the COUNTY of SHIAWASSEE
established in 1822

Shiawassee County Land Bank Authority Impact Report

2022-2025

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In 2022, the Shiawassee County Board of Commissioners made the decision to establish a local land bank to expand the tools available in the community to facilitate housing and real estate investment. A land bank is a public entity with unique abilities to reactivate troubled properties and facilitate new development that may not otherwise make it to market.

The unique opportunities presented by the Shiawassee County Land Bank Authority have facilitated new housing development and helped to address blight and public safety issues across the county. With new housing units coming to the market, and long troubled buildings being demolished, the Shiawassee County Land Bank Authority has made an impact in communities throughout Shiawassee County.



Photo: A view of the interior of the newly completed units in Woodland Trails Condominiums. The project was made possible by a partnership between the Shiawassee County Land Bank, City of Owosso, JW Morgan Construction, and Woodland Trails Condominium Association.

Housing

Upon formation of the land bank, housing was an early priority of the organization. Through strategic planning and targeted development efforts, SCLBA's is translating into measurable housing momentum across Shiawassee County. From building the case for investment with credible data, to assembling partnerships and deploying practical tools that move projects from concept to construction the organization's coordinated efforts can facilitate expanded housing options in the community. Key success stories include:

- Commissioned county-wide housing needs assessment with $10,000 of funding secured from State Land Bank. The results of this study have been a powerful marketing tool to demonstrate opportunity to real estate developers across the county, and served as the basis of a county-wide Housing Development Strategic Plan led by the Shiawassee Economic Development Partnership.

- Land Bank tools led to multiple new home construction projects:

  Washington Park – The 16-unit townhome development by Venture Housing in the City of Owosso will be available for occupancy in 2026.

  Woodland Trails – A partnership between the SCLBA, City of Owosso, and Woodland Trails Homeowners Association has facilitated the first new builds in the development in many years. Two units were completed in 2025 with an additional 12 under contract with JW Morgan Construction. The project was made possible by a $1.177M Brownfield Plan, which will result in a total of $14M expected investment.

  Lennon Housing Development – The site of the former window factory in the Village of Lennon is the planned site of multiple new single family homes, with Shiawassee Contractors having an agreement in place to acquire the site.



Photo: Community stakeholders gather to celebrate the grand opening of the Washington Park Townhomes in the City of Owosso.



Photo: Partner organizations come together for a groundbreaking ceremony at the Woodland Trails project in the City of Owosso.

Blight Elimination

Creation of the Shiawassee County Land Bank ensured the availability of funding through the State Land Bank's Blight Elimination Program, and the Shiawassee County team was aggressive in pursuing additional funding through limited competitive funding rounds. In total, Shiawassee County has secured $1.319M to address troubled properties throughout the county. Funded projects have included the demolition of blighted properties, and stabilization activities to prevent further detrioration while redevelopment is being planned. These projects have included:

Round 1 – $149,040 - Demolition of the fire damaged downtown commercial property on Lennon Rd in the Village of Lennon, a condemned house on Oak St in the Village of Lennon, and the long vacant industrial property on Oak St in the City of Durand. These sites are now primed for redevelopment, offering revitalization opportunities for the local area.



Photo: Representatives of the Shiawassee County Land Bank Authority board present a check to the Village of Lennon in support of a Round 1 Blight Elimination project.



Photo: The blighted property at 209 Oak St, Durand prior to its demolition through the Blight Elimination Program.

Round 2 – $458,454 - Demolition of the former Welcome Inn property in Caledonia Charter Township and the demolition of the vacant commercial property at 230 W Main St in the City of Durand.



Project stakeholders gather to celebrate the demolition of 230 W Main St, Durand.



Board member Greg Brodeur comments on the demolition of former Welcome Inn.

Blight Elimination

Round 2.5 – $215,000 - Stabilization of the former Shaftsburg Hotel in Woodhull Township, with the property's owner working toward redevelopment into a 4-unit residential property after completion of the stabilization work.



The former hotel located at 13008 Shaftsburg Rd, Shaftsburg, will be stabilized while redevelopment plans are finalized.

Financial Impact

The Shiawassee County Land Bank Authority has delivered a meaningful and positive financial impact to Shiawassee County. By strategically securing outside grants to fund its largest projects, the Land Bank has leveraged external resources to drive community improvement. Through the sale of properties and facilitation of private development, the Land Bank generates revenue while returning formerly vacant or tax-delinquent parcels to productive use — expanding the county's tax base and increasing local tax revenue.

Land Sale Income: $234,300
Grant Income: $2,717,544
Total: $2,951,844

Round 3 – $655,270 - Demolition of a vacant home in the Village of Morrice, a portion of the former City Club building on Exchange St in the City of Owosso, removal of a former cold storage building on Robbins St in the City of Owosso, stabilization of the former bank building at 102 Main St in the Village of Bancroft, and the demolition of 800 W Main St in the City of Owosso.



Demolition in progress at 201 Robbins St, Owosso.



SCLBA representatives celebrate the demolition of 131 Main St in the Village of Morrice.