

CITY OF YOUNGSTOWN

MAYOR JAMAE L TITO BROWN



DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

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LAND REUTILIZATION “LAND BANK” PROGRAM

FAQs

(Revised May 2024)

What is a Land Bank?

The purpose of a Land bank is to facilitate the acquisition and redevelopment of vacant and abandoned property, returning non-productive parcels of land back to a productive use. An additional goal of this program is to reduce the number of vacant parcels owned and maintained by the City of Youngstown. The Land Bank was established by The Council of the City of Youngstown in 1994 through Ordinance Number 94-536.

How long does an application take to process?

Once an application is received by the Land Bank, the average processing time is sixty days for either approval or denial.

How does the Land Bank acquire property?

Land Banks acquire property in a number of ways, including purchase, donation, and tax foreclosure.

How long does it take to acquire a property that I am interested in owning?

There are number of factors that affect the transfer and purchase of a Land Bank owned property. A complete transfer to an interested individual may take as little as three months or twelve months or longer.

How much does a vacant lot cost?

For residential uses, there is a charge of \$5.00 per front foot, regardless of size or location of the property. Corner lots shall be charged for the front footage on the deemed address side of the property. For example, a property that is forty feet wide will cost \$200.00 to purchase, plus any administration fees.

For all other uses, the value is determined at the City’s sole discretion by either Fair Market Value (FMV) appraisal or the land value established by the Mahoning County Auditor.

Can I buy the vacant lot located next door, across, or down the street from my home?

The City Land Bank *Side Lot Program* will sell a vacant lot that is adjacent to the applicant’s property with a common boundary. Guidelines are occasionally waived or modified to accommodate unique circumstances.

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I have been taking care of a vacant lot for a number of years, does it qualify for *Mow to Own*?

No, only properties owned by the City qualify for the *Mow to Own Program*. These lots are offered to interested applicants once acquired by the Land Bank.

The vacant structure adjacent to my property was recently demolished, how do I acquire the vacant lot?

After a structure is demolished, the Land Bank may or may not come into ownership of the property. However, you may submit a *Vacant Lot Program/Interested Party Application* for the property.

If the land is vacant, does the Land Bank own it?

A common misconception: “If the lot is vacant, the City owns it.” The majority of vacant properties in the City of Youngstown are not owned by Land Bank.

I found a vacant structure that I would like to purchase, does the City of Youngstown or the Land Bank own it?

A common misconception: “If the structure is vacant, the City owns it.” The primary focus of the Land Bank is vacant land. It is unusual for the Land Bank to own vacant structures or homes. In the rare instance that the City owns the structure, you may submit a *Vacant Structure/Interested Party Application*. If a structure is not Land Bank eligible, the City’s Land Bank cannot assist an interested individual with acquisition or purchase of the structure.

Do you have a list of all the Land Bank lots?

The Land Bank does not maintain a comprehensive list of vacant properties within the City of Youngstown. Properties owned by the Land Bank can be identified by visiting the Mahoning County Auditor website.

Why was my application denied?

- The applicant owns real property in Mahoning County that violates any local codes, laws, or ordinances.
- The applicant owns any real property in Mahoning County that is tax delinquent.
- The applicant was the owner of any real property in Mahoning County that was transferred as a result of tax foreclosure proceedings.
- The property applied for by the applicant cannot be acquired by the Land Bank or the property is reserved by the City of Youngstown for future development.