

LAND BANK POLICY UPDATE

OUTREACH SUMMARY
OCTOBER 2022 - JANUARY 2023

*Prepared by Unified Government of Wyandotte County and
Kansas City, Kansas*



LET'S TALK Land Bank



Engagement Summary 2022



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

WHAT DOES THE LAND BANK DO WELL?

- ✓ Straightforward application process; simple
- ✓ Customer service and support
- ✓ Fair
- ✓ Easier than the KCMO process
- ✓ Mapping and software platform
- ✓ Land Bank properties are fairly priced
- ✓ The Neighborhood Revitalization Act program works well with Land Bank

WHAT AREAS NEED TO BE IMPROVED?

- Improve internal UG coordination/ collaboration
- **Additional staff/support for Land Bank**
- Response times from options to close; staff follow-up
- **Goals/benchmarks to reduce inventory**
- More participation from Advisory Board
- **Establish a property remediation process**
- Improve communication with NBRs



- **Yard extensions – permitted uses**
- Move Land Bank to Planning
- **Improve post-deed instructions guide**
- Ability to comment on application online
- **Improve rehab requirements/process**
- Definition of “buildable” and how that relates to acreage demands to install septic
- **Approval is more difficult than application**
- Prioritize how parcels are used (strategy)

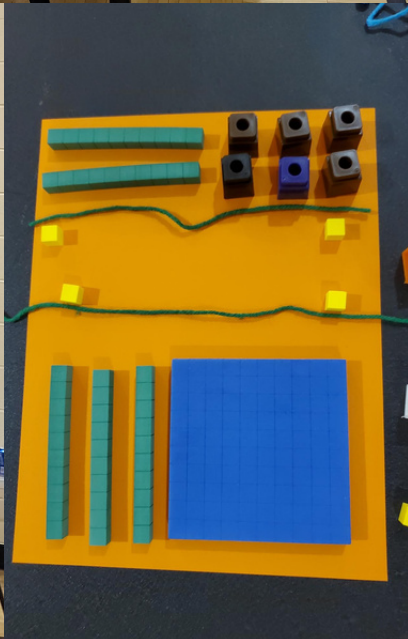
WHAT DOES SUCCESS LOOK LIKE?

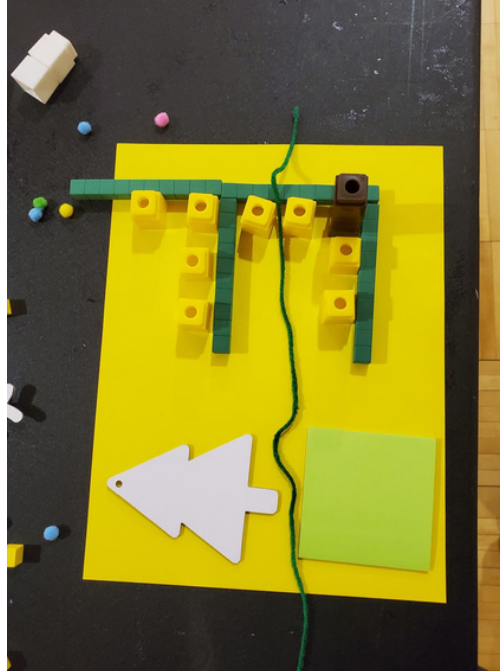
- ✓ Fewer/no vacant lots
- ✓ Increased tax base
- ✓ Seamless, coordinated process from application to build
- ✓ Affordable, inclusive housing stock
- ✓ Revitalized neighborhoods
- ✓ Coordinated development plans
- ✓ Defined policy vision and strategy
- ✓ Thorough code review of applicants

ADDITIONAL COMMENTS

<ul style="list-style-type: none">• Maintenance of properties• Faster process for unbuildable lots (tiny homes?)• Distinguish urban farms vs. community gardens• Design standards that preserve green space• New builders partner with financial institution• Easy process to combine unbuildable lots• Revoke extensions for those who don't build	<ul style="list-style-type: none">• Better communicate housing crisis• Partner green builders with real estate agents• Connect residents to resources, e.g. weatherization program, NRA, etc.• Remove truly unbuildable parcels (e.g. cliffside)• Partner with private sector• All parcels zoned "UR" similar to KCMO
---	--

JANUARY 2023 PUBLIC MEETING: BEATRICE LEE COMMUNITY CENTER





57 participants

4 subject-specific policy discussions

19 completed comment cards

300+
COMMENTS
& IDEAS

SHOULD LAND BANK PARCELS BE USED FOR GARDENS?

74% agree that Land Bank lots should be used for gardens. Suggestions include:

- Increasing agricultural zoning; create permanent, four-season farmers market
- Urban farm education; redefining what blight/vacant lots look like
- Waive connection fees for urban farms (income producing); carbon tax credits for gardens/farms (green/ecological preservation)
- Require business plans as for the approval process; provide 2-year trial period
- Utilize urban farms to address food deserts

DEVELOPMENT ON LAND BANK LOTS: RANKING TOP USES



1 yard extensions

2 garages

3 new homes

4 hold for development

- 88% disagree that Land Bank parcels should be held for development.
- 84% agree that Land Bank lots should be used for yard extensions.
- 69% of agree that Land Bank parcels should be used for garages while 60% agree that new homes are an appropriate approved use.

SHOULD NEW HOMES ENHANCE NEIGHBORHOOD CHARACTER?

68% agree that new homes should enhance neighborhood character

- Consider how to incorporate tiny homes/container development that utilize Narrow Lot Design Guidelines
- Better incorporate green infrastructure & community spaces into neighborhood character
- Focus on whole block regeneration
- Expand neighborhood character to include storefront space, community kitchens, transitional housing
- Implement measure to prevent gentrification

NEXT STEPS

**February
2023**

**February
2024**

**Board of
Commissioners
Policy Update**

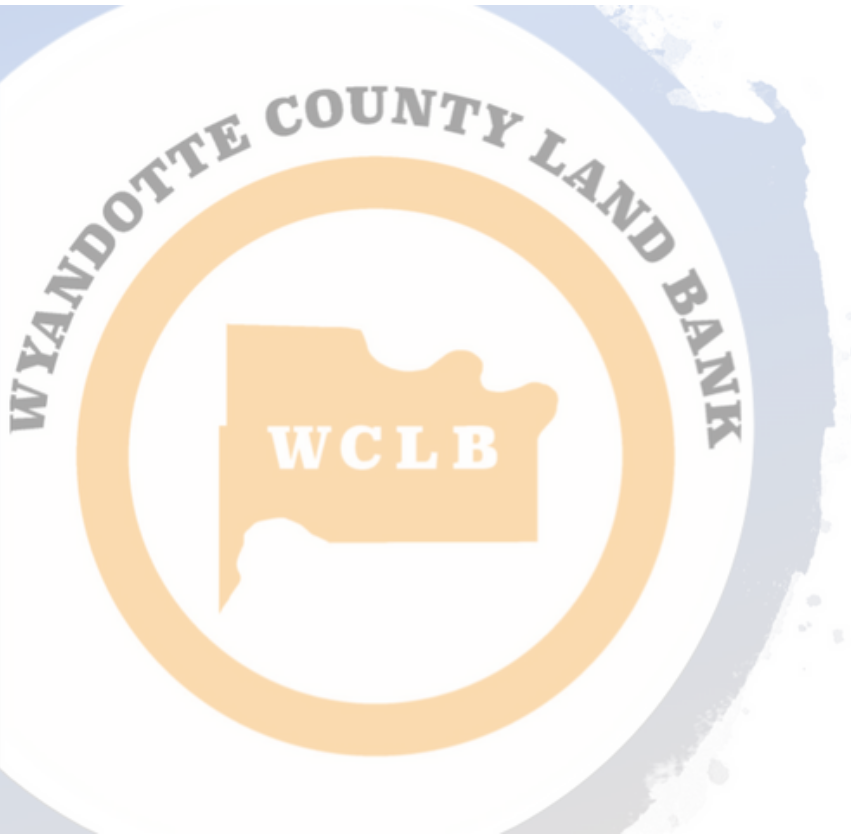


**Land Bank
Strategy
Development**



**Updated,
Coordinated Land
Bank Policy &
Strategy**

Comprehensive Plan Update & Economic Development Strategy



Questions?
Contact Jud Knapp
Land Bank Coordinator
jknapp@wycokck.org

