Thursday February 23rd

- Policy, Strategy, Procedures
- Options
- Buildable vs. Unbuildable
- Yard Extensions
LAND BANK UPDATE

Vision / Outcomes  →  Plan / Collaborate  →  Process / Requirements
NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES

![Graph showing the number of parcels transferred into the land bank by tax sales over the years.](chart.png)
Options

- Program Summary
- Current Policy
- Current Process
- Community Input
- Policy Discussion
Homes Built: 6
Completed Options: 34
Approved Options: 446
Canceled Options: 15
• If the lot is buildable, the applicant must build on the lot
• Escrow process
THE STEPS TO BUILDING

Old Process

Property Deeded

Identify Lot

Find Builder

Plans

Estimate costs

Financing

New Process

Property Deeded

Start Building
WHAT DOES SUCCESS LOOK LIKE?

- Fewer/no vacant lots
- Increased tax base
- Seamless, coordinated process from application to build
- Affordable, inclusive housing stock
- Revitalized neighborhoods
- Coordinated development plans
- Defined policy vision and strategy
- Thorough code review of applicants
WHAT SHOULD BE THE PURPOSE OF THE LAND BANK?

- Affordable housing
- Build sustainable communities
- Small business
- Buy & build
- Local ownership
- Community Development/Revitalization
- Increase tax base
- Spaces for youth
- Gardens/urban farming (extensions)
- Commercial & residential
- To get rid of itself
- Increase density
- Path to ownership
- Emergency facilities
1. Do we still like the option program?
2. Should we waive the Land Bank option fee?
   a. $100 option fee
3. Should we rethink escrow and how to enforce option agreements?
4. Should there be a deadline to sign option agreements?
5. Should we give discretion to Land Bank manager to renew options?
   a. If so, do you want to define the criteria (Policy) of allow staff to determine (Procedure)?
6. Other?
Buildable vs. Unbuildable

- Current Policy
- Number of lots
- Community Input
- Policy Discussion
BUILDABLE LOTS
CURRENT POLICY

What is a buildable lot?

- A lot where a home / building can be built
- Buildable lots can only be sold for new construction

Complaints received for buildable lots

1. No one will ever build on that lot
2. Too small to build on
3. Why can’t I have the lot if I have been maintaining it for years?
4. The city doesn't even maintain the lot

Why we have the buildable policy?

- Policy change in 2019 to limit yard extensions
- Lots are an asset and not a liability
UNBUILDABLE LOTS DEFINED

- Less than 2,000 sq. ft.
- Less than 20 linear ft. of frontage
- No access to sewer or less than 1 acre for a septic system
- Land locked
- In any of the following
  - Flood Plain
  - Right of Way (ROW)
  - Undermined
  - Severe topography
**BUILDABLE LOTS FRONTAGE**

### Buildable Land Bank Lots - Zoned Residential

<table>
<thead>
<tr>
<th>Frontage in Feet</th>
<th>Count</th>
</tr>
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<tbody>
<tr>
<td>0</td>
<td>115</td>
</tr>
<tr>
<td>20 - 24</td>
<td>23</td>
</tr>
<tr>
<td>25</td>
<td>377</td>
</tr>
<tr>
<td>26 - 30</td>
<td>109</td>
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<tr>
<td>31 - 40</td>
<td>372</td>
</tr>
<tr>
<td>41 - 50</td>
<td>555</td>
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<tr>
<td>51-60</td>
<td>89</td>
</tr>
<tr>
<td>61 - 70</td>
<td>86</td>
</tr>
<tr>
<td>71 - 80</td>
<td>71</td>
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<td>81 - 90</td>
<td>35</td>
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<tr>
<td>91 - 100</td>
<td>72</td>
</tr>
<tr>
<td>100 - 697</td>
<td>206</td>
</tr>
</tbody>
</table>

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Data Issues
- 0 feet – these lots are adjoining lots with frontage.
BUILDABLE LOTS FRONTAGE

25 Ft Frontage – 377 Lots

20Ft – 40FT Frontage – 811 Lots
BUILDABLE LOTS
POLICY DISCUSSIONS

1. Buildable vs Unbuildable infers only something that is built is a viable use for Land Bank parcels?
   a. Shall we instead think what is developable vs not developable?
2. What other factors make a lot unbuildable (Undevelopable)?
3. Should the UG hold Land Bank property tax free for future county projects?
Yard Extensions

- Current Policy
- Lot Maintenance
- Number of Requests
- Policy Discussions
Yard Extensions

Only for unbuildable and undevelopable lots

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Yard Extension eligibility requirements
1. Unbuildable lot
2. You live in the house adjacent to the property;
3. The subject property must be a vacant lot;
4. Have not received a yard extension for the current home;
5. You are current on property tax; and,
6. No active code violations.

Pricing - The Land Bank will generally price vacant land by the greater of either:
• The appraised value of property set by the County Appraiser as of January 1st of the current year
• The value of the property's frontage times $10
LAND BANK
VACANT LOT MAINTENANCE

Annual Cost to Mow 1 Lot

$535

• 5 mowing rounds
• 2 rounds broadleaf spraying program

Trees

• Only for dead trees
• Avg cost $1,500
YARD EXTENSION
NUMBER OF REQUESTS

Yard Extension Requests

Online Form
111
Since April 2022

Walk ins
240
2022

Phone
360
2022

Approved Yard Extensions
6
2022

Community Feedback

84% agree that Land Bank lots should be used for yard extensions.
1. Should the Land Bank allow yard extensions?
   a. If so, what are the requirements?
   b. Do you want to explicitly name uses?
   c. What should be left to the Land Bank Manager procedures?
2. What are the expectations for maintenance?
Thursday March 23rd 3:30PM

Next meeting topics?

- Gardens
- Role of the Land Bank Advisory Committee / Neighborhood associations
- Community notifications
- Purpose of the Land Bank
- Speed up standing committee meetings
- Design