

'Thriving Neighborhood' effort starts in Pineview

Successful house flipping doesn't just happen on reality TV

As part of the new "Thriving Neighborhood" initiative, the Montgomery County Land Bank took possession of a vacant property in West Dayton's Pineview neighborhood in 2018, completed extensive renovations, and sold it within two weeks at the asking price. The Roejack Avenue home's sale price was about 50 more than the neighborhood's median sales value.

That's a solid flip and a step up for home values in the neighborhood. The Land Bank plans to continue the initiative in 2019 with property renovations/sales in several Dayton neighborhoods including Pineview. The Land Bank will also continue to demolish houses that are beyond improvement.

The Thriving Neighborhood Initiative aims to stabilize and strengthen challenged low- and moderate-income neighborhoods by:

- Renovating homes and restoring property values
- Encouraging home improvements
- Increasing market confidence and neighborhood pride
- Working with area investors to improve even more homes.

The Land Bank is a non-profit entity created in 2011 by the Montgomery County Commission in response to the housing crisis and the high number of foreclosures, tax delinquencies and vacant properties. It is professionally staffed, and its board of directors includes Mayor Nan Whaley.



Value restored, enhanced: The Montgomery Land Bank completed extensive renovations of this Roejack Avenue home and sold it quickly, supporting property values and neighborhood pride.

