



ANNUAL REPORT

2022



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A LETTER FROM MALB EXECUTIVE DIRECTOR

We are excited to provide these highlights of the great work accomplished by the Metro Atlanta Land Bank (MALB) team and stakeholders during the 2022 calendar year. Our mission is to support the creation of vibrant communities, market and affordable housing, and economic opportunity by providing public space and developed properties for the residents of the City of Atlanta and Fulton County. Innovation and collaboration are critical foundational components of our work and none of this would have been possible without the tremendous support and participation of MALB staff and Board of Directors, City of Atlanta, Fulton County, legal counsel, professional service providers, non-profit and for-profit development partners, non-profits, law enforcement agencies, citizens, and others.

This overview provides a summary of programs and accomplishments that reflect our values of innovation, equity, professionalism, accountability, customer focus, collaboration, and transparency. The MALB is the fourth oldest land bank in the United States and strives to serve as an example of best practices. The MALB is firmly committed to undertaking projects that enhance the lives of the citizens and the fabric of the communities we serve. We hope that you enjoy exploring the information, learning a little more about who we are and what we do, and that our work inspires you, as it does the MALB, to make a difference.

We encourage you to contact us to discuss any ideas or obtain additional information.

In service,

OUR STAFF



CHRISTOPHER NORMAN
Executive Director



ELIZABETH ROBERTS
Internal General Counsel/
Senior Program Director



TERICA BASHIR
Program Director



KIMBERLY WHITE
Vacant Property Manager



RHONDA CORPORAL
Office Manager

OUR BOARD MEMBERS AND APPOINTING JURISDICTION



JANIS L. WARE
Chair
City Of Atlanta



KATE LITTLE
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PETRINA HOWARD
General Member
City Of Atlanta








KYLE LAMONT
General Member
Fulton County



MALB HEADLINE INDICATORS SUMMARY

Reporting Period January to December 2022

	METRIC	Data
PRIMARY	 Number of Properties in Portfolio ¹	181
	 Value of Properties in Portfolio	\$13,640,000.00
	 Amount of New Tax Revenue Collected in 2022 ²	\$9,145
	 Number of Properties Disposed ³	60
	 Number of Housing Units Created ⁴	250
SECONDARY	Annual Property Value Increase⁵ of Disposed Properties	\$1,485,222
	Annual Funding - Public Source	\$913,220
	Annual Funding - Internally Generated	\$205,684
	Properties/Units Acquired ⁶	61

¹ approximate market value based on Fulton County Tax Assessor data

² from 7 properties transferred or sold in 2021

³ either transferred to a partner or sold and returned to active tax status

⁴ construction completed and may not be occupied

⁵ incremental value of properties MALB disposed and returned to active tax status

⁶ includes Land Banking Depository Program properties



HIGHLIGHTED PROGRAM DELIVERABLES

Program 1:

Conley Road Apartment Redevelopment

Community Impact

Demonstration of leveraging tax extinguishment process to turn a chronically troubled asset into much needed safe and naturally affordable (rent not dependent on policy or subsidy) housing units

Background

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

Before



After





HIGHLIGHTED PROGRAM DELIVERABLES

Program 2:

Permanent Affordability Pilot Program – Atlanta Land Trust, Inc.

Community Impact

Demonstration of utilizing donated property seized by U.S. Attorney to create permanently affordable housing via the community land trust model

Background

- Executed Memorandum of Understanding with Atlanta Land Trust, Inc. (ALT) on 5/12/20 for Pilot Program to convey 14 properties for rehab and/or new construction for permanent affordable housing.
- All properties subject to purchase from MALB based on Permanent Affordability Pricing Policy.
 - ALT's acquisition pricing is 25% of market value plus holding costs.
- ALT acquired 900 N. Eugenia Place in February 2021. They sold the property for \$100,000 on April 14, 2022 to a retiree who was a first time homebuyer.
- ALT acquired 4 additional properties in 2022.

Before



After





HIGHLIGHTED PROGRAM DELIVERABLES

Program 3:

Tax Extinguishment / Demo Lien Foreclosure

Community Impact

Demonstration of multi-agency collaboration to activate previously underutilized parcels for the production of affordable housing units

Background

- First 151 multi-family parcels transferred by City of Atlanta to MALB in 2021/2022.
 - 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 Atlanta Public School Board and Tax Commissioner to execute extinguishment.
- City of Atlanta is entering into Phase 2 which will focus more on single-family parcels.
- MALB will prepare a Request for Qualifications to identify single-family developers for forthcoming single-family parcels.
 - Target issuance in 3rd/4th quarter of 2023.





ONGOING PROGRAM DELIVERABLES



Fulton County District Attorney/ Secure Neighborhood Initiative - Atlanta Police Foundation

- 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 (WFF) 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 permanent 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

- City of Atlanta (COA) and Fulton County transferred their lien interests in hundreds of properties to MALB between 1998 and 2001
- COA authorized \$400,000 in funding to MALB 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 all activities related to clearing of title first phase in 3rd/4th quarter 2023
- Plan to issue a Request for Qualifications/Proposals by 1st quarter 2024



2022 PROPERTY TRANSACTION REPORT

13 Land Bank Transfers

Back to Partners for the Development of Affordable Housing

The Land Banking Depository Program allows a nonprofit to transfer title to real property (can be multiple) to the MALB to hold for up to 5 years. MALB transferred the title of 13 properties back to their respective nonprofits to complete their affordable housing development projects.

Partner(s): Atlanta Land Trust
Invest Atlanta

40 Corrective Transfers

Atlanta Habitat for Humanity transferred 40 properties to us for tax extinguishment several years ago. The properties mistakenly stayed with us. They were transferred back to Habitat in February.

Partner(s):
Atlanta Habitat for Humanity

4 Permanent Affordability Pilot Program Sales

The MALB has set forth guidelines and pricing of residential real property and vacant lots zoned residential to neighborhood non-profit entities for the development and provision of permanently affordable housing in accordance with the mission and purpose of the MALB. 4 properties were sold under permanently affordable* guidelines and pricing policies.

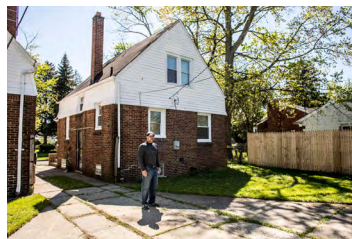
** Permanent affordable housing means housing that requires mortgage or rent plus utility costs of not more than 30% of a low to moderate-income individual's monthly income for a period longer than 20 years.*

Partner(s): Atlanta Land Trust

2 Sheriff Marshal Deed Sales

The Sheriff/Marshal deed inventory held by the MALB consists of property interests that were conveyed by the City of Atlanta and Fulton County between 1998 and 2001. The interests that were conveyed by the City and the County were only lien interests. MALB sold their interest in 2 properties for the development of 2 affordable single-family homes.

Partner(s):
Focused Communities Strategies



1 Side Lot Sale

The MALB acquired individual parcels of property and sold a property to the property owner of the adjacent, contiguous property. As a condition of the purchase, the buyer entered into an agreement that the lot sold would be consolidated with the legal description of their contiguous lot and not to subdivide or partition the lots for a five year period following the date of the purchase. This lot was part of a property assemblage for a 3-unit affordable housing development project.

Partner(s): OaksATL

55 Current Land Banked Properties for Partners Developing Affordable Housing

The Land Banking Depository Program allows a nonprofit to transfer title to real property (can be multiple) to the MALB to hold for up to 5 years. These 55 properties are tax-exempt while MALB holds them under the Land Banking Agreements with non-profit partners pending completion of an affordable housing project. Maintenance and insurance are provided by MALB as a pass-through cost to the nonprofits.

Partner(s):

Invest Atlanta

13

Atlanta Police Foundation

1

Atlanta Neighborhood Development Partnership, Inc.

8

Westside Future Fund

33

18 Current Properties Owned by MALB

9 are earmarked for purchase by the Atlanta Land Trust under the Permanent Affordability Pilot Program.

336 Banked Parcels & Interests

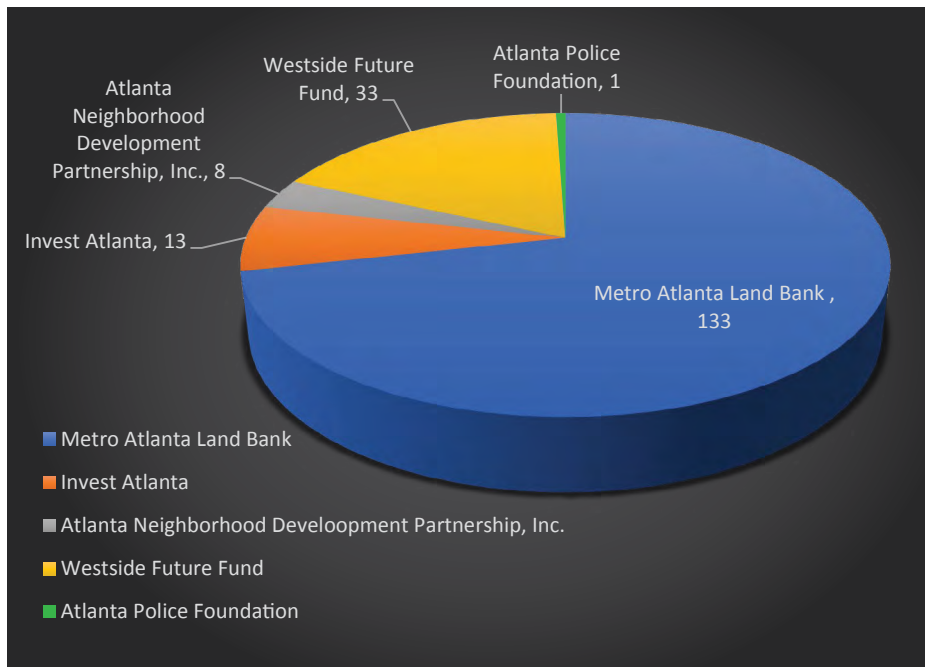
(Not insured or maintained as of yet) for affordable housing

- MALB verifying jurisdiction and title status on 160 Sheriff/Marshal Deed interests.
- City transferring 61 single-family parcels from their demo lien books.
- City transferring 115 multi-family parcels from their demo lien books.



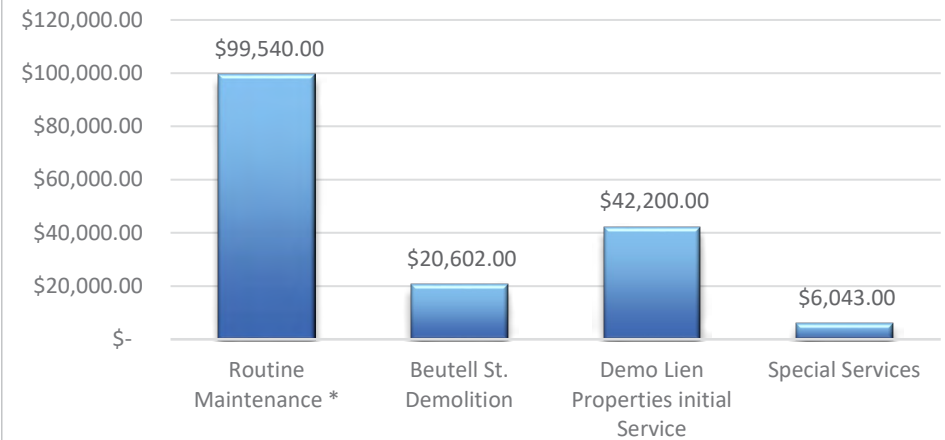
2022 VACANT PROPERTY MANAGEMENT REPORT & RFP

Properties Currently Banked
Reporting Period: December 31, 2022



MALB inventory	188 Total Banked Properties
Inventory Value	\$13,640,000.00

Maintenance Dollars Expended
January to December 2022



* Avg. # of properties being maintained is 35 per month.

Total Maintenance Dollars Spent	\$168,385.00
Total Landscaping Services Performed	752
Insurance Costs for the Year	\$10,749.85



2022 NON-PROPERTY RELATED ACTIVITIES

Compensation Study

- Engaged HR Knowledge Source (HRKS) to conduct first Compensation Study for MALB
- Benchmarked all current jobs for external competitiveness in order to attract and retain top talent
- Ensured internal pay rates remained 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 to allow for digital access to all historical records
- Project will be completed in 2nd quarter 2023



Hybrid Work Schedule

- Adopted a 3-2 hybrid work schedule
- All staff are required in office on Tuesday, Wednesday, Thursday
- Optional in office days are Monday and Friday





2022 Speaking Engagements as Experts and Thought Leaders

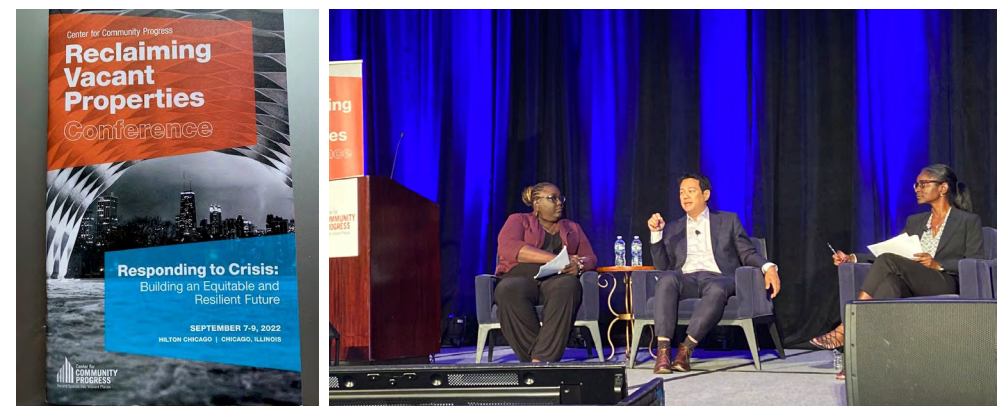
- Center for Community Progress Cornerstone Webinar – “Land Banks and Community Land Trusts: Partnering to Provide Equitable Housing Opportunities for Generations to Come” 3/31/22
– Christopher Norman, Executive Director



- Georgia Association of Land Bank Authorities (GALBA) 2022 Summit – 6/9-10/22- Christopher Norman, Terica Bashir, and Kimberly White



- Reclaiming Vacant Property Conference, Center for Community Progress Panel Session – “Tracking & Communicating Your Impact” – Chicago, IL 9/7-9/22 – Christopher Norman, Executive Director





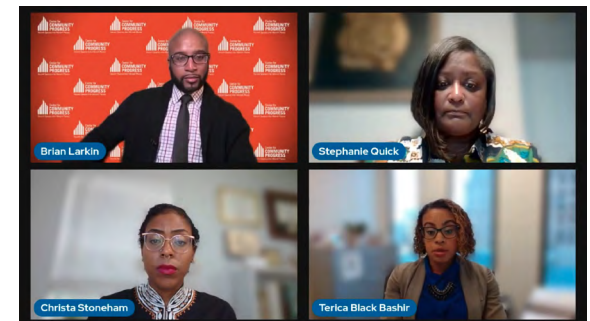
- Ga. Initiative for Community Housing (GICH) 2022 Fall Retreat Training Workshop – “Land Banking 101 Overview” – University of Georgia Tifton Campus 10/27/22 – Christopher Norman, Executive Director / President- Ga. Association of Land Bank Authorities, Inc.



- Atlanta Small Business Network Show – “The Playbook with Mark Collier” – 11/3/22 – Christopher Norman, Executive Director



- Center for Community Progress Cornerstone Webinar – “Leaders of Color in Land Banking” – 11/17/22 – Terica Bashir, Program Director



- Henry County, GA Sheriff's Office and County Attorney – Training Seminar on FIFA's, Levy and Sheriff's Sale – 12/14/22 – Atty. Elizabeth Roberts, Internal General Counsel/Senior Program Director



MALB PARTNERS

LAND BANKING PARTNERS



OUR GENERAL PARTNERS



OUR VENDORS



R & R Grading & Demolition



MUNICIPAL PARTNERS





If you want to become a vendor or partner with us on a program, please contact us at info@metroatlantalandbank.org or give us a call at the number listed below.

Learn more by viewing our informational webinars under the resources tab on our website listed below.