COMMISSIONER INTRODUCTION

- Elected Official Recognition
- Land Bank Timeline
  - Phase 1: Demolition
  - Phase 2: Build Land Bank Market
  - Phase 3: Policy Update to Boost Reinvestment
  - Phase 4: Catalyzed Development
- Engagement Efforts
- Staff Acknowledgment
AGENDA

1. Public Engagement Summary
2. Review Current Land Bank Process
3. Overview of Current Policy
4. Design Guidelines
5. Open Discussion
ENgagement Summary

1. What should be the purpose of the Land Bank?
2. What does the Land Bank do well?
3. What areas need to be improved?
4. What does success look like?
HOW TO BUILD ON LAND BANK LOTS

- Making the Land Bank process easy
- Shrinking inventory
- Revitalizing communities
BUILDING INCENTIVES

- $1 lots
- Waived electric & water connection fees
- Waived building permit & sewer connection fees
- Neighborhood Revitalization Act (NRA) – Property Tax Rebate
DISCUSSION

What prevents you from building on Land Bank parcels in Wyandotte County?

What would make it easier to build in Wyandotte County?
CURRENT LAND BANK POLICY

**Buildable**

Defined buildable; Must build on the lot for it to be able to be sold.

**Yard Extensions**

Only for unbuildable lots.

**Hold Areas Replaced with Options**

Past holds of large areas didn’t work.

**Gardens**

Must be affiliated with a larger gardening group.
NUMBER OF LAND BANK PROPERTIES

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
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</thead>
<tbody>
<tr>
<td>Buildable</td>
<td>3,183</td>
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<tr>
<td>Unbuildable</td>
<td>696</td>
</tr>
<tr>
<td>Options</td>
<td>418</td>
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<tr>
<td>TOTAL</td>
<td>4,297</td>
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NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES

<table>
<thead>
<tr>
<th>Year</th>
<th>Properties from Tax Sale</th>
<th>Land Bank Inventory</th>
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<tbody>
<tr>
<td>2012</td>
<td>105</td>
<td>0</td>
</tr>
<tr>
<td>2013</td>
<td>94</td>
<td>20</td>
</tr>
<tr>
<td>2014</td>
<td>32</td>
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<td>2015</td>
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<td>60</td>
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<td>2016</td>
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<td>2017</td>
<td>284</td>
<td>100</td>
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<tr>
<td>2018</td>
<td>553</td>
<td>120</td>
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<tr>
<td>2019</td>
<td>3,853</td>
<td>140</td>
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<tr>
<td>2020</td>
<td>3,918</td>
<td>160</td>
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<tr>
<td>2021</td>
<td>4,243</td>
<td>180</td>
</tr>
</tbody>
</table>

Land Bank Sales by Year

- 2012: 96
- 2013: 105
- 2014: 77
- 2015: 85
- 2016: 143
- 2017: 124
- 2018: 73
- 2019: 21
- 2020: 36
- 2021: 37
- 2022: 74
Vacant Lot Average Tax Roll

$15
Annual Estimate

New Home UG Tax Roll

$1,774
Annual Estimate
VACANT LOTS NEEDED TO EQUAL THE REVENUE FROM ONE HOUSE

115 VACANT LOTS = 1 NEW HOME
WHAT IF ALL LAND BANK LOTS ARE ON THE TAX ROLE?

Vacant Lots Average Tax Roll
$48,000
Annual Estimate

Buildable Lots
$3,183

New Homes Tax Roll
$5.6 Million
Annual Estimate
YARD EXTENSIONS SOLD
2017 - 2019

Yard Extensions Sold 2017 -2019
121

Yard Extensions with Improvements
1
*A Small Shed

Late Paying Taxes
27

Late Paying Taxes
County Delinquent Rate
22%
8%
DISCUSSION

Should developers be required to build a structure in order to obtain a Land Bank permit?
Is there a minimum buildable lot size for Land Bank lots?

An unbuildable lot is currently defined by:

- Area less than 2,000 sq. ft.
- Under 19.99 feet of frontage
- Floodplain presence
- Land locked
- Right-of-way
- Undermining
- Topography
Should the Land Bank hold properties for new construction?
DESIGN GUIDELINES
Narrow Low Design Guidelines

Overview:
- Narrow lot design standards required for small parcels east of I-635
- New construction east of I-635 can opt-in
- Whether required or opted-in, standards that are not met require a variance

Pros and Cons:
- Many design standards, many benefits, e.g. density bonuses
Site design considerations include:

• Alley access
• Curb cuts
• Garages
• Sidewalks
DESIGN GUIDELINES

Site Access

Additional site design considerations:

• **Sewer** and **stormwater** infrastructure
  • Managed by **Unified Government Public Works**

• **Water** and **electricity**
  • Managed by the **Board of Public Utilities**

Utilities may impact design!
Open Q & A