

# LAND BANK PROGRAM

**City of Topeka** April 4, 2023 Presented By Spencer Duncan, Councilmember, District 8

*"You don't have to be great to start, but you do have to start to be great." – Zig Ziglar*




# 2020

## Strategy 2

## Address Abandoned & Vacant Properties

***Create a Land Bank***

**LAND BANK PROGRAM**



# 2021

# Implementation Plan Community Committee

## *Create a Land Bank*

## Implementation Plan Committee

**Teresa Baker,** Housing & Credit Counseling (T2)
**Michael Bell,** CAC, Tennessee Town NIA
**Linda Briden,** Sunflower Realtor's Association (L)
**Gary Cushinberry,** CoreFirst Bank & Trust
**Spencer Duncan,** Councilperson, Dist. 8
**Trey George,** Topeka Housing Authority
**Karen Hiller,** Councilperson, Dist. 1
**Haley Hishmeh,** Kansas Housing Resources Corp.
**Molly Howey,** Greater Topeka Partnership (D)
**Rick Kready,** Pioneer Group
**Chris Palmer,** Cornerstone of Topeka, Inc. (L)
**Susan McClacherty,** CAC, Valley Park NIA
**Marsha Pope / Kathy Smith,** Topeka Community Foundation (A)
**James Prout,** CAC Chair, Quinton Heights Steele NIA
**Katrina Ringler,** Topeka Planning Commission & State Historic Preservation Office
**Lloyd Rainge,** Capitol Federal
**Margo Rangel,** CAC
**Stephen Schiffelbein,** Topeka Justice Unity & Ministry Project (JUMP) (A)
**Tawny Stottlemire,** Community Action, Inc. (T2) (W)
**Tom Thull,** FHLBank (invited)
**Christina Valdivia-Alcala,** Councilperson, Dist. 2
**Tim Vincent / Nikki Ramirez-Jennings,** SENT
**Steve Vogel/Charlene Robuck,** SNCO Landlords Assoc. (T2)
**Janice Watkins,** Habitat for Humanity (AP) (L) (R) (W)
**Ivan Weichert,** Builder's Association (A)

### Sub-Group Contributors

**Jim Crowl / Tabitha Pusch,** SNCO Counselor's Office (L)
**Vince Frye,** Downtown Topeka, Inc. (D)
**Susan Harris,** Jayhawk Area Agency on Aging (AP)
**Mark Rezac,** KS Commercial Realtors (D)
**Mary Thomas,** Community Resource Council (R)

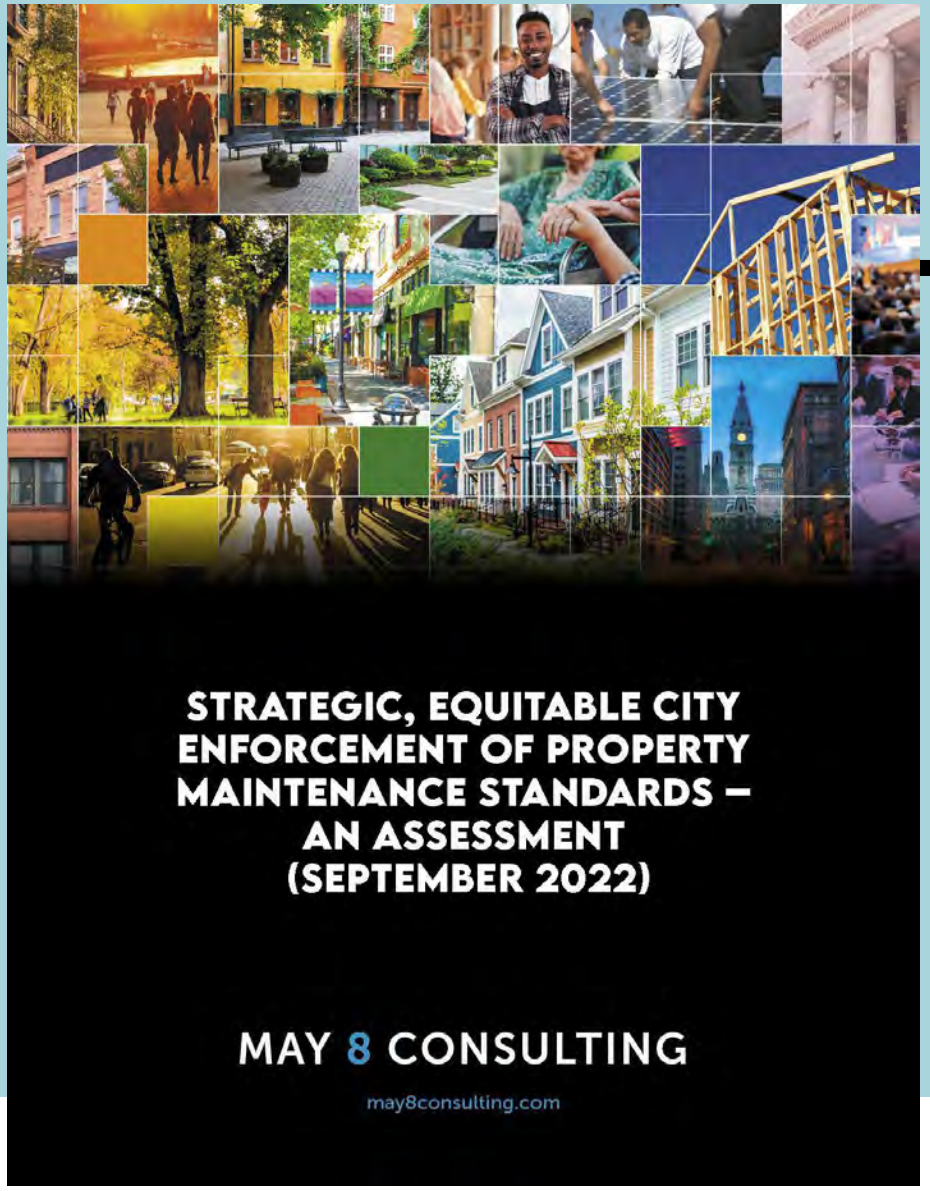
### City of Topeka Planning & Development Department Staff

**Bill Fiander,** Department Director (A) (D)
**Dan Warner,** Division Director of Planning (D) (L)
**Corrie Wright,** Division Director of Housing Services (AP) (R) (T2) (W)
**Bryson Risley,** Neighborhood Planner & Analyst

### Sub-Groups

(A) = Affordable Housing Trust Fund
(AP) = Aging In Place
(D) = Downtown Area Housing
(L) = Landbank
(R) = Rehab Assistance
(T2) = Take 2 Tenancy
(W) = Weatherization

**LAND BANK PROGRAM**

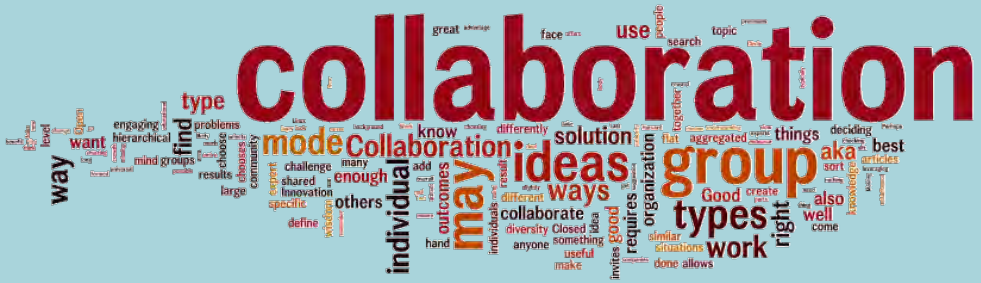



# 2022

## 5. Identify, Register and take Action to Reactivate Long-Term Vacant Problem Properties.

***"The city should also continue to explore whether the creation of a land bank is needed to reactivate vacant and abandoned properties."***

**LAND BANK PROGRAM**




# 2022/2023

- Citizens
- Community Groups
- Landlords
- Realtors
- City Staff
- Other Cities
- Police
- Policy & Finance Committee
- Bankers
- Foundations
- Neighborhood Groups
- Housing Programs
- Community Housing Groups
- Developers
- Builders
- Contractors
- City Council Members

LAND BANK PROGRAM

# KANSAS LAND BANK PROGRAMS

Initial authority established by the Kansas Legislature in 1996

27 cities in 20 counties have established land bank programs

**Cities include:** Olathe, Wichita, Pittsburg, Atchison, Fort Scott, Arkansas City, Concordia, Hutchinson, McPherson, Salina, Junction City




LAND BANK PROGRAM

# LAND BANK 101

A Land Bank is created for the sole purpose of acquiring and repurposing vacant, abandoned and foreclosed properties.

Land Banking was developed in the 1920s as a way of making low-priced land and properties available, while also solving the problem of unused blighted land.



LAND BANK PROGRAM

# LAND BANK 101

In 2009, The Department of Housing and Urban Development issued a report embracing land banks as a way to assist low-income individuals and assist in-fill development in neighborhoods

The purpose of land banks is to return the property to good and productive use.

The goal is to ensure properties are put back to use in a way that aligns with community needs




LAND BANK PROGRAM

# LAND BANK 101

Land Bank decisions are a collaborative effort between members of the community and the city through the creation of a Board of Trustees

Land Banks generate funds through a variety of sources:

- Foundation Grants
- General Fund Dollars
- Land/Property Sale Revenues
- Recouping Taxes Once Back in Use
- Federal Grants
- Donations



**LAND BANK PROGRAM**

# LAND BANK 101

Programs traditionally focus on low-income areas where blight is a primary concern and perpetually tax-delinquent properties.

Land Banks:

- Improve neighborhood quality
- Increase socio-economic diversity
- Increase access to affordable housing
- Improve sense of community
- Improve well-being of individuals
- Create affordable homes for first-time homebuyers or families




LAND BANK PROGRAM

# LAND BANK 101

17 states currently have specific state laws allowing for municipal land bank programs. 10 states have legislation pending

Land Banks have shown to:

- Increase property values
- Increase municipal revenue
- Decrease municipal services expenses
- Increase health and well-being
- Improve quality of life
- Assist low-income neighborhoods
- Reduce neighborhood crime



**LAND BANK PROGRAM**

# LAND BANK PROPOSAL

## MISSION

The mission of the Topeka Land Bank is to efficiently acquire, manage, and transform vacant, abandoned, blighted and/or foreclosed properties into productive use benefitting the community.

# LAND BANK PROPOSAL

## GOALS

- ✓ Expand & grow the tax base
- ✓ **Strengthen and improve Topeka neighborhoods**
- ✓ Support home ownership
- ✓ **Promote construction of infill housing to reduce & eliminate blight**
- ✓ Advance the economic situations & quality of life for Topekans, particularly low-income & underserved populations
- ✓ **Transfer ownership of blight/nuisance properties with no known legal owner or negligent owner to a responsible, tax-paying owner**
- ✓ Reduce the number of properties under current violation
- ✓ **Prioritize local contractors**
- ✓ Operate in an effective and efficient manner as stewards of the public trust

# LAND BANK PROPOSAL

## Structure

**Governed by a Board of Trustees**

- 5 members
- Appointed by Mayor/Council
- Must be City/County Residents
- Must sign/adhere to Code of Ethics & Conflicts of Interest Policy

**Requirements**

- Annual Reports Required to Governing Body
- Annual Budget must be approved by the Governing Body
- Subject to KORA/KOMA

**Length & Investment**

- 3-year pilot program
- Begins upon approval of the Governing Body
- Concludes on December 31, 2026
- One-time $500,000 investment

# LAND BANK PROPOSAL

## Acquisition

**Methods**

- Market Purchases
- Tax Foreclosure Sales
- Donations
- Transfers from other entities
- Release to land bank from property owner

**Property Must:**

- Support mission & goals of the program
- Be residential
- Be in the city limits
- Be vacant, non-conforming, blight, nuisance, dangerous and/or underdeveloped
- Support a plan for re-use, rehabilitation or redevelopment within the community

# LAND BANK PROPOSAL

## Conveyance

**Methods**

- Selling on the market
- Donation
- Transfer to entity or individual

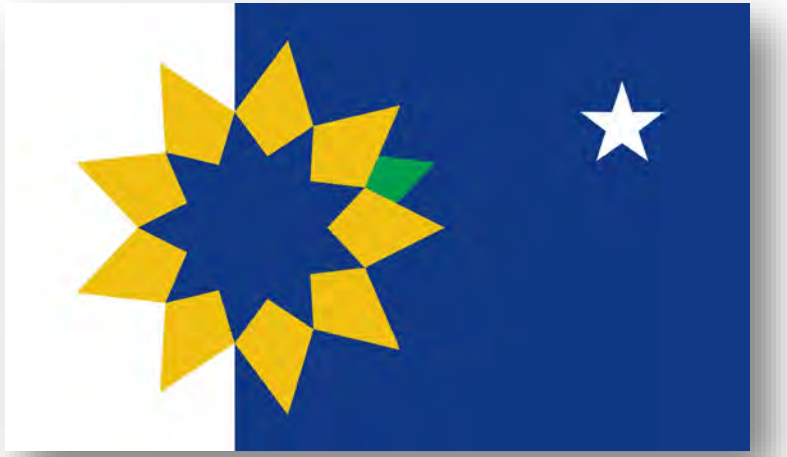
**Requirements:**

- Any action must be approved by Board
- Any interested party must submit plans for intended use
- Properties cannot be sold/transferred to any individual tax delinquent or who owns property in violation of city codes
- Must meet the mission and goals of the program
- Applicant must live in property for 5 years, unless property is donated to public entity

# LAND BANK PROPOSAL

## Additional Info

- Cannot use imminent domain
- Program cannot exceed 100 properties during pilot period
- Topeka has never had an official structured land bank program
- The program is never required to accept any property
- This program will not sell to for-profit rental entities



LAND BANK PROGRAM

