# AN ACT TO CREATE THE MAINE REDEVELOPMENT LAND BANK AUTHORITY

Land banks & development readiness as a tool for community investment.





### What can land banks do for our communities?

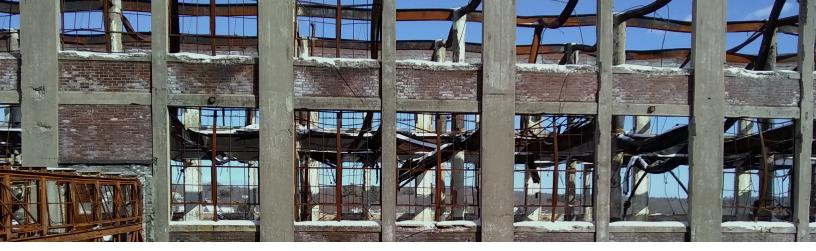
- Provide a catalyst for new development and critical housing that the private market can't support.
- Focus resources on blighted, abandoned, and environmentally hazardous properties and buildings.
- Provide support for neighborhoods with impaired economic values and in need of revitalization and redevelopment.
- Address financial liabilities impacting the State and municipalities and increase long-term tax revenues.

## Land banks have many tools and powers to do their work.

- Acquire, hold, maintain, lease, sell, secure, remediate, demolish, rehabilitate, finance, and construct on property.
- Convey or acquire easements.
- Operate property and receive rent or sales proceeds.
- Clear title and extinguish delinquent taxes to property that comes into its ownership.
- Dispose of/sell in accordance with local priorities.
- Collaborate on a local/regional intergovernmental basis.

### National Context

- A wave of new land banks started emerging across the country in the 2000's.
- States use the land bank tool to redirect control of tax-foreclosed properties from out-of-state investors back to local government entities.
- Provide creative new sources of revenue to acquire, remediate, and maintain properties.
- Serve as a catalyst for new development and solutions to the affordable housing crisis.



#### **Development Ready Communities**

- Development Ready Communities is a separate program that prioritizes funding for local projects with a strong financial return and that meet shared state and local economic, housing, environmental, transportation, and quality of life goals.
- Priorities and recommendations for the program will be generated through a committee made up of State agencies, Regional Planning Organizations, and the public.
- The program will align and coordinate state agency funding, policies, and procedures around locallyidentified projects and provide a path for municipalities and unorganized territories to prioritize investments and for the State to direct funding and resources into the hands of communities.
- All municipalities and territories are eligible to become development ready communities and the program will be accessible to communities of all sizes and levels of capacity.

#### Funding

A Redevelopment Fund will be established (\$1 million as a starting point) that will infuse money directly into development projects and also support staffing for state, regional, and local land bank programs.

#### Potential funding sources include:

- Federal funding targeted for established state land banks
- Maine Department of Economic & Community Development (DECD)
- Environmental Protection Agency Brownfields
- Surcharge on the disposal of construction and demolition debris
- Proceeds from sale of land bank properties

### The Land Bank working group is made up of:

- Town, City, and Regional Planners
- Code Enforcement Officers
- Community Development Directors
- Realtors and Developers
- Several State Agencies (DEP and DECD)

### The Maine Redevelopment Act Legislation is sponsored by:

Melanie Sachs, Maine State Representative House District 48 (Freeport/parts of Pownal) Melanie.Sachs@legislature.maine.gov Troy Jackson, Maine State Senate President Senate District 1 (Aroostook) Troy.Jackson@legislature.maine.gov