

**RURAL LAND BANKS
&
REGIONAL COMMUNITY
PARTNERS**

THE RURAL HOUSING BOTTLENECK

THE REALITY OF RURAL DEVELOPMENT

- **The Missing Middle:** Lack of workforce housing drives away local labor and make long term retention difficult.
- **Infrastructure Barriers:** High well, septic, and road costs make rural lots less desirable for affordable housebuilders.
- **Labor Shortages:** Limited local contractors drive up costs and delay construction.

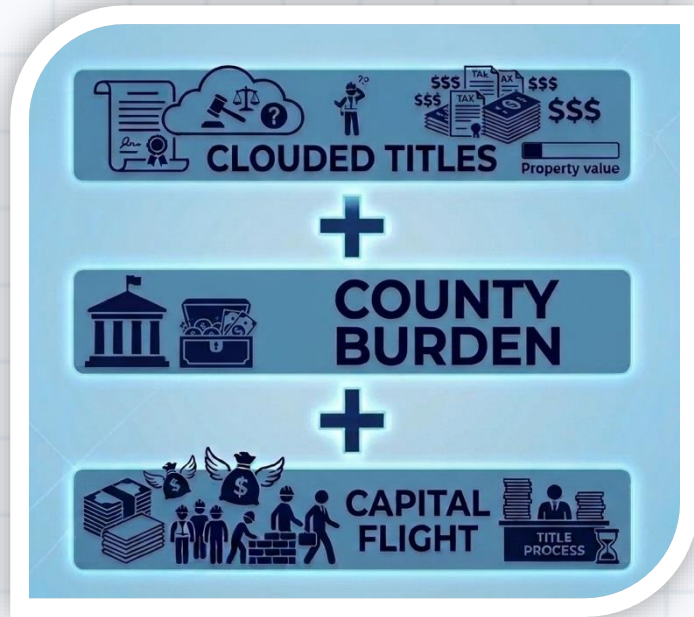


WHY IT MATTERS

- Local businesses, schools, and health systems lose staff because workers cannot find a place to live nearby.

WHY RURAL MARKETS FREEZE

THE ANATOMY OF AN ABANDONED RURAL PARCEL



- **Clouded Titles:** Probate disputes, missing owners, and cumulative tax liens that dwarf the actual property value.
- **County Burden:** County treasurers are left holding unproductive, zero tax revenue parcels indefinitely
- **Capital Flight:** Private developers and small builders walk away from the slow and costly process to get a clean land title

WHY IT MATTERS

- Makes redevelopment in rural areas economically unfeasible without extra help and resources

HOW A RURAL LAND BANK CAN HELP

LAND BANKS ARE NOT JUST FOR BIG CITIES

- **Smaller towns:** Parcels often become blighted when properties are abandoned and heirs cannot be located.
- **Unincorporated County land:** Vacant, unmaintained plots outside city limits drag down surrounding property values.
- **Biggest Obstacle:** Smaller communities lack the funding to launch a land bank if it can only process a few plots per year.

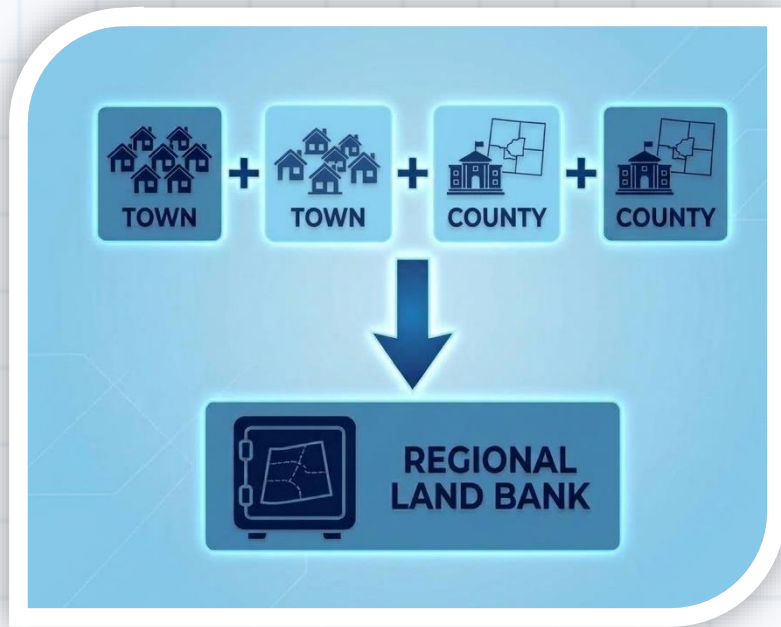


WHY IT MATTERS

- Land banks in theory can unlock under utilized properties, but scale becomes a major roadblock

TAILORED FOR RURAL & REGIONAL EXECUTION

COUNTY AUTHORITY & SHARED RESOURCE POOLING



- **County-Level Authority:** Establishing counties as eligible land bank jurisdictions to serve unincorporated rural areas.
- **Resource Pooling:** Group smaller counties into their current judicial districts to help stretch scarce resources.
- **Interlocal Templates:** Provide standard templates to help communities join forces without spending money on legal fees.

WHY IT MATTERS

- Rural Counties have different needs and would struggle to have a functioning land bank by themselves

FROM LAND BANK TO LOCAL IMPACT

EMPOWERING LOCAL ORGANIZATIONS & WORKFORCE DEVELOPERS

- **Direct Conveyance:** Streamlines clean title property transfers to local non-profits, housing authorities, school districts and builders.
- **Flexible Terms & Deed Covenants:** Enabling customized disposition policies, including long-term affordability restrictions.
- **Collaborative Development:** Shifts partner focus from legal obstacles directly to construction.



WHY IT MATTERS

- Delivers clean, low-cost land to local partners eliminating delays and driving immediate rural development.

THE OKLAHOMA ADVANTAGE

STACKING OTHER STATE SPONSORED PROGRAMS



- **Direct 0% Construction Financing:** Home Stability Loans cut upfront borrowing costs for rental and home ownership developments
- **Earmarked Rural Capital:** The Oklahoma Housing Trust Fund legally mandates 65%–75% of funding for non urban communities.
- **Priority to Land Bank Properties:** Have OHFA award extra points to properties acquired from a land bank to speed up redevelopment.

WHY IT MATTERS

- Gives extra incentive to developers to consider buying land bank properties.