

Pennsylvania's Land Banks

July 20, 2021



from blight



to bright

PENNSYLVANIA
LAND BANK
NETWORK

About the Housing Alliance



Andrea L. Mannino
Associate Director,
Research and Evaluation
Housing Alliance of Pennsylvania

The Housing Alliance is a statewide coalition working to provide leadership and a common voice for policies, practices, and resources to ensure that all Pennsylvanians, especially those with low incomes, have access to safe, decent and affordable homes.

We promote common-sense solutions to balance Pennsylvania's housing market and increase the supply of safe, decent homes for low-income people.

<https://housingalliancepa.org/>

Overview

- Impacts of Blight
- Legislation to Address Blight
- Creation of the PA Land Bank Network
- About Pennsylvania's Land Banks
- Looking to the Future

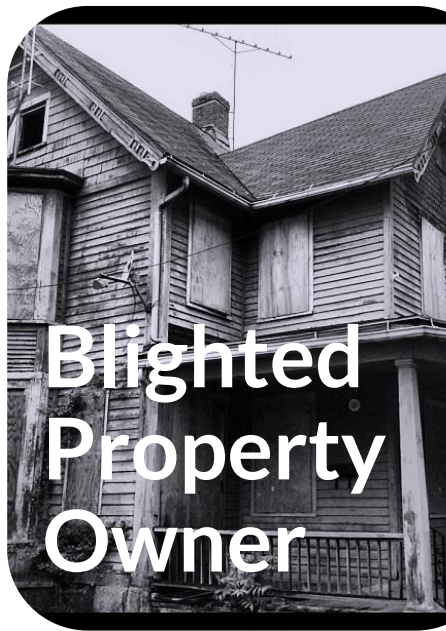


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The Impacts of Blighted Properties

Who is Impacted?



**Blighted
Property
Owner**



Neighbors



Local Businesses



Local Governments



School Districts



County Governments



State Governments

What are the Impacts?



Economic



Safety



Public Health



Environmental

Addressing Blight is Mostly Enabled by State Legislation



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Act 5/Act 133 of 1998

Prohibited Purchases at Tax Sales

Act 135 of 2008

Blighted and Abandoned Property Conservatorship Law

Act 90 of 2010

Neighborhood Blight Reclamation and Revitalization Act

Act 153 of 2012

PA Land Bank Law

Significant Legislation Since 2012



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2015

- Act 34: Crime of Failure to Comply with Code Requirement
- Act 58: Funds and expands the PA housing trust fund to all counties

2016

- Act 152: Allows counties to add a fee to the recorder of deeds transactions to be used for demolition

2018

- Act 33: Expands the powers of land banks to a municipality's Redevelopment Authority

2019

- Act 13: Increase in the housing trust fund of up to \$40 million
- Act 79: Standardized definition of blight

2020

- Act 61: Tax abatement for blighted properties
- Act 101: Filing and recording of condemnation orders



Blight Related Bills in 2021

HB 264

Signed into Law – Act 33 of 2021

- Bidder registration at tax sales

SB 554

Signed into Law - Act 65 of 2021

- In addition to publicly advertising meetings, must advertise the agenda and can't take action on anything not advertised

SB 439

Voted out of Senate, in House Local Gov't Committee

- Makes permanent the Recorder of Deeds fee county demolition funds

Blight Related Bills in 2021 (cont.)

SB 574

Voted out of Senate, in House Local Gov't Committee

- Establishes an optional county demolition and rehabilitation fund from tax sale and foreclosure sale fees

HB 581

Voted out of the House

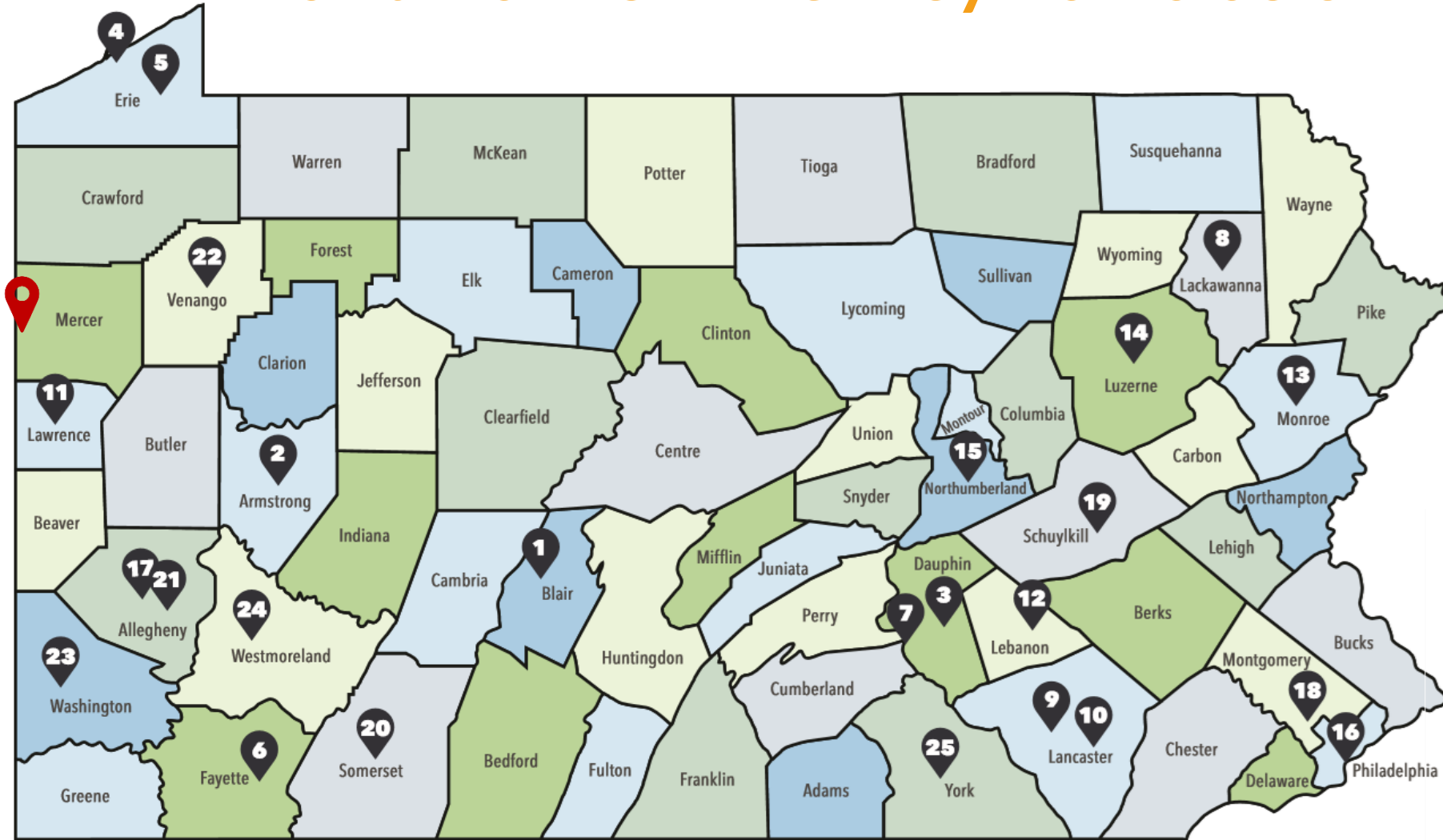
- Providing municipalities options in encouraging affordable housing through tax abatements and exemptions

HB 610


First consideration in the House, laid on the table

- Providing land banks environmental liability protection when redeveloping brownfields

Land Banks in Pennsylvania as of 2019



- 1 Altoona Redevelopment Authority
- 2 Armstrong County Redevelopment Authority
- 3 Dauphin County Land Bank
- 4 Erie Land Bank
- 5 Erie County Land Bank
- 6 Fayette County Redevelopment Authority
- 7 Harrisburg Land Bank
- 8 Lackawanna County Land Bank
- 9 Lancaster City Land Bank Authority
- 10 Lancaster County Land Bank Authority
- 11 Lawrence County Land Bank
- 12 City of Lebanon Land Bank
- 13 Redevelopment Authority of Monroe County
- 14 North East Pennsylvania Land Bank Authority (Luzerne County)
- 15 Northumberland County Land Bank
- 16 Philadelphia Land Bank
- 17 Pittsburgh Land Bank
- 18 Pottstown Borough Land Bank
- 19 Schuylkill County Land Bank
- 20 Redevelopment Authority of Somerset County
- 21 Tri-COG Land Bank (Allegheny County)
- 22 Venango County Land Bank
- 23 Washington County Land Bank
- 24 Westmoreland County Land Bank
- 25 York County Land Bank

 In 2018, the City of Sharon passed an ordinance to create a Land Bank, but has not proceeded in the next steps to form the land bank yet.

Timeline of PA Land Banks



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2013	2014	2015	2016	2017	2018	2019
Dauphin County Land Bank	Harrisburg Land Bank	Lackawanna County Land Bank	Erie Land Bank	City of Lebanon Land Bank	Altoona Redevelopment Authority	Redevelopment Authority of Monroe County
Philadelphia Land Bank	North East Pennsylvania Land Bank	Northumberland County Land Bank	Lancaster County Land Bank Authority	Lancaster City Land Bank Authority	Armstrong County Redevelopment Authority	
Westmoreland County Land Bank	Pittsburgh Land Bank	Schuylkill County Land Bank	Washington County Land Bank	Lawrence County Land Bank	Erie County Land Bank	
	Venango County Land Bank			Pottstown Borough Land Bank	Fayette County Redevelopment Authority	
				Tri-COG Land Bank	Redevelopment Authority of Somerset County	
					York County Land Bank Authority	
					Sharon (ordinance only)	

Timeline of PA Land Banks (cont.)



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2020	2021	Land Bank Updates
City of Hazleton	Allentown Redevelopment Authority Cumberland County Redevelopment Authority Meadville Redevelopment Authority	Lawrence County Redevelopment Authority Pittsburgh Land Bank

PA Land Bank Network Created in 2020



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Support PA land banks to fulfill their missions of preventing blight and revitalizing their communities

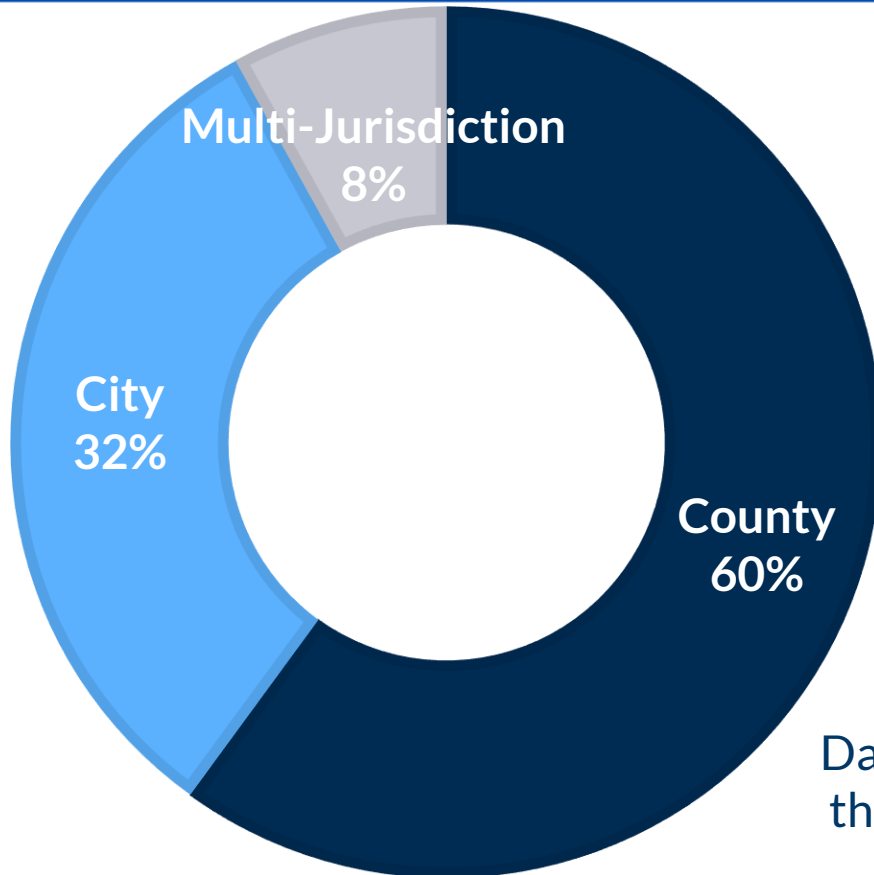
- Information gathering & sharing
- Peer exchange opportunities & networking
- Technical training & assistance
- Coordinated action at statewide level



Land Banks' Geographic Footprints



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Data for 25 of
the 30 land banks

A land bank jurisdiction can be:

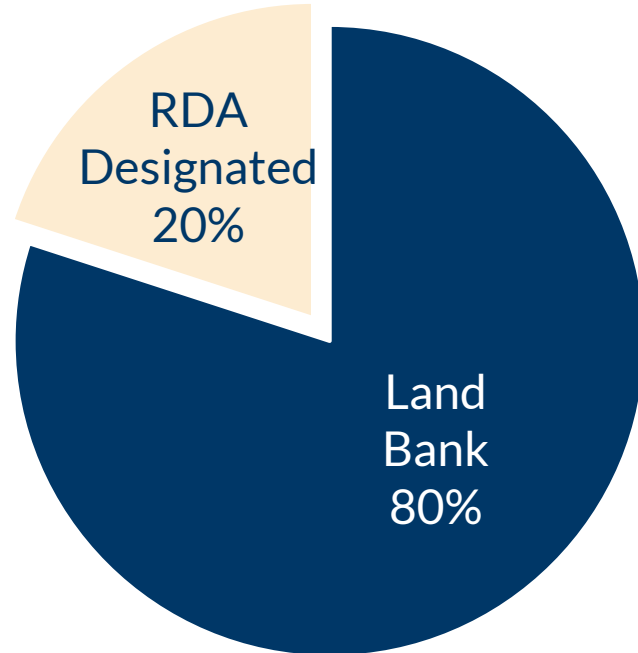
- A county or municipality with a population of at least 10,000 persons
- A consortium of municipalities with a combined population of at least 10,000

Land Banks' Structure and Staffing

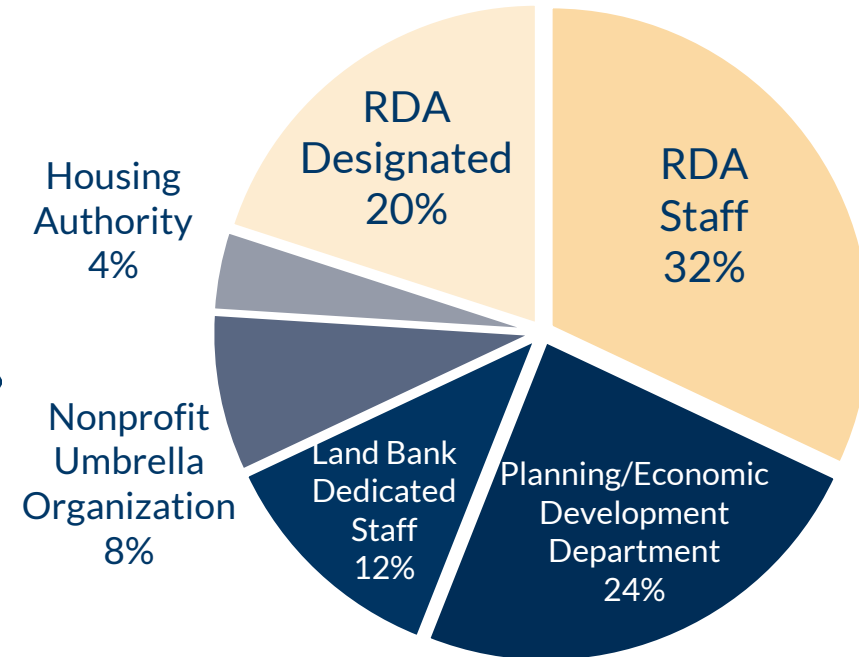


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Proportion of Land Banks and RDA Designated Land Banks



Land Bank Staffing



Data for 25 of
the 30 land banks



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About Pennsylvania's Land Banks

- Wide range of land bank programs and successes
- Scrappy, creative, and entrepreneurial
- Multiple hats worn by most land bank leaders
- Common challenges around:
 - community education on land banking
 - access to funding mechanisms
 - resources needed/expended on complicated legal and administrative items
- Operating in areas with historic and systemic challenges of disinvestment, poverty, and racism

Racial Disparity and Poverty in Land Bank Jurisdictions

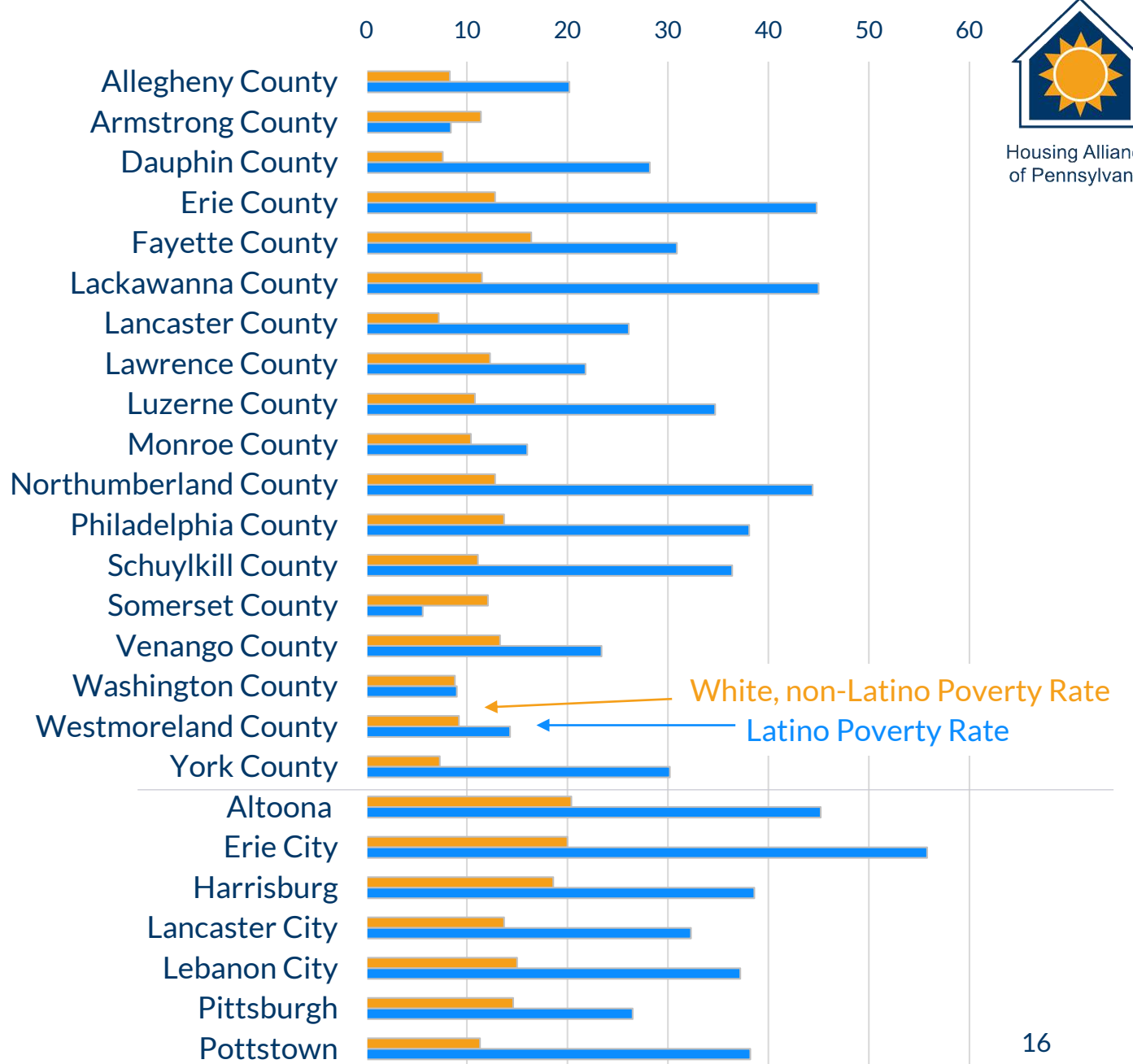
In all but two land bank jurisdictions, the Latino poverty rate is higher than the White, non-Latino poverty rate.

In 16 land bank jurisdictions, the Latino poverty rate is more than double the White, non-Latino poverty rate.

In nine land bank jurisdictions, the Latino poverty rate is more than triple the White, non-Latino poverty rate.

Data source: US Census ACS 2018 5-year estimates

White, non-Latino and Latino Poverty Rates (25 jurisdictions)



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Racial Disparity and Poverty in Land Bank Jurisdictions

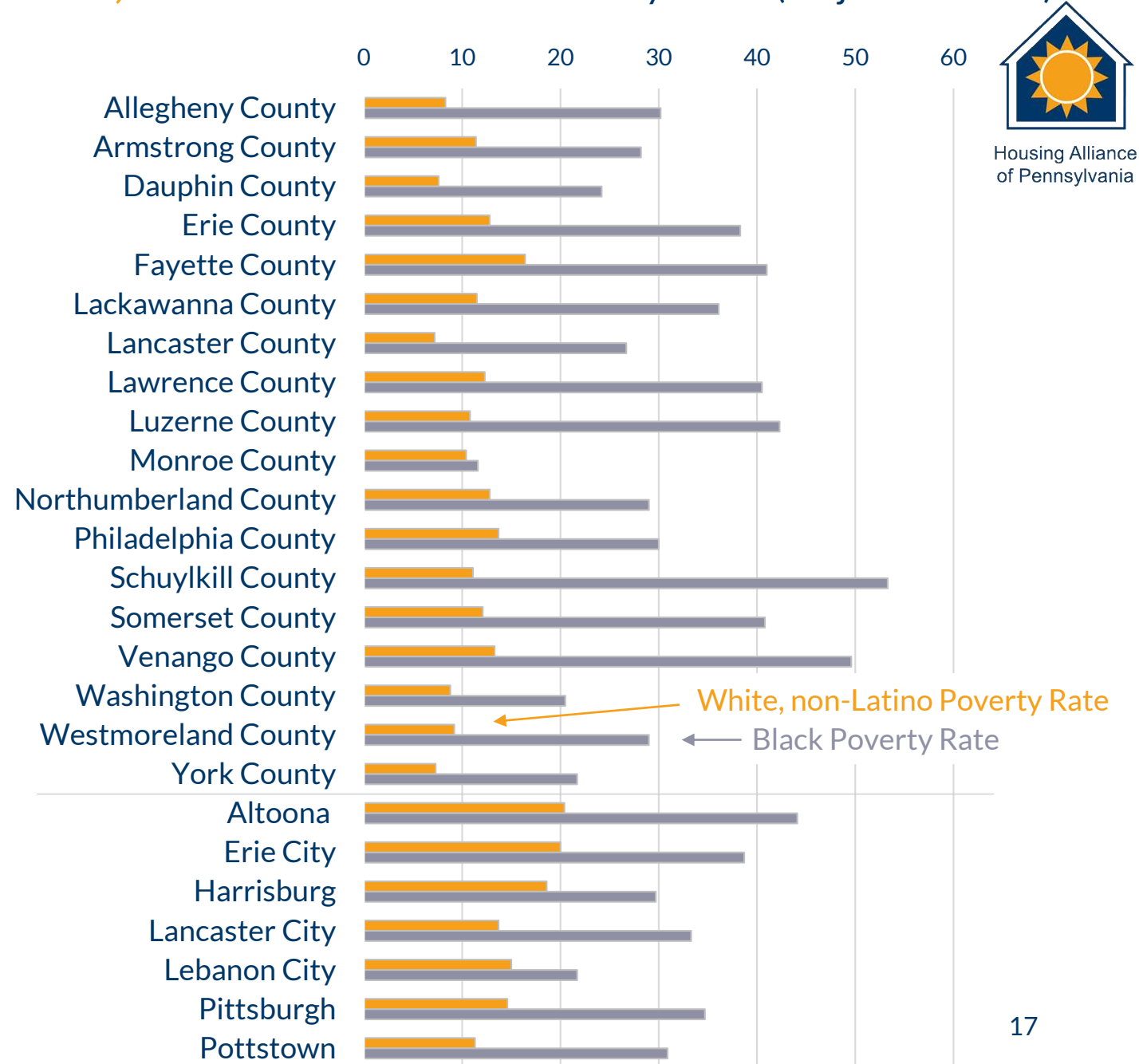
In every land bank jurisdiction, the Black poverty rate is higher than the White, non-Latino poverty rate.

In 21 land bank jurisdictions, the Black poverty rate is more than double the White, non-Latino poverty rate.

In 10 land bank jurisdictions, the Black poverty rate is more than triple that White, non-Latino poverty rate.

Data source: US Census ACS 2018 5-year estimates

White, non-Latino and Black Poverty Rates (25 jurisdictions)



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The Challenges of 2020 and Future Opportunities for Pennsylvania's Land Banks



Challenges

- Restructuring operations to ensure health and safety of staff/citizens/clients
- Staffing challenges
- Government budget uncertainty
- Reduced in-person operations of all partners
- Supply shortages
- Postponed / canceled tax sales
- Real estate market extremes
- Decades of community disinvestment in Black and Latinx communities

Opportunities

- Intentional community development focused on racial equity
- CDBG-CV and other funding introduced/identified
- Heightened awareness of the importance of our built environment and green space
- Greater recognition that housing is a social determinant of health
- Incorporating the voices of people with lived experience to craft solutions

Opportunities Created by Addressing Blighted Properties



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- Improve community health, safety, and quality of life
- Retain and attract new residents and businesses
- Stabilize and increase the tax base
- Invigorate the local construction industry
- Create workforce development opportunities and attract new jobs
- Fix disparities in community access to green space, safe structures, jobs
- Create and preserve housing affordable for low and moderate income families
- Rebuild infrastructure
- Create new economic development opportunities by conversion of blighted properties into development lots

Thank you



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Visit our Website

www.housingalliancepa.org

Contact

Andrea Mannino

andrea@housingalliancepa.org

267-225-3911