



FIGHTING for PENNSYLVANIA FAMILIES

Neighborhood Revitalization and Land Banking Act

Addressing blighted and vacant properties can be expensive and difficult to navigate. As communities seek ways to revitalize their neighborhoods, many are turning to land banks. Land banks are public agencies that are able to bypass obstacles that typically prevent people from being able to acquire and use the land on their own. Land banks can acquire, temporarily manage, then encourage reuse or redevelopment of blighted properties because they are given authority to eliminate certain liabilities attached to the land and restore it to functional use. Given their unique powers, land banks can play a critical role in converting blighted property into community assets. Land banks have been rapidly growing as an economic development tool over the last decade, with over 300 land banks located throughout the country, more than 35 in Pennsylvania. While land banks have proven to be engines for community revitalization, they tend to face challenges securing funding and resources to support the work they do in communities. The *Neighborhood Revitalization and Land Banking Act* would create new federal grant programs under the Department of Housing and Urban Development for land banks to utilize as they work to revitalize communities.

Helping Communities Map Need and Plan

The *Neighborhood Revitalization and Land Banking Act* would establish a new grant program for land banks and other eligible entities to receive \$10,000 annually to support their efforts monitoring property conditions and developing a database for tracking blighted properties within a given geography. This can help them attain a better grasp of the scale of the work needed in their neighborhoods, develop a community revitalization plan, and outline the need case for establishing a land bank in jurisdictions that currently lack one.

Investing in Holistic Revitalization in Neighborhoods

The bill would also establish revitalization planning and implementation grants to support the work of land banks as they create and execute their plans for community revitalization through land banking. The planning grant would be awarded to land banks to help them create a list of blighted properties to target for revitalization and reuse and make plans as to what that would like in each neighborhood, from new affordable housing to greenspace. The implementation grant would be awarded to land banks for implementing these revitalization plans over a 5-year period, including through efforts such as property maintenance, site preparation, remediation, property acquisition and disposition, demolition, deconstruction, and property rehabilitation. The *Neighborhood Revitalization and Land Banking Act* would also establish a Blighted Property Remediation Fellowship Program aimed at advancing the land banking field through research and the development of expertise within the workforce, as well as a dedicated technical assistance center to assist under resourced land banks.

Endorsements: National Association of Counties, National League of Cities, Center for Community Progress, Local Initiatives Support Corporation, Grounded Solutions Network, American Planning Association, National NeighborWorks Association, Community Opportunity Alliance (formerly NACEDA), National Community Reinvestment Coalition, National Brownfields Coalition, National Community Stabilization Trust, Habitat for Humanity International, National Apartment Association, National Council on Independent Living, LOCUS: Responsible Real Estate Developers and Investors, Smart Growth America, Tri-COG Land Bank, Housing Alliance of Pennsylvania, Urban Redevelopment Authority of Pittsburgh, Pottstown Land Bank, Housing Authority of Northumberland County, Westmoreland Land Bank, Redevelopment Authority of the County of Westmoreland, Pittsburgh Land Bank, Montgomery County, Georgia Association of Land Bank Authorities, Ohio Land Bank Association, Long Island Housing Services, Inc., New York Upstate Chapter of the American Planning Association, the Erie County Land Bank.