of new research from Center for Community Progress and the Carl Vinson Institute for Government on predicting where heirs' property may be concentrating in rural places.

Speaker:

Odetta MacLeish-White, Center for Community Progress

11:30 am – 12:30pm **State Resources for Community Development and Affordable Housing**

Learn about programs from the Department of Community Affairs that might support your local work and share what would make your job easier.

Speakers:

Wesley Brooks, Deputy Commissioner, Homeownership, Dept of Community Affairs
Moderator: Everett Verner

12:30 pm – 1:30 pm **Boxed Lunch & Networking (Rural Land Banks Caucus during this time)**

1:30PM ADJOURN

Board Terms



Term Status

Janis Ware

Board Role:

Appointed by:
Term Expiration:

Chair

City of Atlanta – March 18, 2019; Reappointed March 15, 2023
March 15, 2027

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; Reappointed March 15, 2023
March 15, 2027

Petrina Howard

Board Role:

Appointed by:
Term Expiration:

Secretary

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

Joan Arkins

Board Role:

Appointed by:
Term Expiration:

General Member

Fulton County – October 4, 2023
August 7, 2027

Chris Haider-Bardill

Board Role:

Appointed by:
Term Expiration:

General Member

Fulton County – November 1, 2023
August 7, 2027

Edith Ladipo

Board Role:

Appointed by:
Term Expiration:

General Member

Fulton County – September 20, 2023
August 7, 2027



Puerto Rico Visit

- Delegation from Puerto Rico visited - August 18th.
- Secretary of Housing for Puerto Rico, William Rodriguez, Esq., along with other notable members, as they joined us for an afternoon filled with discourse on our programs and initiatives.
- The creation of land banks has been authorized in Puerto Rico and they visited select land banks in the United States to learn more about best practices and programs.
- One of our important sector partners, the Center for Community Progress, played a key role in creating and supporting the legislation that made land banks possible in Puerto Rico.

Puerto Rico Visit



- Pictured (in order left to right)
- Frank Alexander, Esq. (Co-Founder/ Senior Legal and Policy Advisor - Center for Community Progress)
- Neyla Ortíz (Legal Affairs Deputy Secretary, - Department of Housing.-Puerto Rico)
- Christopher Norman (Executive Director - MALB)
- Alicia Díaz, Esq. (Lead Attorney, - Center for Habitat Reconstruction-Puerto Rico)
- Maretzie Díaz (Disaster Recovery Deputy Secretary, - Department of Housing-Puerto Rico)
- William Rodríguez, Esq. (Secretary of Housing - Puerto Rico)
- Luis Gallardo, Esq. (Executive Director, - Center for Habitat Reconstruction-Puerto Rico)
- Kim Graziani (Technical Assistance Senior Advisor - Center for Community Progress) not pictured

Financial Resources Need

FY 2024 (January – December)

Annual Operational Budget	\$1,250,000
Fulton County Contribution	\$113,223
<i>City of Atlanta Contribution</i>	<i>\$500,000</i>
City of South Fulton	\$100,000
Transactional Proceeds	\$540,000



ANNUAL REPORT

2022



30th Anniversary



Details on a celebration to follow!

Supported Strategic Outcomes

Outcomes

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

ANY QUESTIONS?

Contact



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