



# Let's Talk Land Bank

Tuesday, November 1<sup>st</sup> 2022 6:30PM – 8:00PM  
Argentine Community Center

Commissioner Andrew Davis – 8<sup>th</sup> district  
Jud Knapp – Land Bank Manager`



# TIMELINE OF MAYORS AND LAND BANK POLICY



**Marinovich**

Started the  
Land Bank in  
2004

Put vacant  
lots back on  
the tax rolls

**Reardon**

Neighbor's  
should get the  
lots

**Holland**

Market the  
Land Bank

Find ways to  
develop

Started the  
rehab  
program

**Alvey**

Data Driven  
approach

Turn lots into  
productive  
uses

Land Bank  
lots are an  
asset

**Garner**

Policy review

Land Bank  
Strategy



# NUMBER OF LAND BANK PROPERTIES



Buildable

**3,183**

Unbuildable

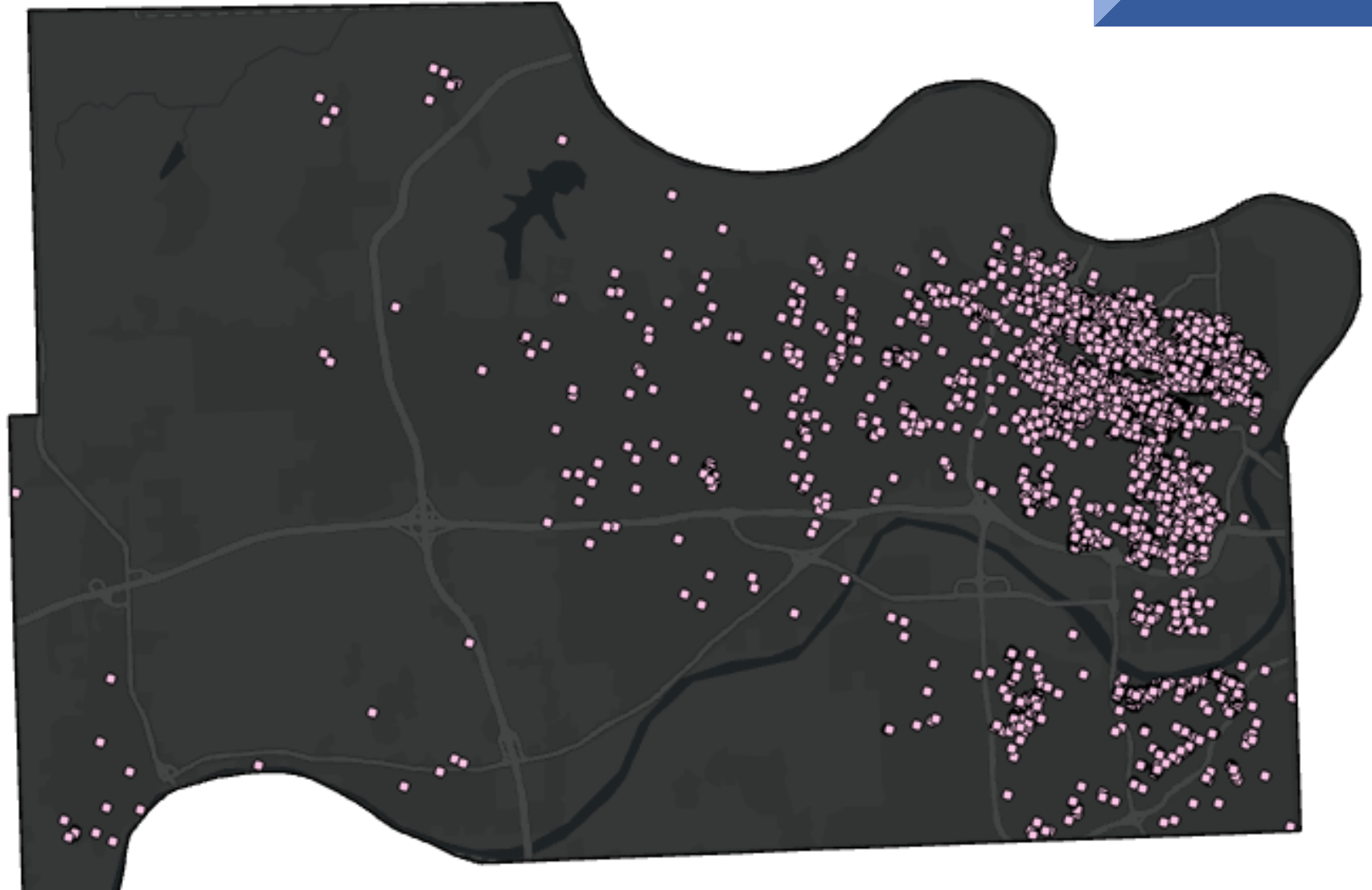
**696**

Options

**418**

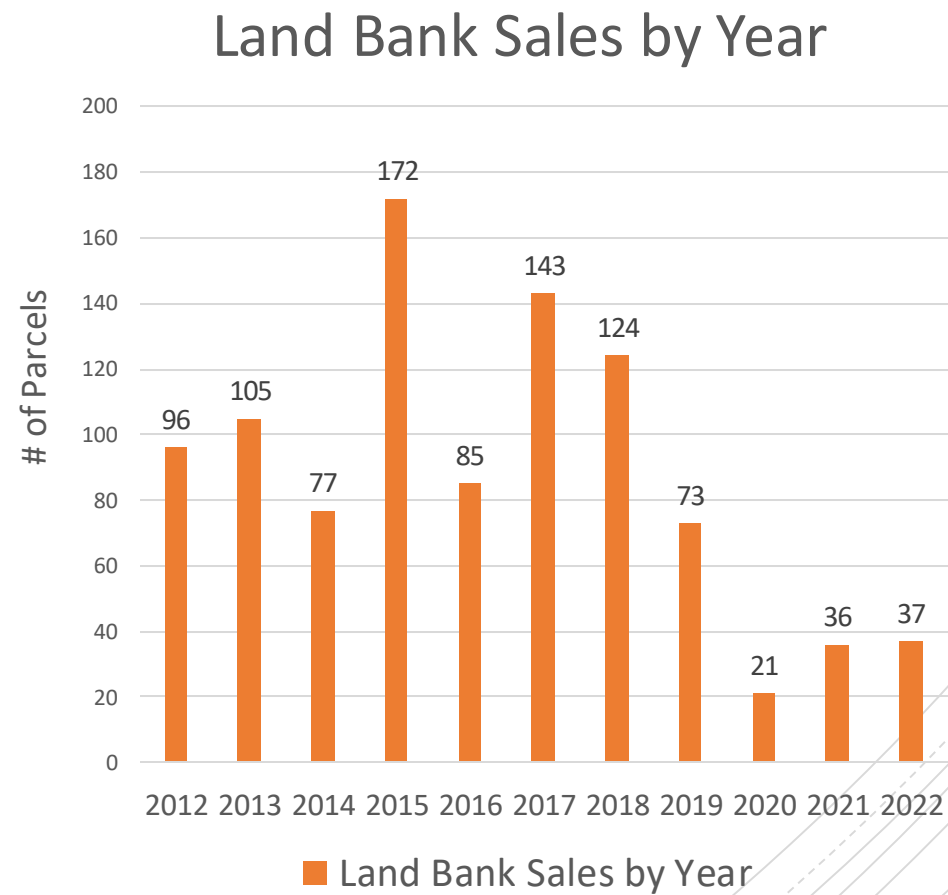
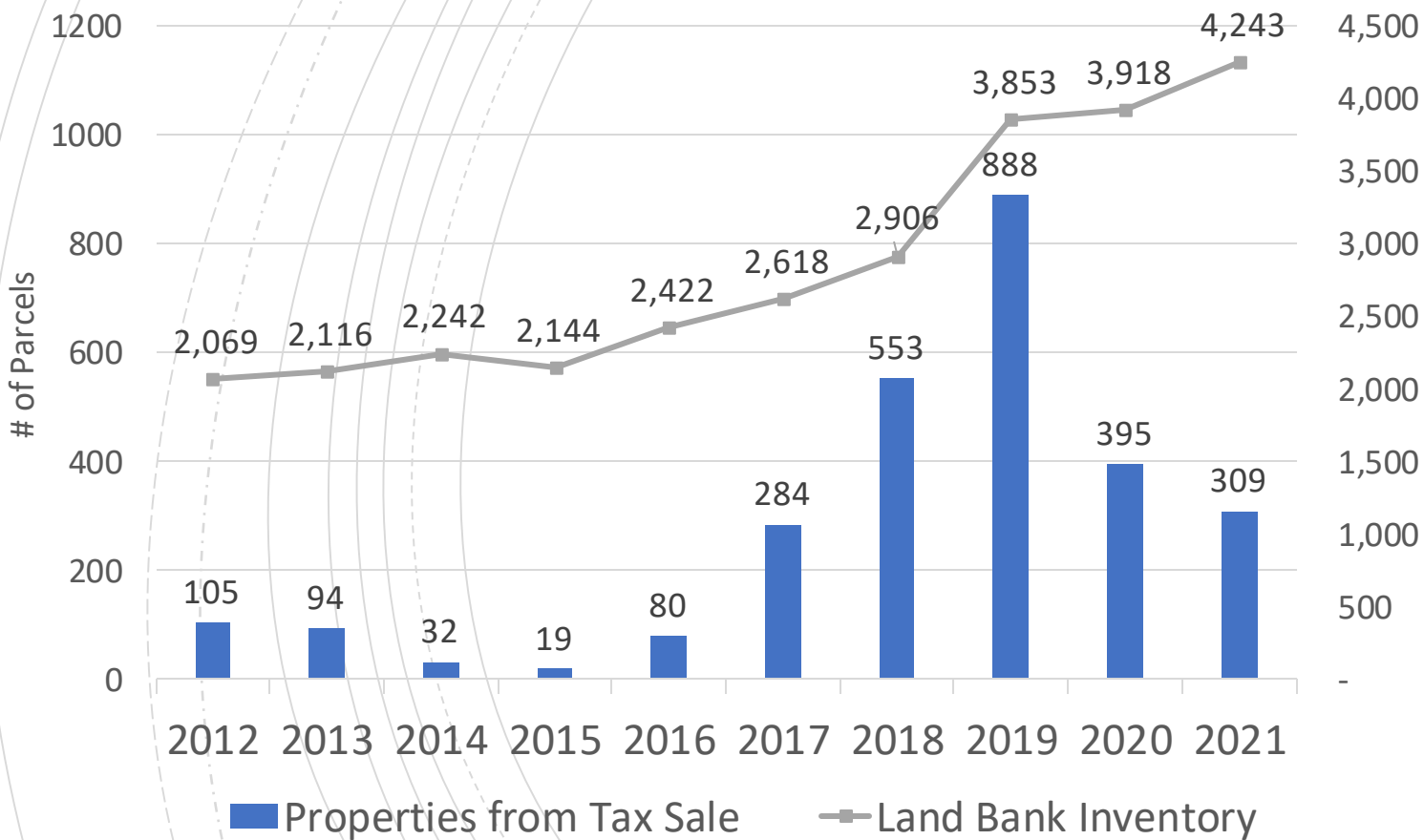
Total

**4,297**





# NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES





# PURPOSE AND GOALS OF THE LAND BANK



## Purpose

The purpose of the Wyandotte County Land Bank is to **return tax delinquent and distressed property** to productive use that benefits the community.

## Goals

1. Create a market for rehab, and infill development
2. Encourage infill development
3. Streamline the building process, and make it easier for you to build a home



# CURRENT LAND BANK POLICY



## Buildable



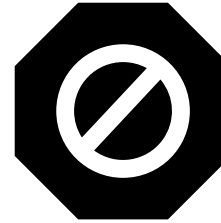
- Defined buildable
- Must build on the lot for it to be able to be sold

## Yard Extensions



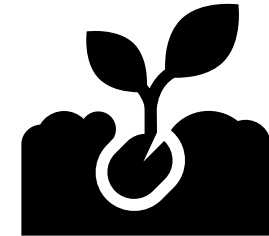
- Only for unbuildable lots

## Hold areas replaced with Options



- Past holds of large areas didn't work

## Gardens



- Must be affiliated with a larger gardening group



## Data used to create the current policy

- Funding gap / comp sales
- Yard extensions
- Vacant lot vs new homes
- Infrastructure



## Density of New Single Family Homes



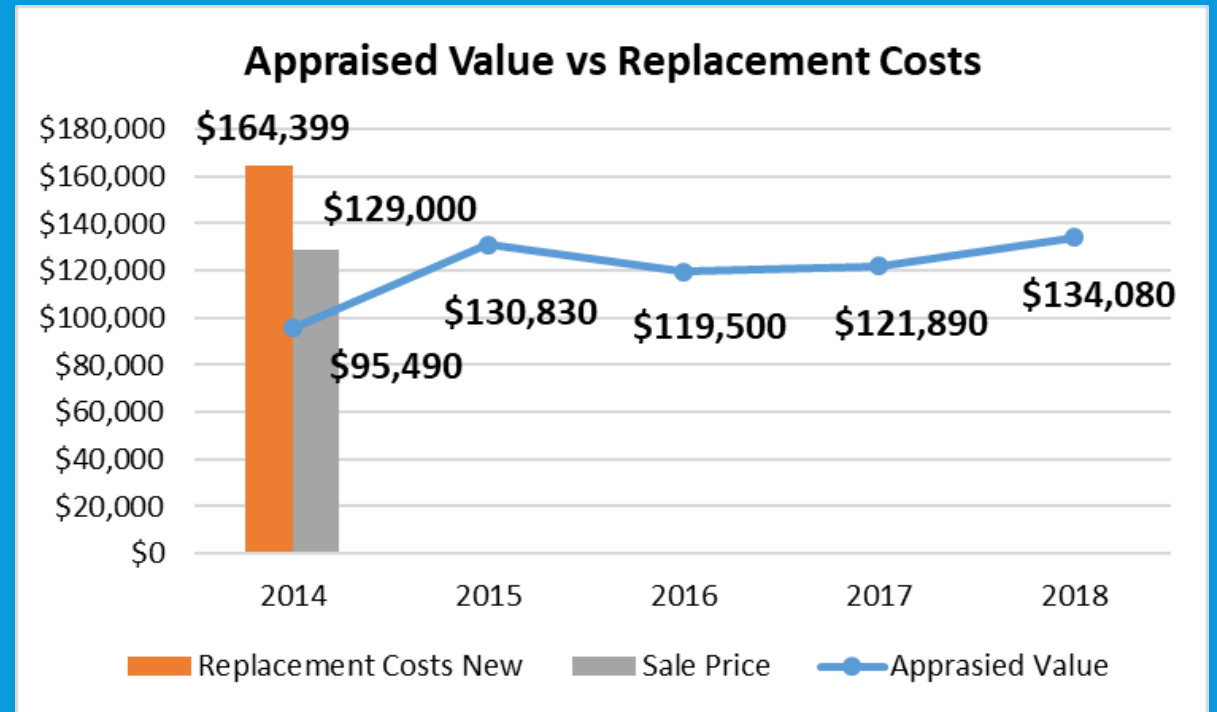
Where are homes  
currently being built?



# FUNDING GAP

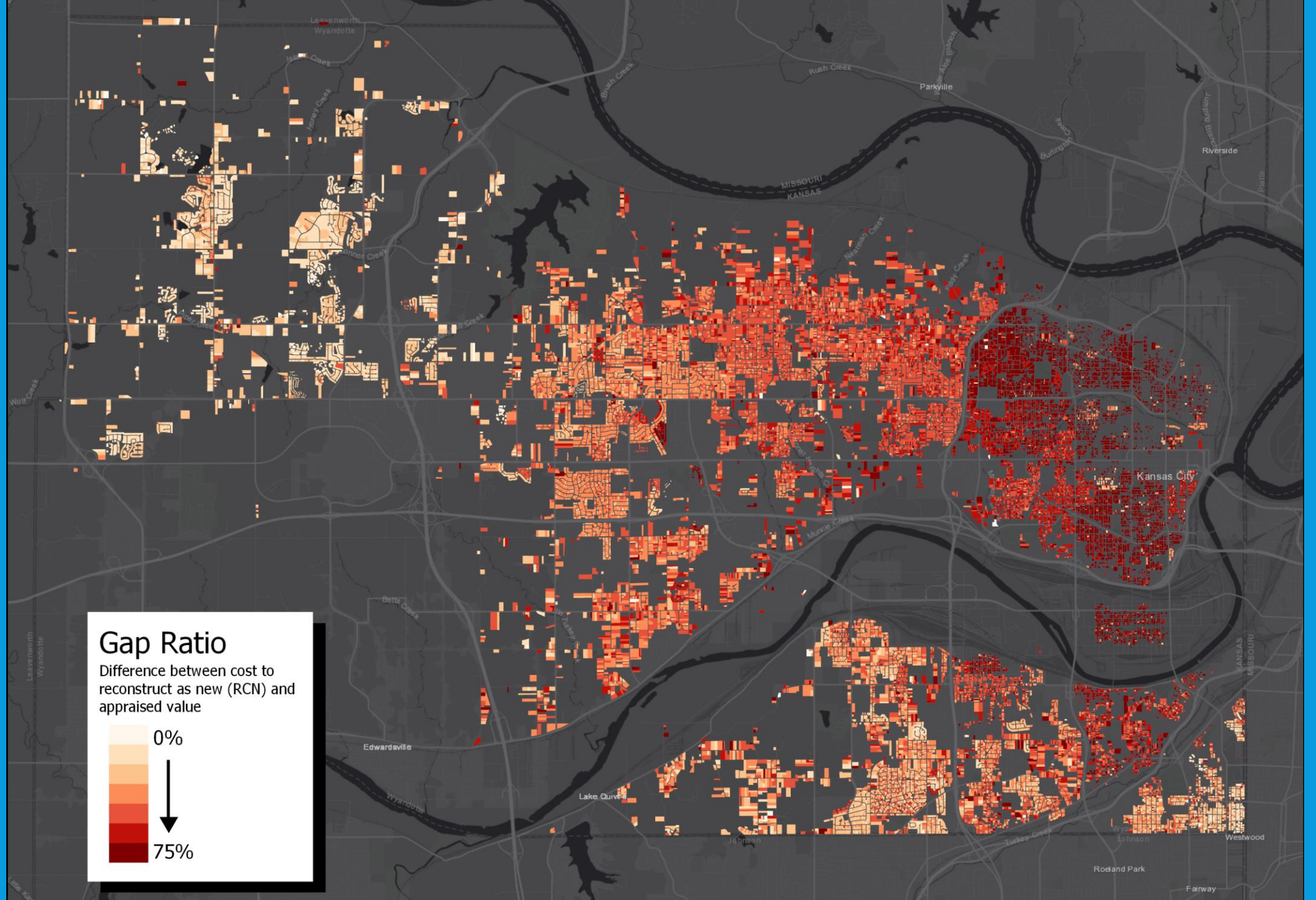


Year Built – 2014  
Sale Price - \$129,000  
Sale Date - 2014



Gap between replacement costs & sale price

**\$35,400**





# YARD EXTENSIONS SOLD 2017 - 2019



Yard Extensions Sold 2017 -2019

**121**

Yard Extensions with Improvements

**1**

*\*A Small Shed*

Late Paying Taxes

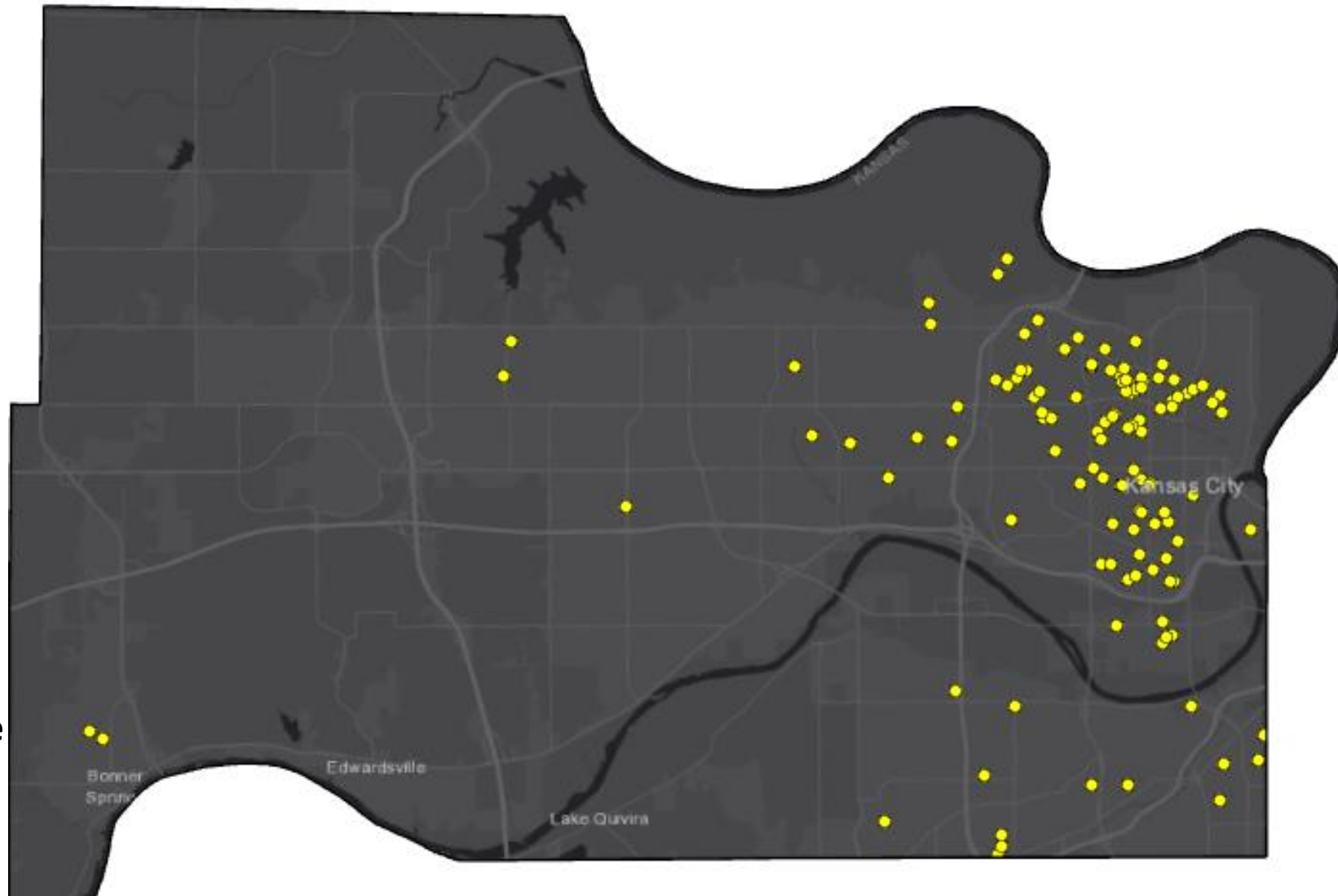
**27**

Late Paying Taxes

**22%**

County Delinquent Rate

**8%**







VACANT LOTS DECREASE THE  
VALUE OF PROPERTIES WITHIN  
500FT BY

6.5%

“Vacant Land Management in Philadelphia”  
Penn Institute for Urban Research






Vacant properties have a severe  
impact on neighboring properties

“Spatial Analysis of the Impact of Vacant, Abandoned  
and Foreclosed Properties,” Federal Reserve Bank of  
Cleveland





Increased vacancies leave fewer neighbors to monitor and combat criminal activity. Boarded doors, unkempt lawns, and broken windows can signal an unsupervised safe haven for criminal activity or a target for theft

“The Contemporary Foreclosure Crisis and US Crime Rates,” Social Science Research



# UG TAX ROLL



Vacant Lot Average Tax Roll

**\$15**

Annual Estimate

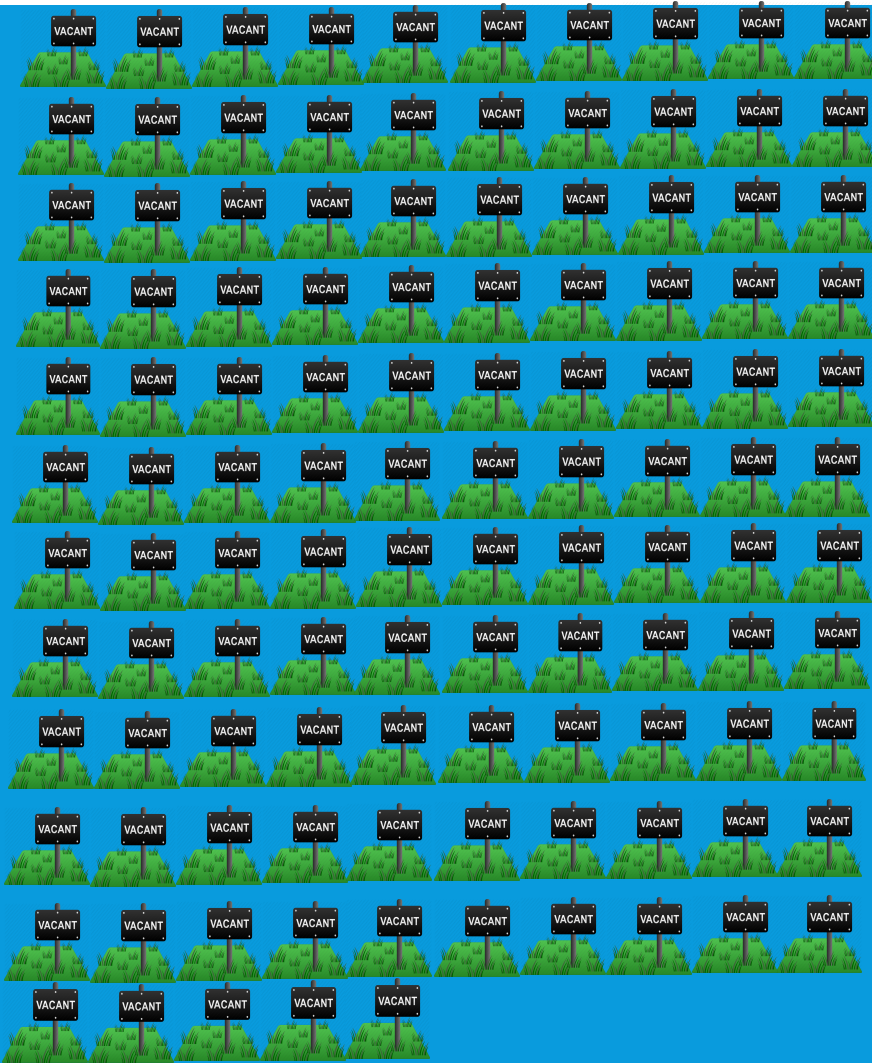


New Home UG Tax Roll

**\$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



Buildable lots  
**\$3,183**



Vacant Lots Average Tax Roll

**\$48,000**

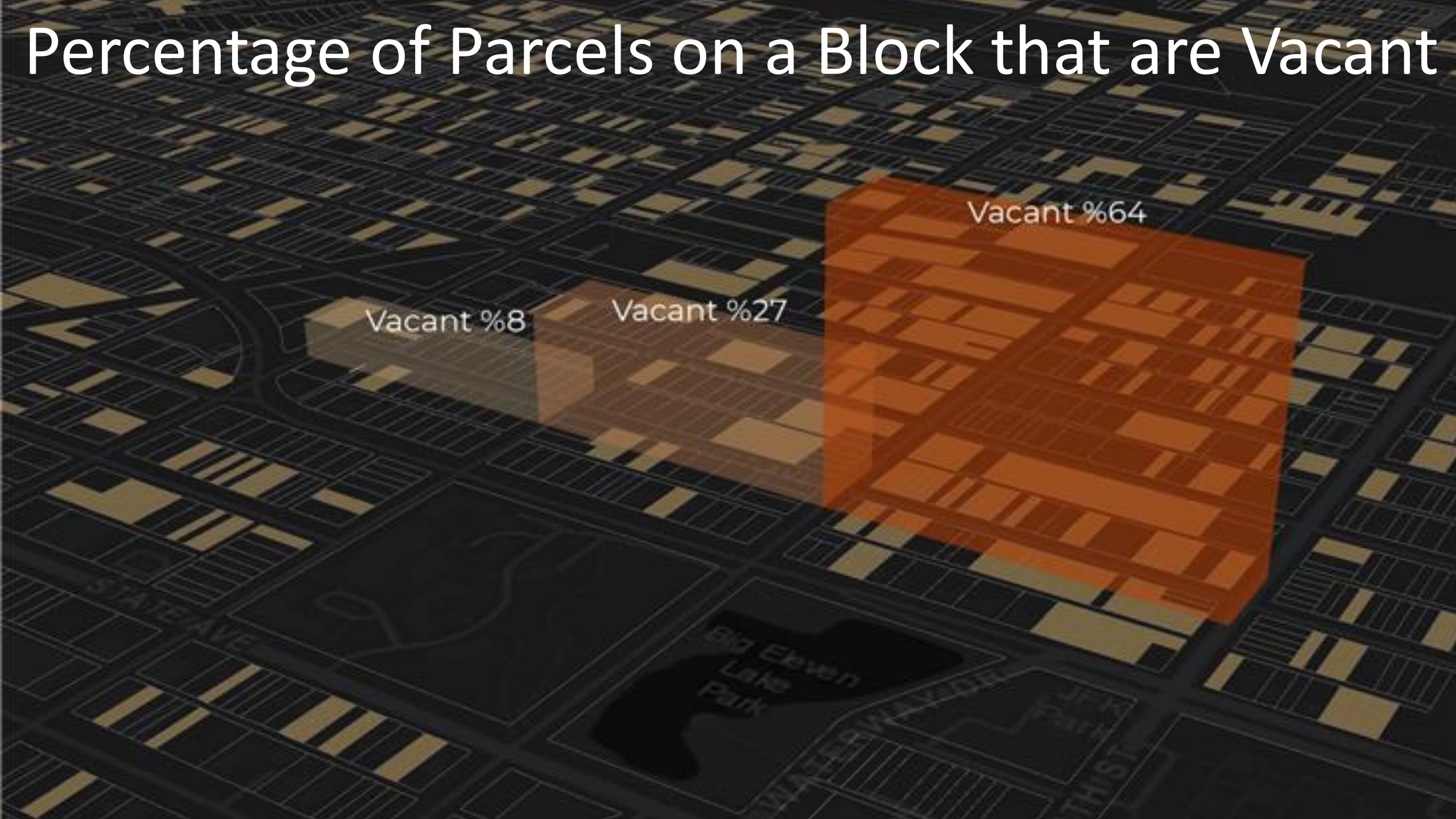
Annual Estimate

New Homes Tax Roll

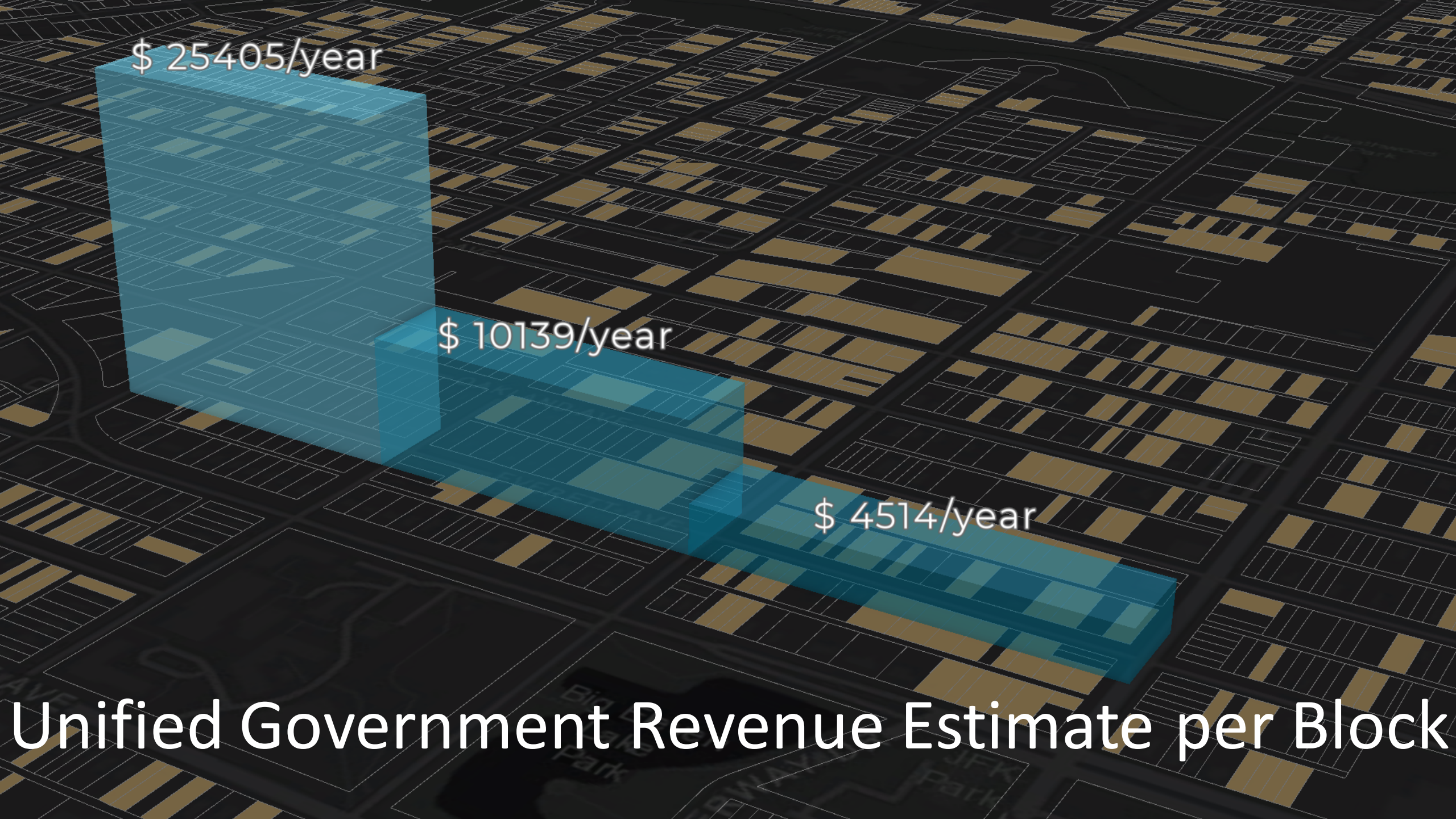
**\$5.6 Million**

Annual Estimate

# Percentage of Parcels on a Block that are Vacant







Unified Government Revenue Estimate per Block

# 1910

Population



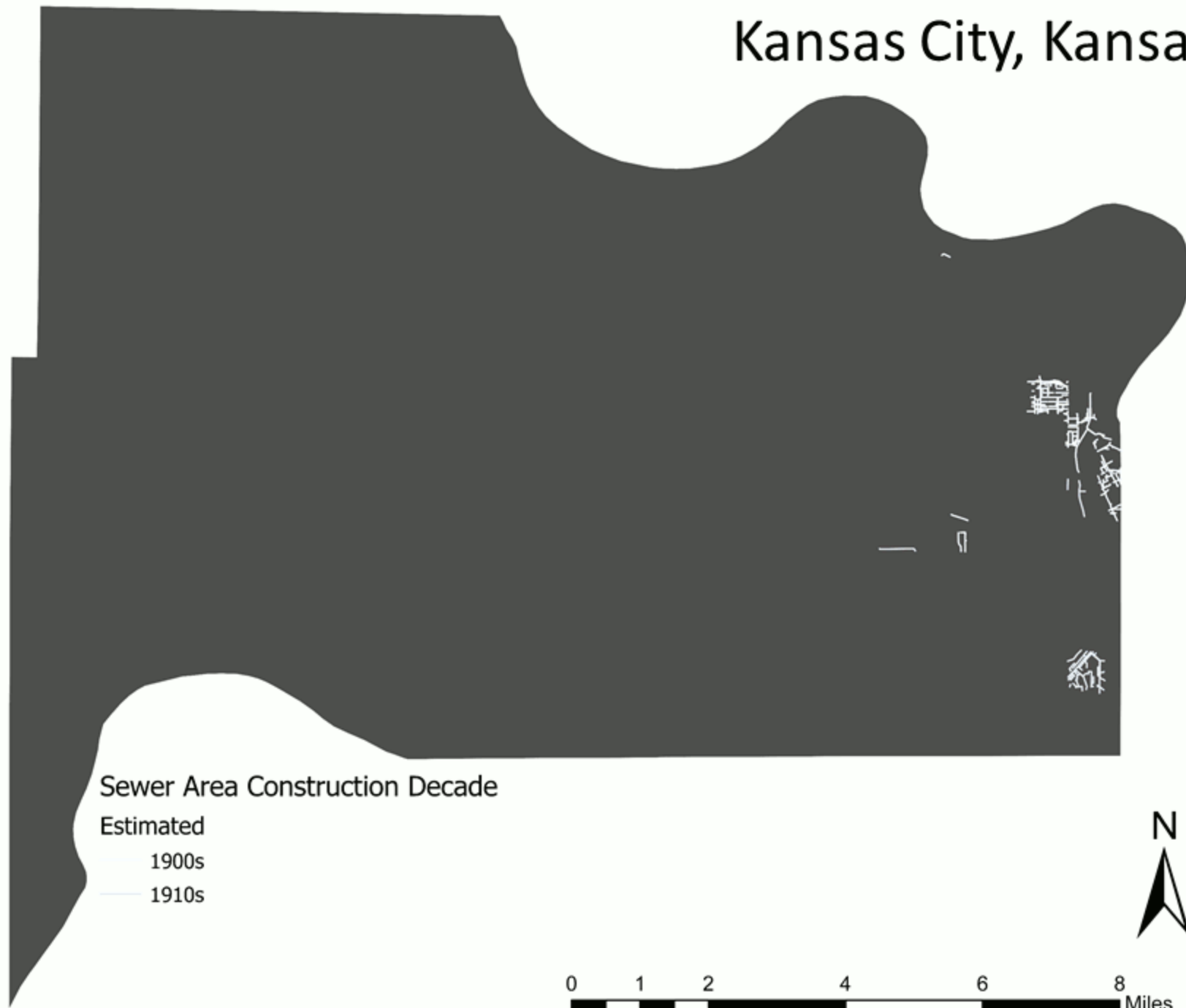
82,331



Feet of  
Sewer Per  
Person

1.12

Kansas City, Kansas







# DATA SYNTHESIS

## WHAT WE LEARNED FROM THE DATA!



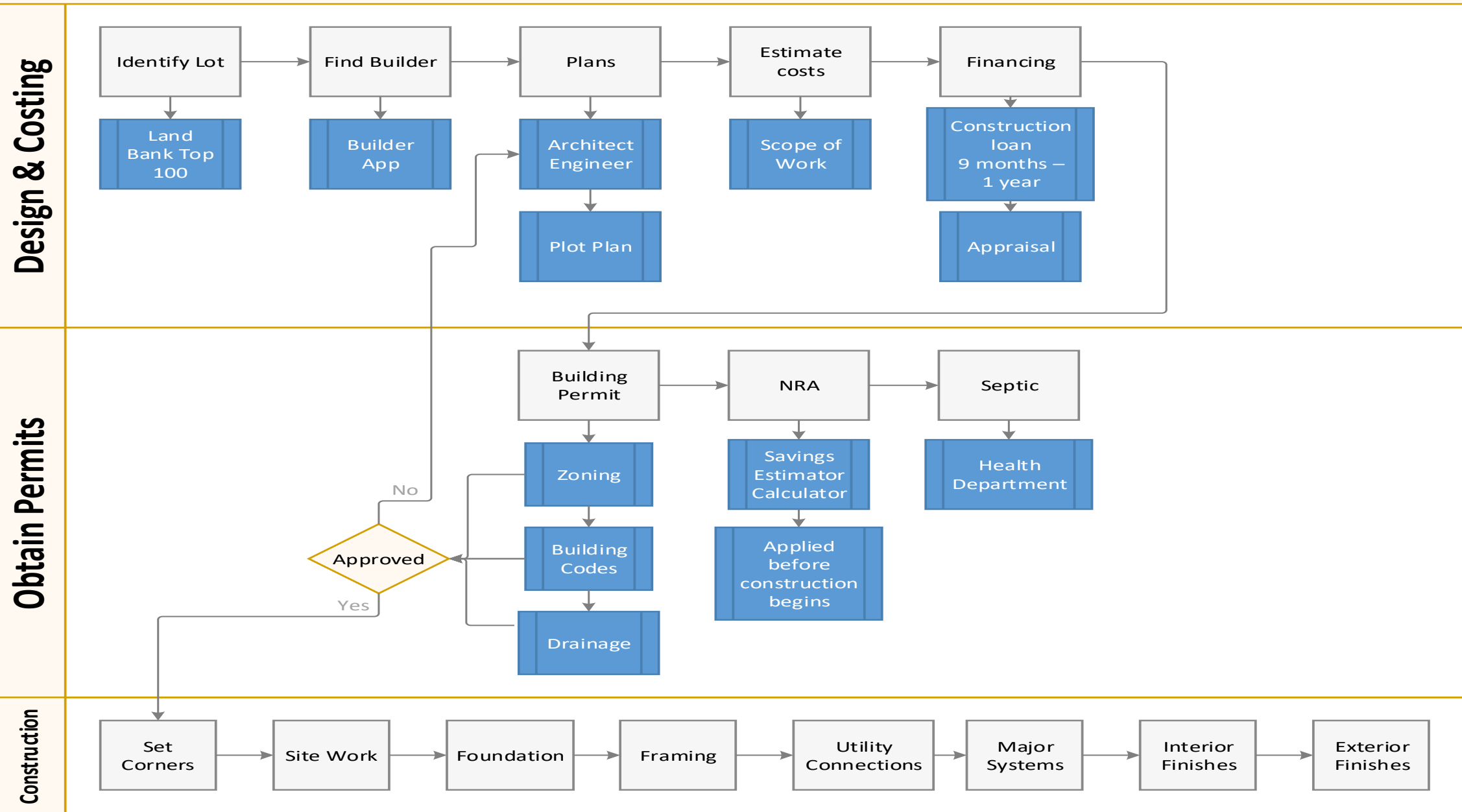
1. Need to lower the cost to build
2. Need comparable sales to support bank loans
3. No new construction occurs on yard extensions lots
4. A home generates significantly more taxes than a vacant lot
5. Vacant lots negatively impact the surrounding properties
6. Infrastructure is expanding faster than the UG can afford
7. Need to build where infrastructure already exists





What is the Land bank  
doing to help build homes?

# Building a Home





# BUILDING INCENTIVES



- \$1 lots
- BPU waived electric and water connection fees
- UG waived building permit & sewer connection
- Neighborhood Revitalization Act (NRA) – Property Tax Rebate







# PROVIDING INFORMATION TO BUILDERS



## Land Bank Portal Includes:

- Available properties
- Size of lot
- Zoning
- Buildable
  - Undermined
  - Flood plain
  - Land locked
  - Topography
- Frontage
- Demo year
- Location of other options
- Sewer location & depth

**Land Bank Available Properties**

Residential New Construction | Commercial New Construction | Yard Extensions | Apply | Current Land Bank Options

Displayed on map

- residential buildable parcels in the Land Banks inventory.
- Sewer main location and depth

Per the Land Bank policy if a lot is buildable we will only sell the lot if a building is built on the lot.

Next Steps

1. Select the land bank lot for your build
2. Fill out the [online form](#)
3. Submit the below items required for board approval for the option agreement.

**What is an option agreement?**

This provides the optioner a year to work through the due diligence process of preparing the property for building (i.e. design, financing, etc.) At the end of the year, the optioner can request an extension if progress has been made and they are still moving forward with the build. To protect both the buyer and the UG, as the seller, we don't transfer the property until financing has been secured and we are confident the project will be built.

**For board approval, we need the following items**

1. What are you going build?
2. Picture example of what you plan to build
3. Address
4. Building details
  1. Number of beds, baths
  2. Square foot
5. Timeline
  1. Project start
  2. Project completion
6. Previous Construction experience



# STREAMLINING THE PROCESS

## Simplify the Process

### HOW TO BUILD ON LAND BANK LOTS

#### STEP 1

PICK A LOT TO BUILD ON



SCAN FOR THE MAP

#### STEP 2

GATHER YOUR INFORMATION + APPLY

You'll provide:

- Lot address
- Type of build (house, garage)
- Bed + bath count
- Square footage
- Pictures/plans
- Construction timeline



APPLY HERE

#### STEP 3

BEGIN THE OPTION PROCESS

Once your application is approved, you will **have an Option** on your chosen lot. The Option process allows one year to get financing and building plans in order. The UG will transfer ownership of the property to you once financing is secured and your project is moving forward with certainty.

We deed the lot to you after receiving:

- Approved building permit
- Planning approval (if needed)
- Cost + build estimates
- Proof of funds to cover the build

#### STEP 4

## BUILD!



(913) 573-5472

LANDBANK@WYCOKCK.ORG

701 N. 7TH ST, 4TH FLOOR

WYCOKCK.ORG/LANDBANK





Is the new policy  
effective?

Single Family Homes

227

Multi Family

64

Garages

11

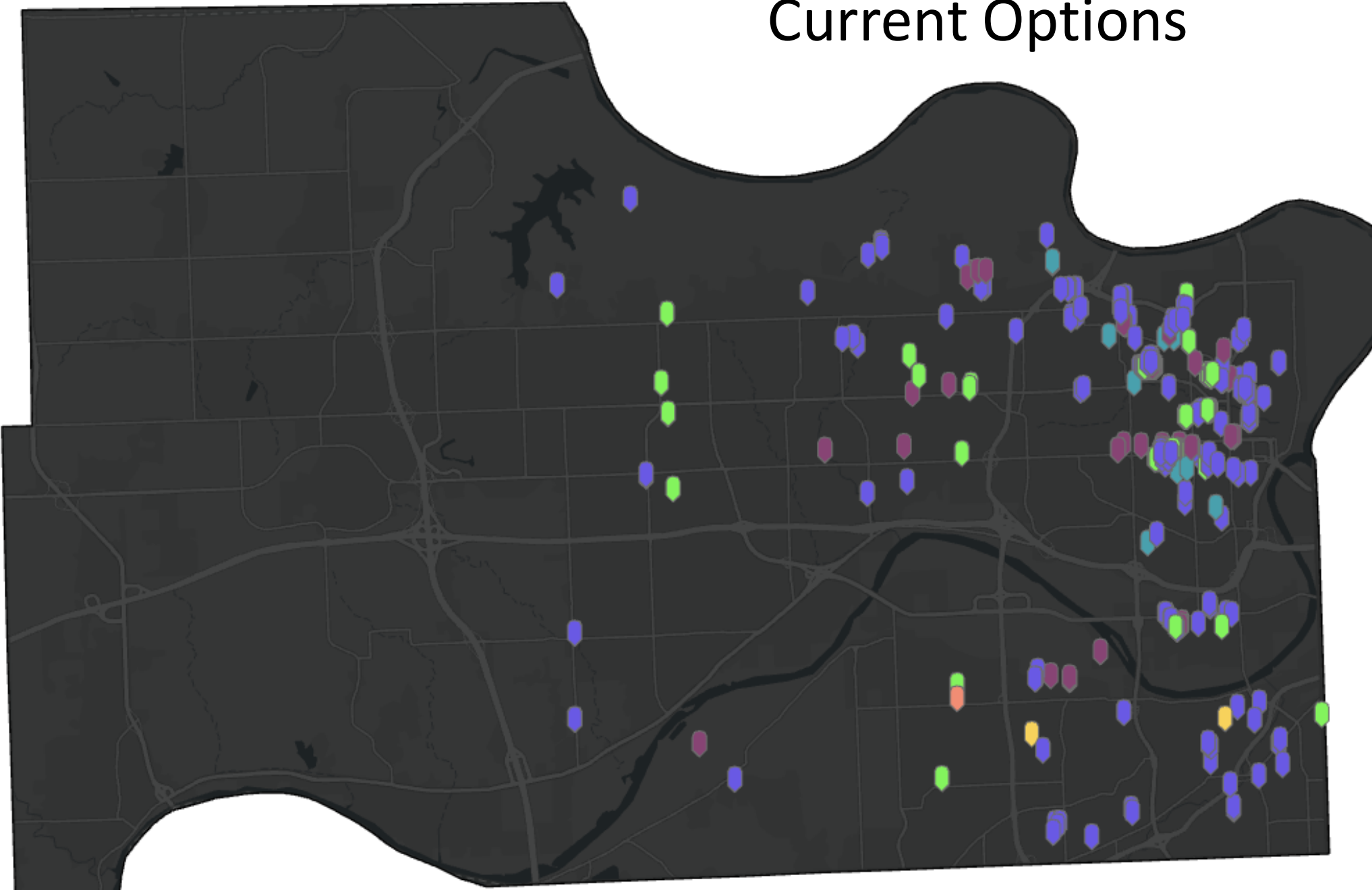
Commercial

59

Total New Units

361

# Current Options



Single Family Homes

23

Multi Family

0

Garages

3

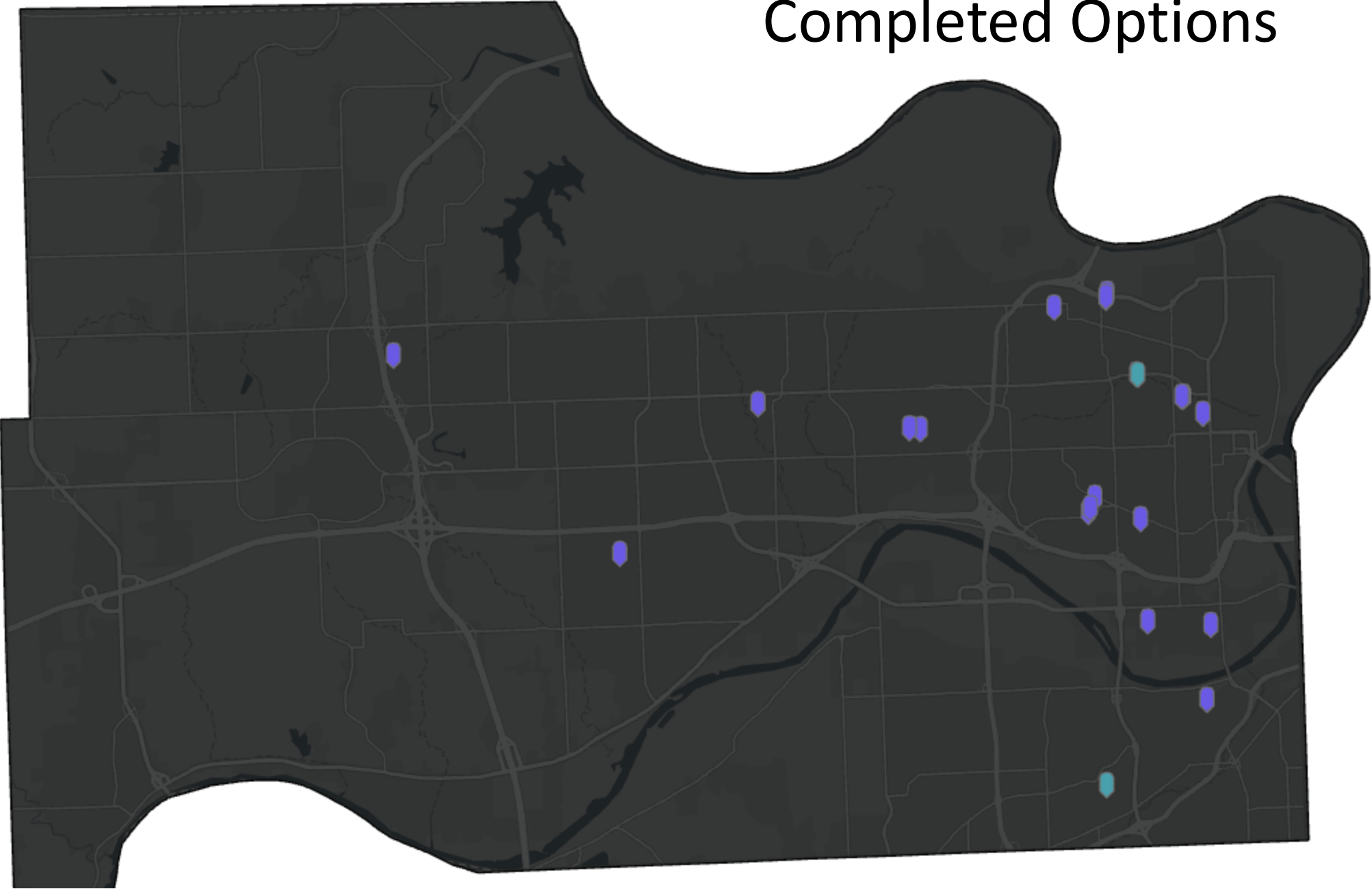
Commercial

0

Total

26

# Completed Options





# COMPLETED OPTION AGREEMENT CHRIS SOLUTIONS LLC



**Ribbon Cutting for the 1<sup>st</sup> Land  
Bank home built with the option  
agreement**

**1268 Pennsylvania Ave**







New Construction  
on Land Bank lots



## Breakout Groups





## BREAKOUT GROUPS QUESTIONS



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? (Yard extensions, gardens, single family homes)
4. What does success with the Land Bank look like?
5. Anything else we should know?



## NEXT STEPS



What happens next?



# CURRENT LAND BANK PROCESS

