

## Exhibit A

WHEREAS, strong communities are important to social and economic vitality. Whether urban, suburban or rural, many communities are struggling to cope with vacant, abandoned and tax delinquent properties; and

WHEREAS. Citizens of Dauphin County are affected adversely by vacant, abandoned and tax delinquent properties, including properties which have been vacated or abandoned due to mortgage foreclosures; and

WHEREAS, vacant, abandoned and tax delinquent properties impose significant costs on neighborhoods, communities and municipalities by lowering property values, increasing fire and police protection costs, decreasing tax revenues and undermining community cohesion: and

WHEREAS, there is an overriding public need to confront the problems caused by vacant, abandoned and tax delinquent properties through Land Banks as a tool to enable municipalities to attempt to turn vacant, abandoned and tax delinquent spaces into viable places; and

WHEREAS, Land Banks are one of the tools that municipalities may use to facilitate the return of vacant, abandoned and tax delinquent properties to productive use, and

WHEREAS, the Dauphin County Board of Commissioners have determined the need for a Land Bank to function within the territorial limits of Dauphin County to return vacant properties to productive status using a unified and transparent process thereby revitalizing neighborhoods and strengthening the communities' tax base.

NOW, THEREFORE, the Land Bank Authority of Dauphin County adopts the following policy which may be amended by the majority vote of the Land Bank at a publicly scheduled and noticed meeting of the Board of the Land Bank Authority with regards to the acquisition, maintenance and transfer of Land Bank property.

#### Acquisition of Property

1. The Land Bank Authority (“Authority”) shall only acquire property in Dauphin County limited to locations where both the municipality and the school district have entered into a Memorandum of Understanding with the Authority to acquire properties, including the commitment of the municipality to care for and maintain properties in Land Bank possession, and where both the municipality and school district have agreed to an allocation of property tax revenues to the Land Bank for a period of five years once the land acquired is returned to the tax roles following the date of conveyance from the Authority and where the municipality and school district shall release all tax liens and other liens which they have on property which they agree to have the Authority acquire and where such relevant taxing bodies acknowledge that land held by the Authority prior to the conveyance shall be tax exempt.

2. The Authority shall not acquire properties which are inhabited at the time of acquisition by either owner/occupants or tenants.

3. All property shall be held fee simple in the name of the Authority and shall be of marketable title.

4. The Authority shall limit the number of properties acquired to a number for which the Authority reasonably believes it has resources to maintain for at least a period of at least a year.

5. Before acquiring property in any municipality in which the Land Bank intends to acquire property or may acquire property, the Authority shall notify the contact identified in the Memorandum or Understanding with the municipality, of the potential property acquisition far enough in advance to give the municipality a reasonable opportunity to comment or object to the same.

6. Prior to acquisition of properties, a representative of the Authority shall view the property and determine whether the same would require demolition or may be rehabilitated for marketing with improvements thereon and shall estimate a cost for demolition or rehabilitation as part of the determination as to whether the Authority has resources necessary to acquire the property.

7. The Authority shall, before acquisition, have a representative perform a site inspection to determine the need for an environmental inspection and the Authority shall not acquire properties with known or reasonably suspected environmental hazards or concerns.

#### Handling and Maintenance of Properties

1. The Authority may acquire property, make improvements thereon, make designs, build or rehabilitate improvements thereon, reconstruct, renovate, relocate and otherwise improve property and may market the same.

2. The Authority may rent property. Before property is rented or conveyed, the same shall be inspected by a housing code enforcement official in the municipality in which the property is located and before a tenant or purchaser may acquire occupancy, possession, a right to occupancy possession or title the tenant or purchaser shall be supplied with a timely copy of inspection or report from a local housing code official with regard to the property which is being leased, conveyed, to which possession is being given or which title is being conveyed.

3. If a property is rented by the Authority, the same shall be a tenancy at will set after consultation with a licensed real estate broker or property manager active in Dauphin County real estate market at a rate determined to be reasonable under the circumstances by such consultant. Rates below market rate may be allowed if the same furthers the community development of the property being held.

4. If a property is marketed to a for-profit corporation or private individual, the same shall be at a rate set by the Dauphin County Land Bank Authority after consultation with a real estate appraiser or real estate agent or the Dauphin County assessor or office of assessment at a rate considered to be

reasonable by the entity herein designated with whom the Authority consults. The sales prices may be below appraiser or market value if the same furthers the community development of property being sold.

5. Market value shall be determined by up-to-date data and by using the valuation method that the Authority or its staff has determined is most appropriate given the particular conditions of the property and the surrounding market. The Authority may accept the advice of the County Tax Assessment Office as expert valuation.

6. Nominal or reduced price disposition shall be an option for any property and by the Authority for good economic development reasons.

7. In calculating a reduced sales or rental price, the discount shall take into account the benefit of the proposed use, and the amount of discount need to make the project both economically feasible and continually sustainable. For housing projects having households at a mix of income levels, the Authority may count the number of low and moderate income households served and provide proportionate discounting.

8. Any potential purchaser may appeal a price set by submitting, in writing, evidence relevant to the value of a property together with a request for reconsideration to which the Authority shall respond in no more than forty five days.

9. The Authority may set and enforce provisions agreed upon as conditions of sale between the transferee and the Authority through legally binding mechanisms, including but not limited to deed restrictions, covenants and mortgages.

10. The Authority may negotiate contracts for the lease, transfer or conveyance of properties in executive session and agree to prices or lease terms set at executive session.

11. The Authority may convey title to property to a municipality, a municipal authority servicing a municipality with the consent of the municipality being a municipality with whom the Authority has a Memorandum of Understanding or other non-profit tax exempt entity with the consent of the municipality and school district at a price reduced from market rate or appraised value in consideration of the grantee.

12. The ranking of priorities for return of blighted and vacant property acquired by the Authority to use shall be the following in the order which each appears:

- a. Return for non-tax, exempt residential use or non-tax exempt commercial use at market value;
- b. Return to non-tax exempt residential use or non-tax exempt commercial use at less than market value;

- c. Division of adjoining properties to neighboring owners or sale of entire parcels with no structure thereon to adjoining owners;
- d. Tax exempt affordable housing;
- e. Purely public spaces and places;
- f. Conveyance to municipal, public school, or other public purpose;
- g. Rental property.

### Public Notices

1. This policy shall be available to the public and shall be publicly displayed on the website of the Dauphin County Land Bank Authority.

2. A copy of this policy and every amendment hereto shall be provided to the Dauphin County Commissioners.

3. In a timely manner, each property acquired by the Authority shall be listed on the Dauphin County Land Bank Authority website and, if a market conveyance or lease value has been assigned thereto, the same shall be publicly listed on the Dauphin County Land Bank Authority website.

4. A copy of the listing of all properties owned by the Authority and prices for the purchase or rental thereof, if established, shall be maintained as a log available to the public at the Dauphin County Land Bank Authority offices available for inspection by the general public during regular office hours.