

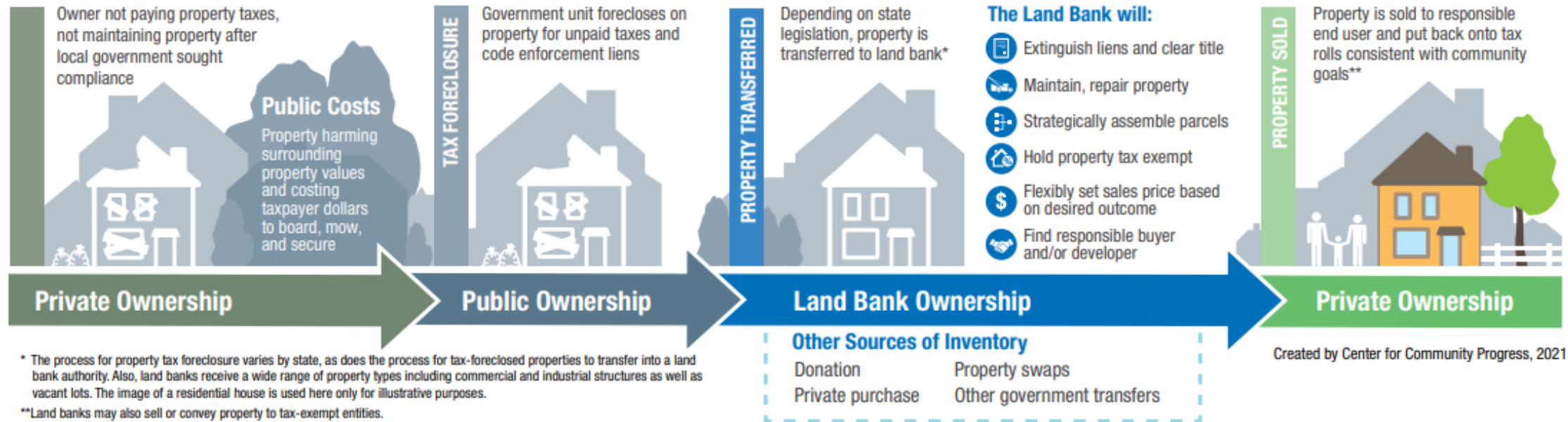


Land Bank Twin Cities
Investing in Land. Creating Opportunities.



A Land Bank is a public authority or nonprofit with unique powers that focuses on the conversion of vacant, abandoned, tax-delinquent, or foreclosed properties into productive use that align with community objectives.

How does a land bank work?



* The process for property tax foreclosure varies by state, as does the process for tax-foreclosed properties to transfer into a land bank authority. Also, land banks receive a wide range of property types including commercial and industrial structures as well as vacant lots. The image of a residential house is used here only for illustrative purposes.

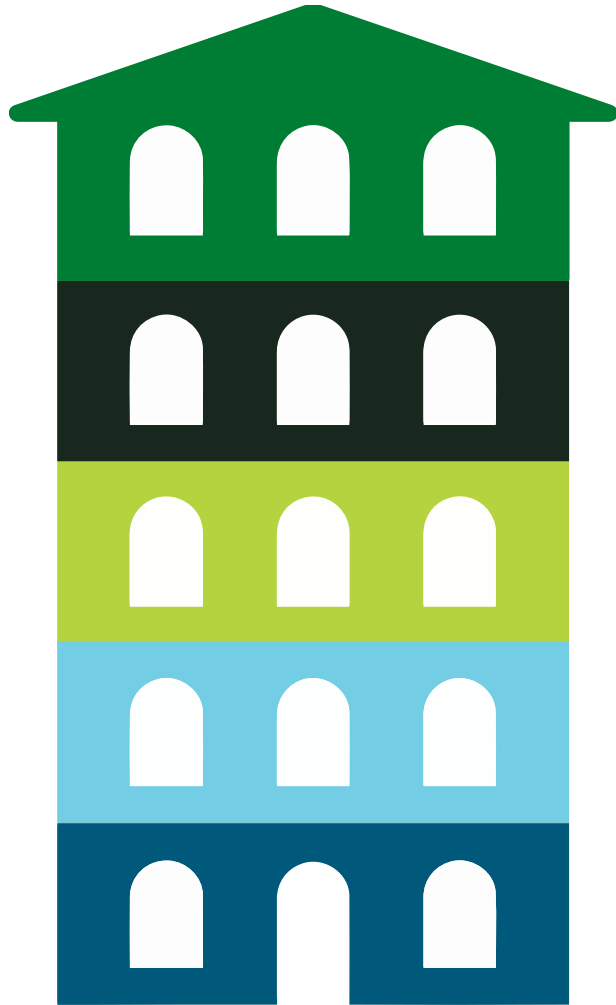
**Land banks may also sell or convey property to tax-exempt entities.

Unique Aspects of Land Bank Twin Cities

- Legal Structure: Incorporated as 501©(3) organization, offering operational flexibility
- Diverse Funding: Mix of grants, Program Related Investments (PRI), and property sale/lending revenues
- Independent Governance: Board of Directors
- Focused Mission: Can target specific community needs or neighborhoods
- Agile Operations: More flexible decision-making and project execution



Outcomes of Land Bank Twin Cities Involvement



Stabilize Property Values

Revitalizing neighborhoods and maintaining community assets.



Leverage Investment for Economic Growth

Catalyzing economic growth through strategic partnerships.



Further Racial Equity

Promoting inclusive community development.



Promote Lasting Affordability

Ensuring long-term accessible housing options.



Support Climate Resilience and Sustainability

Fostering climate resilience and green initiatives.



Introduction to Land Bank Twin Cities, Inc.

Since 2009, Land Bank Twin Cities, Inc. has captured strategic real estate opportunities to benefit people with low to moderate incomes, prioritizing people of color and populations facing barriers. We leverage investments in underserved communities and expand opportunities for people to live and work in the community of their choice.

- **Mission**

- The Land Bank captures strategic real estate opportunities to benefit people with low to moderate incomes, prioritizing BIPOC individuals and communities, and populations facing barriers.

- **Vision**

- All people in the seven-county metropolitan region of the Twin Cities have the opportunity to live and prosper in a community of their choice.

- **We are sustainable by**

- Balancing community benefit with financial risks,
- Covering our expenses through earned revenue, grants, and other subsidy and,
- Prudently managing our portfolio of properties and loans



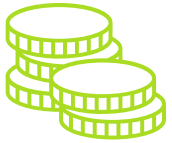
Land Bank Twin Cities Scope and Services



Land Banking



Brokering



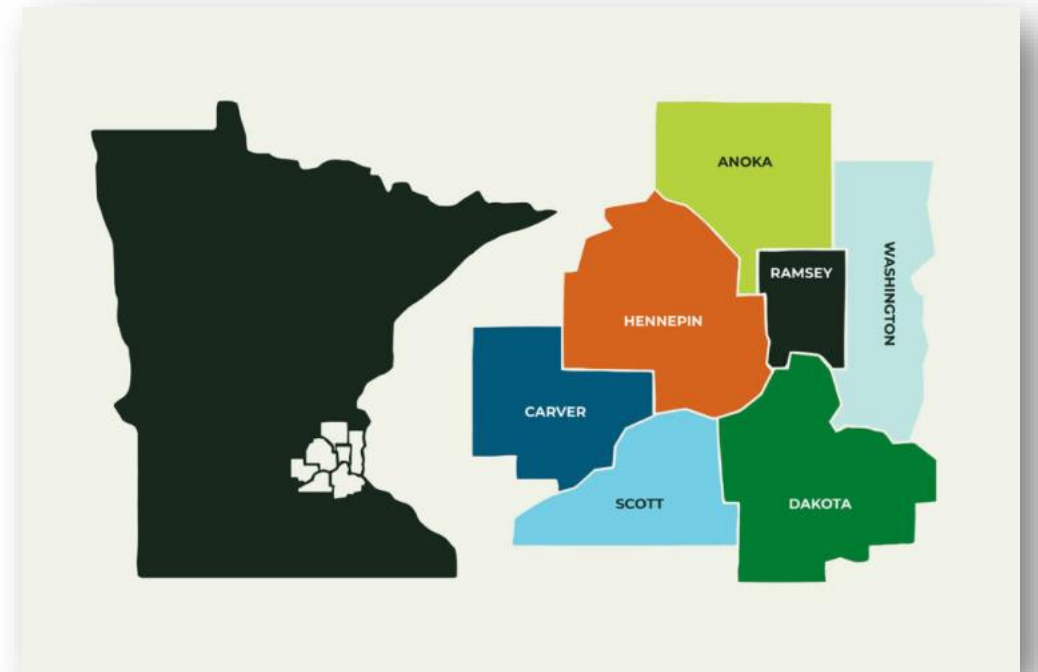
Lending



Technical Assistance



Property Management



Programs



01

Strategic Acquisition

Acquisition of land, commercial or residential real property with an identified end-user, future owner

02

Community Lending

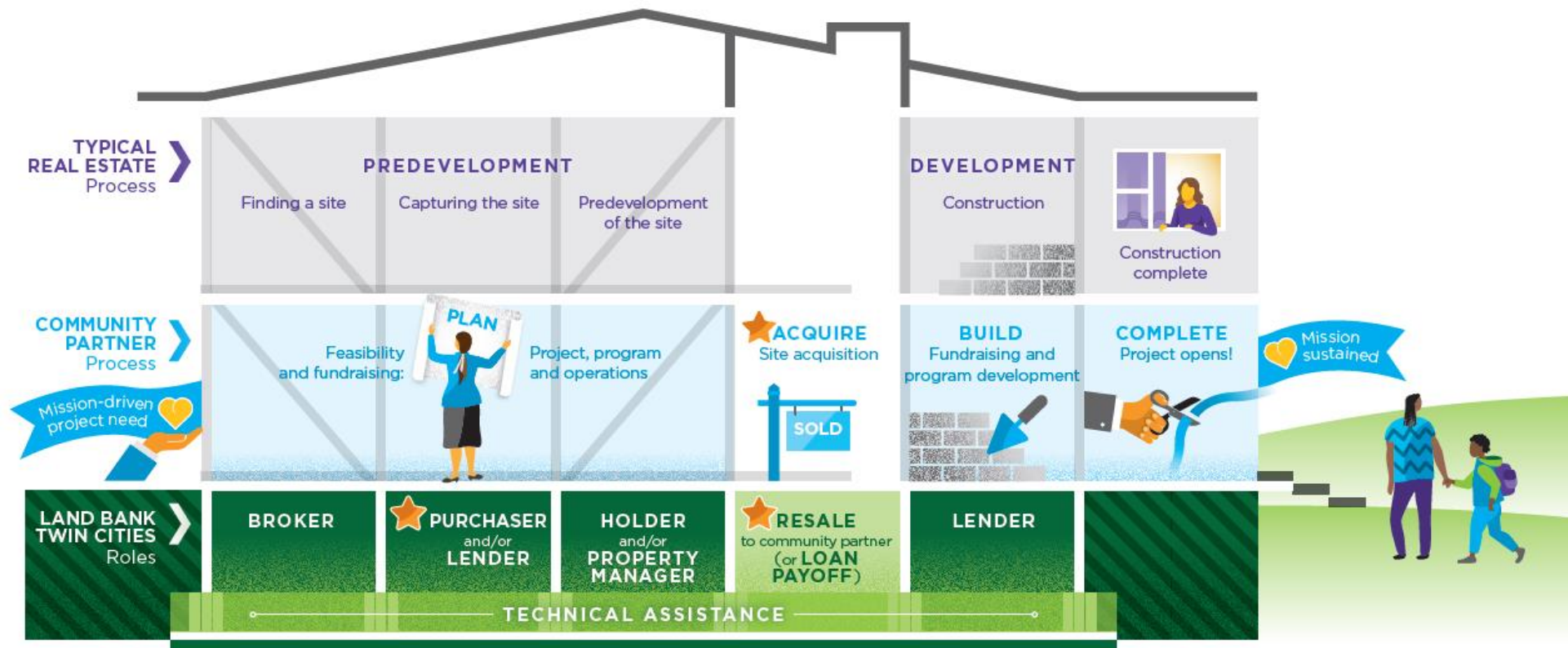
Loan origination and mortgage products for pre-development, construction, and acquisition of land, commercial or residential real property

03

Land Banking

Acquisition of land as investment and holding it for future use

Our Process



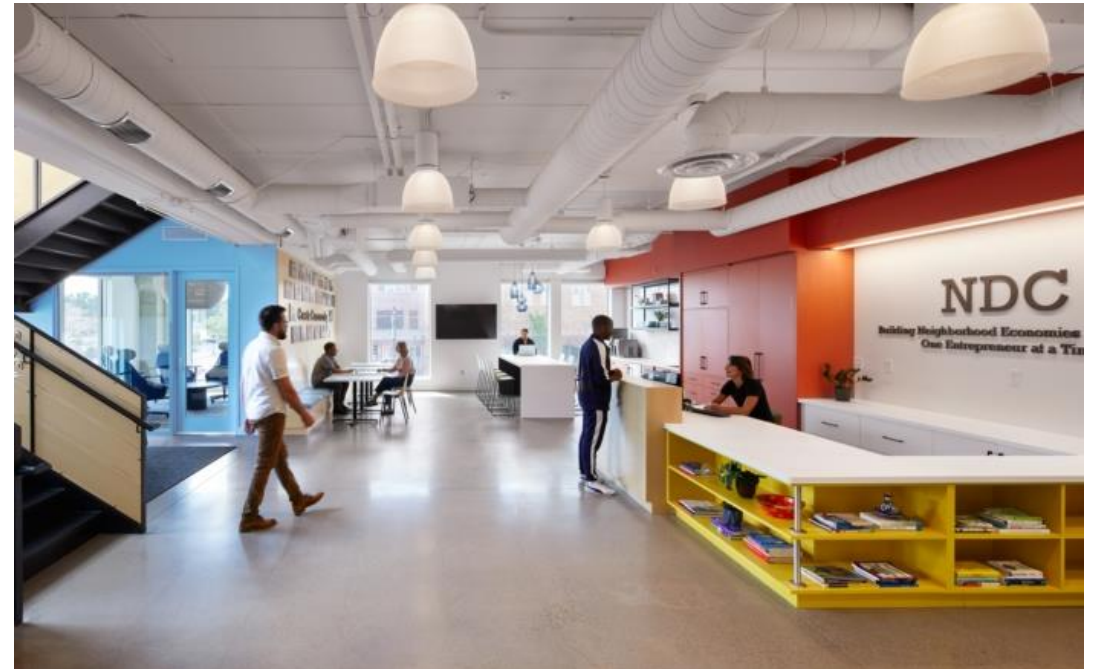
Impact Spotlight – Strategic Acquisitions

- LBTC:
 - Purchase property for \$475,000 (August 2018)
 - Entered 3 - year resale agreement with Indigenous Roots
 - Provided technical assistance for property management
- Outcomes:
 - Preserved affordable commercial space
 - Secured long-term home for Indigenous Roots Cultural Arts Center
 - Maintained space for other viable small businesses
- Impact:
 - Cultivated opportunities for Indigenous and POC communities
 - Supported cultural arts
 - Contributed to the vibrant cultural scene in Dayton's Bluff
 - Prevented potential displacement by another buyer



Impact Spotlight – Strategic Acquisition & Community Lending

- LBTC:
 - Purchased and held multiple properties (2013-2018)
 - Provided \$276,000 loan to Neighborhood Commercial Spaces LLC (2018)
- Outcomes:
 - Over 50 units of affordable housing
 - 5,800 sq ft of new commercial space
 - New NDC Headquarters
 - Additional retail/commercial tenants
- Impact:
 - Facilitated site assembly for large-scale development
 - Supported affordable housing creation
 - Enabled local business growth and job creation
 - Contributed to neighborhood revitalization



Neighborhood Development Center & Neighborhood Commercial Spaces LLC

Impact Spotlight – Community Lending

- LBTC:
 - Provided \$242,375.84 construction loan
 - Partnered with City of Minneapolis and United Developers
 - Supported emerging BIPOC developer
- Outcomes:
 - Successful development of new affordable home
 - Total development costs: \$413,993.57
 - Purchase Price: \$330,000
 - \$80,000 subsidy provided by City of Minneapolis
- Impact:
 - Increased supply of affordable housing in Minneapolis
 - Supported growth of BIPOC developer in the community
 - Created homeownership opportunity for Black, first-time homeowner
 - Provided housing for a family of four at 93% of Area Median Income



“Land Bank has been providing financing to our company since 2015 to enable us to build 37 homes for first-time and low-income homeowners. They have been there for my company through thick and thin.”

– Ade Badewa, United Developers

