CITY OF TOPEKA

Stephen Wade, City Manager
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Additional Information on Land Banks

"Quantitative & Qualitative Impact Assessment of Land Bank Activity in Michigan" (2018)

Assessment of the impact of land bank activities on property values in three counties in Michigan:

LB impact in Benzie County, MI from 2012-2018:

- 4 Residential Demolitions
  - $247,130 estimated increase in nearby property values.
- 2 Residential Rehabs
  - $74,528 estimated increase in nearby property values.

LB impact in Calhoun County, MI from 2011-2018:

- 567 Residential Demolitions
  - $61,539,891 estimated increase in nearby property values.
- 75 Residential Rehabs
  - $11,879,839 estimated increase in nearby property values.

LB impact in Kalamazoo County, MI from 2009-2018:

- 276 Residential Demolitions
  - $38,322,960 estimated increase in nearby property values.
- 102 Residential Rehabs
  - $23,123,269 estimated increase in nearby property values.

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"Mitigating Blight and Building Community Pride in a Legacy City: Lessons Learned from a Land B**ank's** Clean and Green P**rogram" (2017)**

Genesee County, MI case study on land banking activity and how the county used a program similar to the City of Topeka's "Changing our Culture Around Property Maintenance" to maintain their county's land bank properties.

The land bank created a community outreach program to enlist the help of community groups to maintain (mow, clean up, beautification efforts, etc.) lank bank properties in their neighborhoods. Results were positive. Properties were maintained and there were increased levels of community engagement and pride.

- Around 250 people participated every 3 weeks.
- 97% of participants believed their neighborhood looked better after their activities.
- 76% of participants believed that neighbors interacted more w/ each other due to the program.
- Participants estimated that 50% of their neighbors were taking better care of their properties due to their program.
- Participants also indicated that the program served as a catalyst for building community pride.

"Land Bank 2.0: An Empirical Evaluation" (2016)

Cuyahoga County, OH case study examining the impact of land bank activities on property values in the county.

Their findings:

- It is hard to 100% accurately measure due to the numerous factors at play, but the greatest advantage of the land bank's operations come in the form of preserved home values for the vast majority of the homes in the area.
- Replacing blighted property with a vacant lot improves the neighborhoods appearance and also home values.

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Regional Activities – KCMO Land Bank

- In 2016, the KCMO Land Bank started a 2-year initiative to either restore or demolish 800 dangerous buildings in the city that were in the in the land bank's inventory. The land bank sold properties to individuals for $1.00, with some requirements for repairs such as: the individual had access to $8,500 for repairs and had to live in the repaired home. By April 2018, the City had surpassed their goal. The results beautified neighborhoods, returned properties to the tax roll, attracted new residents, and provided opportunities for home ownership.
- In 2018, the KCMO Land Bank started a program to sell 25 properties to public employees for $100 per property. Similar rules from the previous point applied, but this was aimed at recruiting and retaining employees.
- In 2021, the KCMO Land Bank started a program to sell properties to nonprofits, faith-based organizations, and individuals for $1 to address housing for the unsheltered.