

Land Bank: Helping Partners Reactivate Vacant Properties

*NYS OTDA Annual Summit
October 21, 2025
Rochester, NY*



Presenters



Tarik Abdelazim

Center for Community Progress,
Vice President, Technical Assistance

tabdelazim@communityprogress.org



Joe McGrath

Finger Lakes Regional Land Bank Corp.,
CEO/President
Seneca County Planning,
Deputy Director

jmcgrath@co.seneca.ny.us



About the Center for Community Progress

Our Mission

To foster strong, equitable communities where vacant, abandoned, and deteriorated properties are transformed into assets for neighbors and neighborhoods.



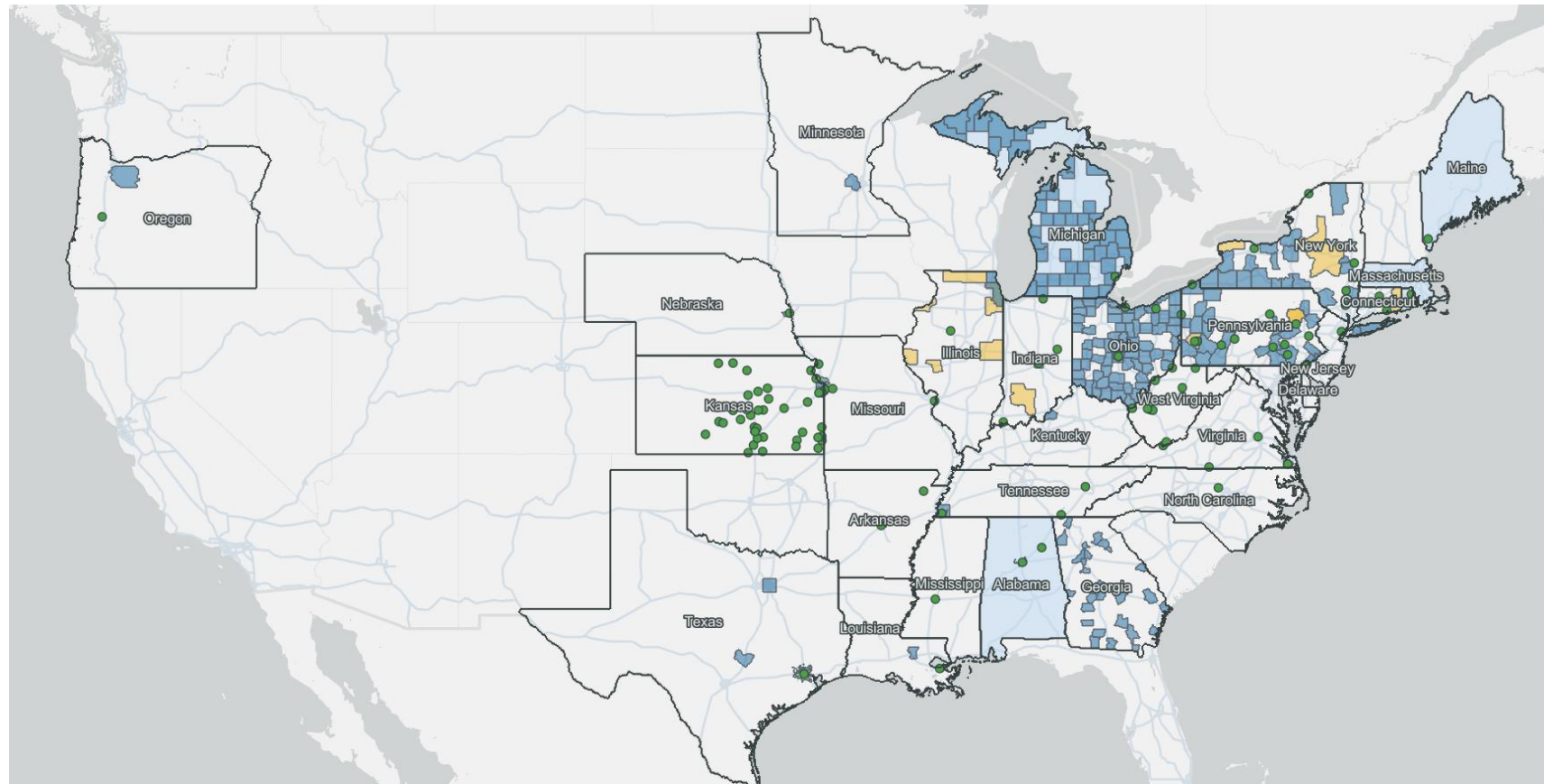
What is a Land Bank?

A public entity with unique powers to put vacant, abandoned, deteriorated, and tax-delinquent properties back to productive use according to community goals.

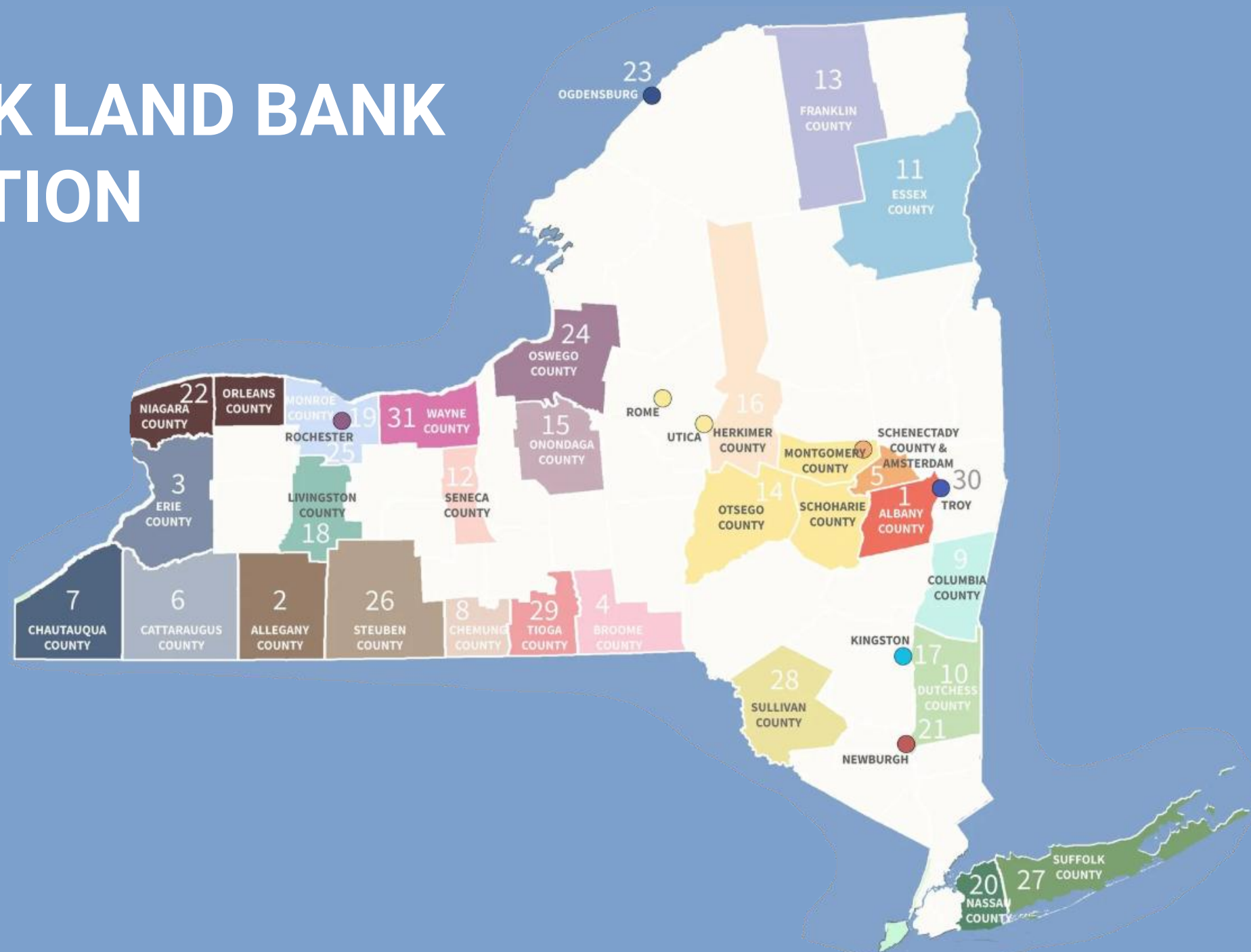


Land Banks: A Proven Community Development Tool

More than 300 land banks helping local partners reactivate or eliminate vacant, abandoned, deteriorated properties in support of equitable development.

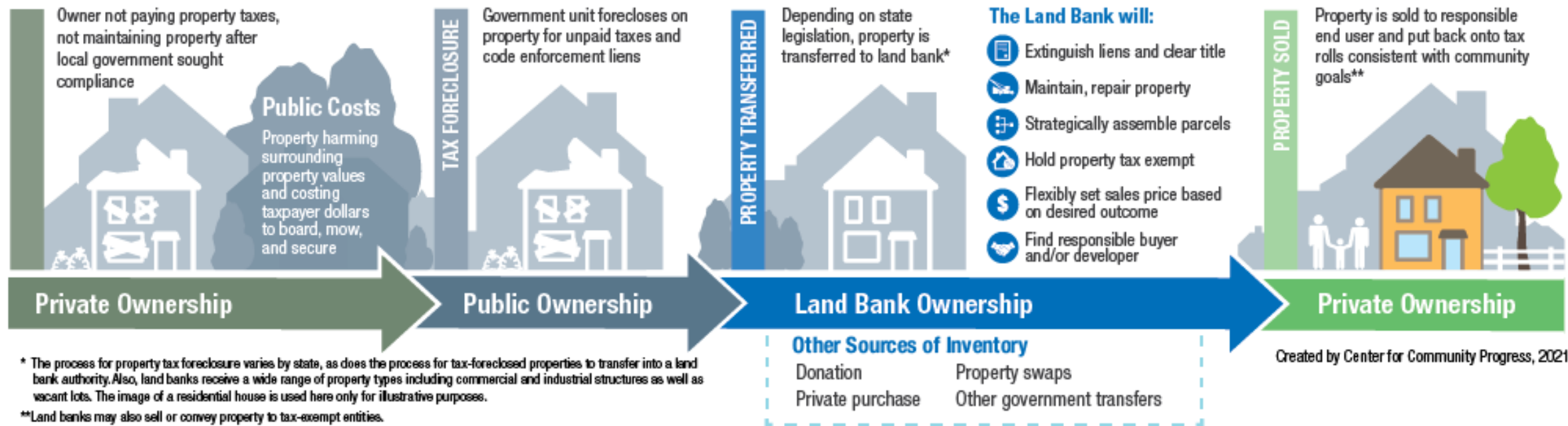


NEW YORK LAND BANK ASSOCIATION



Where Properties Come From

Local tax foreclosure system is a primary pipeline



20 Largest Inventories of NY Land Banks (2022)

- Syracuse and Albany have largest inventories
- But since 2022, all inventories have declined significantly due to a number of factors:
 - COVID-19
 - Tax foreclosure moratoria
 - US Supreme Court ruling (Tyler v Hennepin County)
 - HOT real estate markets

LAND BANK	Current Inventory
Greater Syracuse Land Bank	878
Albany County Land Bank	380
Chautauqua County Land Bank	73
Sullivan County Land Bank	51
BENLIC	38
Greater Mohawk Valley Land Bank	36
Wayne County	30
Oswego County Land Bank	21
Troy Community Land Bank	16
Capital Region Land Bank	14
Tioga County	14
Broome County Land Bank	12
Newburgh Community Land Bank	12
Kingston City Land Bank	10
Ogdensburg	8
Finger Lakes Regional Land Bank	7
Nassau County Land Bank	5
Rochester Land Bank Corporation	5
Suffolk County Landbank	5
Allegany County Land Bank	3

CALLING ALL PARTNERS!

Vacant Structures

Affordable Rentals

Affordable Homes

Mixed-Use, Market
Rate

Permanent Affordable
Housing

Supportive Housing +
Shelter Housing

Vacant Lots

Urban Agriculture

Pocket Parks

Side Lot Sales

Green Stormwater
Infrastructure

Infill Affordable
Housing



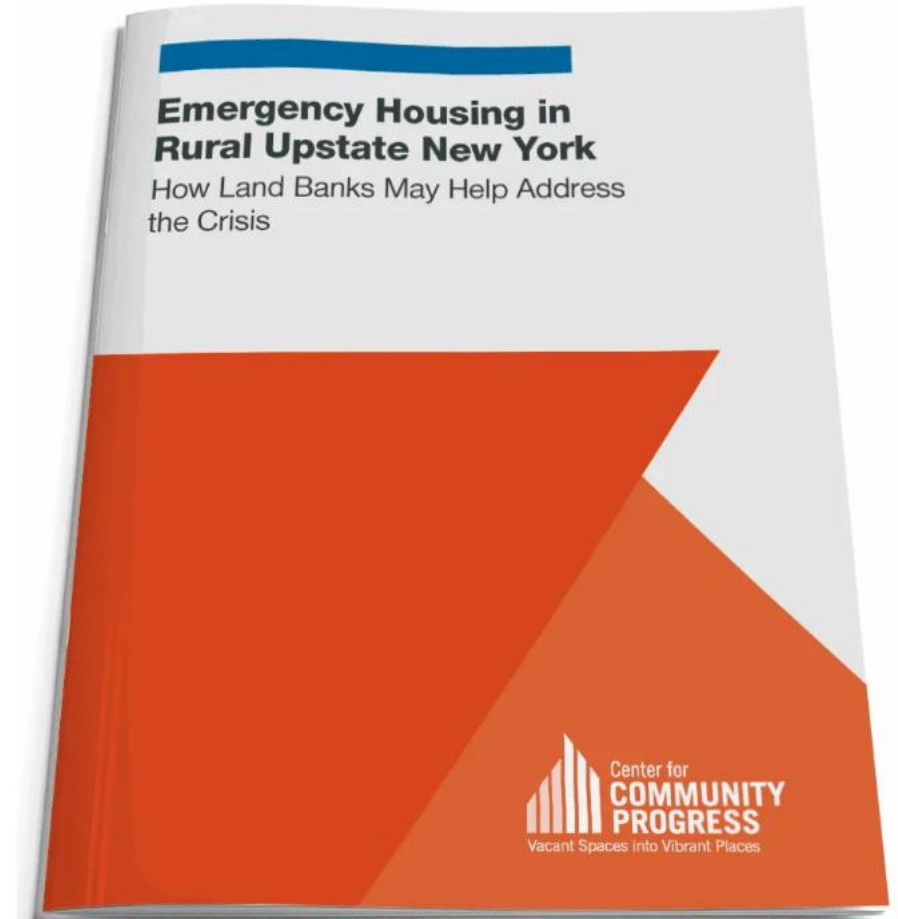
NYLBA: Can We Help with Homelessness Crisis?

Worked with Rural Committee of NYLBA to:

1. Conduct analysis of the trends and costs of providing emergency housing in eight rural counties served by land banks, and
2. Explore if and how land banks could play a more active role in addressing the surge of residents experiencing homelessness

Report (Feb 2025) can be found here:

<https://communityprogress.org/publications/emergency-housing-new-york-land-banks/>



Finger Lakes Regional Land Bank Corp. (Seneca County)

Land Bank + Partner = Project

- **Mission:** Acquire vacant, abandoned, and distressed properties and return them to productive use. *(summarized)*
- **Challenge:** Seneca County and most of upstate NY have market conditions made up of households without the necessary income to support “traditional” development financing.
- **Approach:** Partner with nonprofit developers to bring projects to fruition.
 - FLRLBC/FLACRA Memorandum of Understanding (2023)

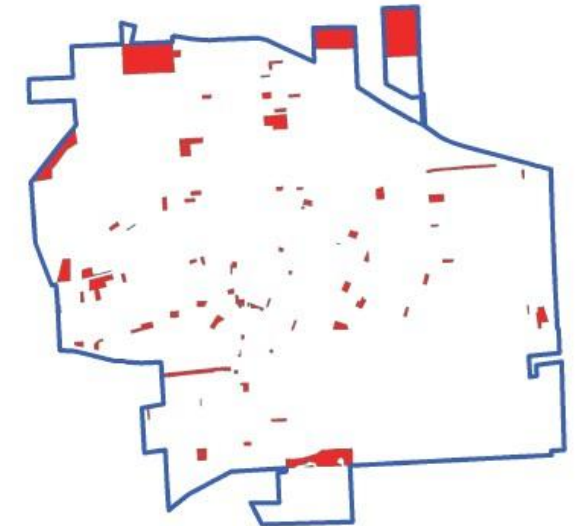


Village of Waterloo

Downtown Amenities



Vacant Property in the Village



Sites

55 Washington Street



17 S Walnut Street



Elevations

55 Washington Street



**Huff Street (same lot as 55)
17 S Walnut Street**



Next Steps for FLRLBC & Temporary Housing Issues

County Housing Strategy



Draft October 2025

- Identifies a future surplus building as a potential location
- Location for supportive and/or temporary housing
- Housing Plan expected to be adopted by County in December 2025
- NLYBA Report provides a framework to tackle the project





Flint (Headquarters)

111 E. Court St
Suite 2C-1
Flint, MI 48502

Washington, DC

1101 14th St NW
Suite 510
Washington, DC 20005

Atlanta

299 Joseph E. Lowery Blvd NW
Suite 203
Atlanta, GA 30314

Chicago

100 S. State St
Suite 405
Chicago, IL 60603

communityprogress.org