



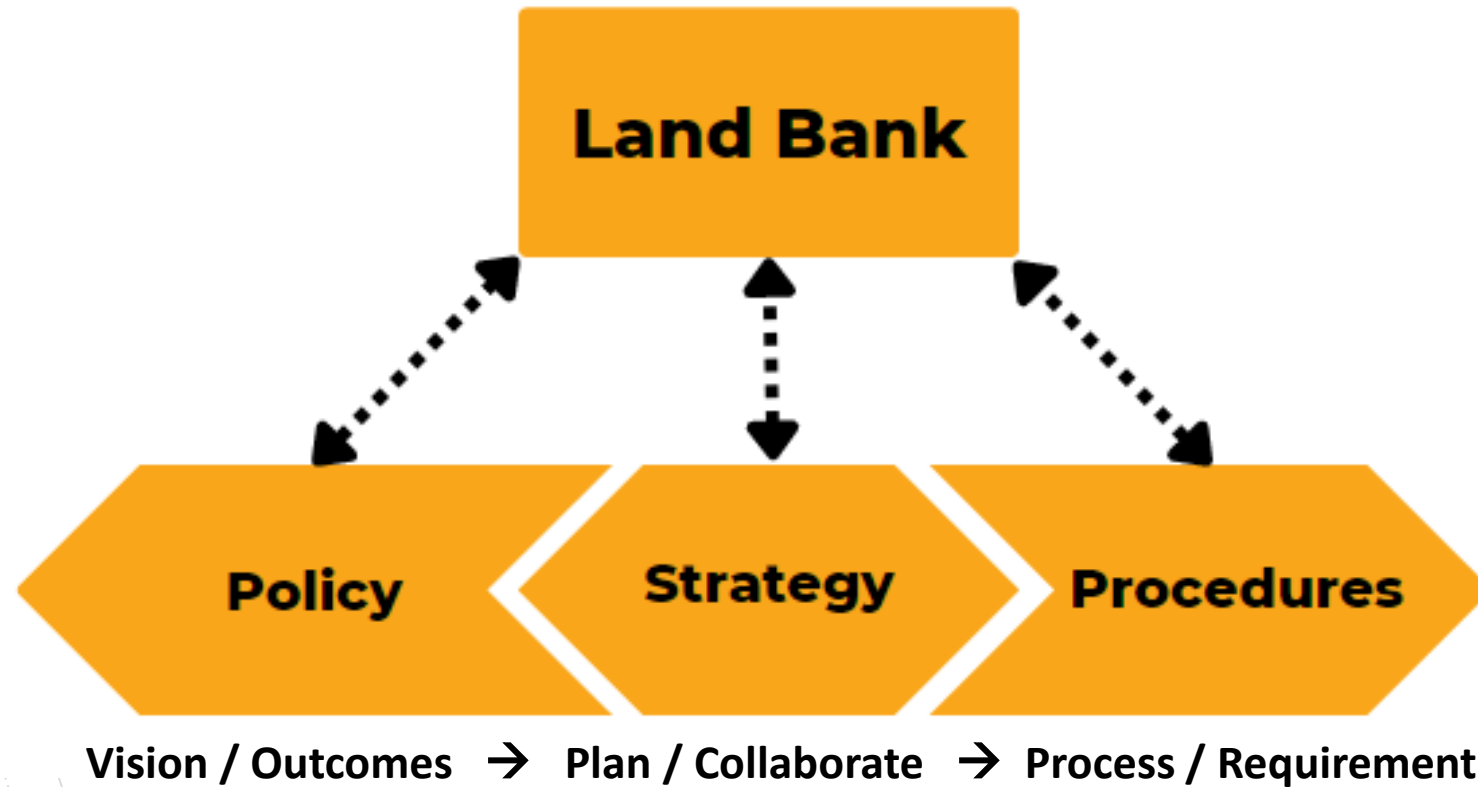
LET'S TALK

Land Bank

Thursday February 23rd

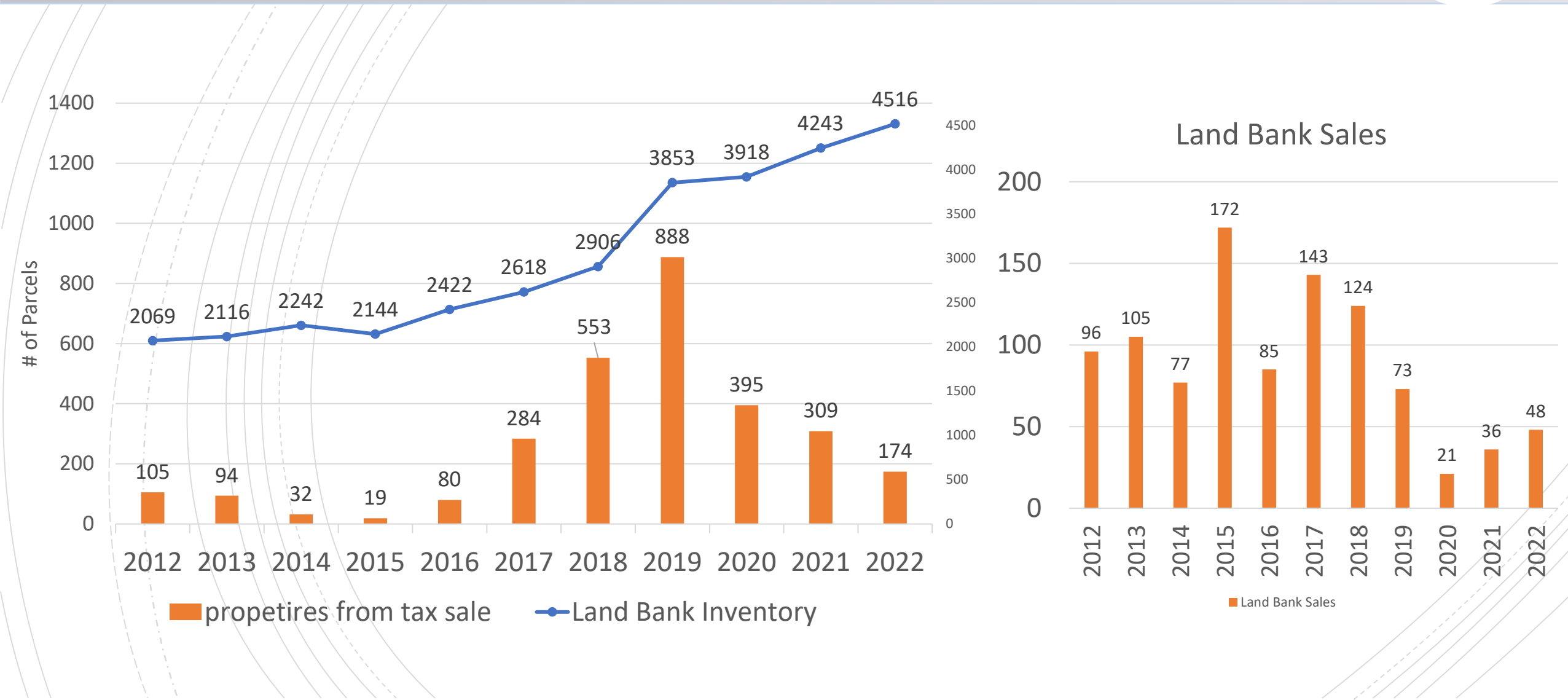
- Policy, Strategy, Procedures
- Options
- Buildable vs. Unbuildable
- Yard Extensions

LAND BANK UPDATE





NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES





Options

- Program Summary
- Current Policy
- Current Process
- Community Input
- Policy Discussion



Homes Built

6

Completed Options

34

Approved Options

446

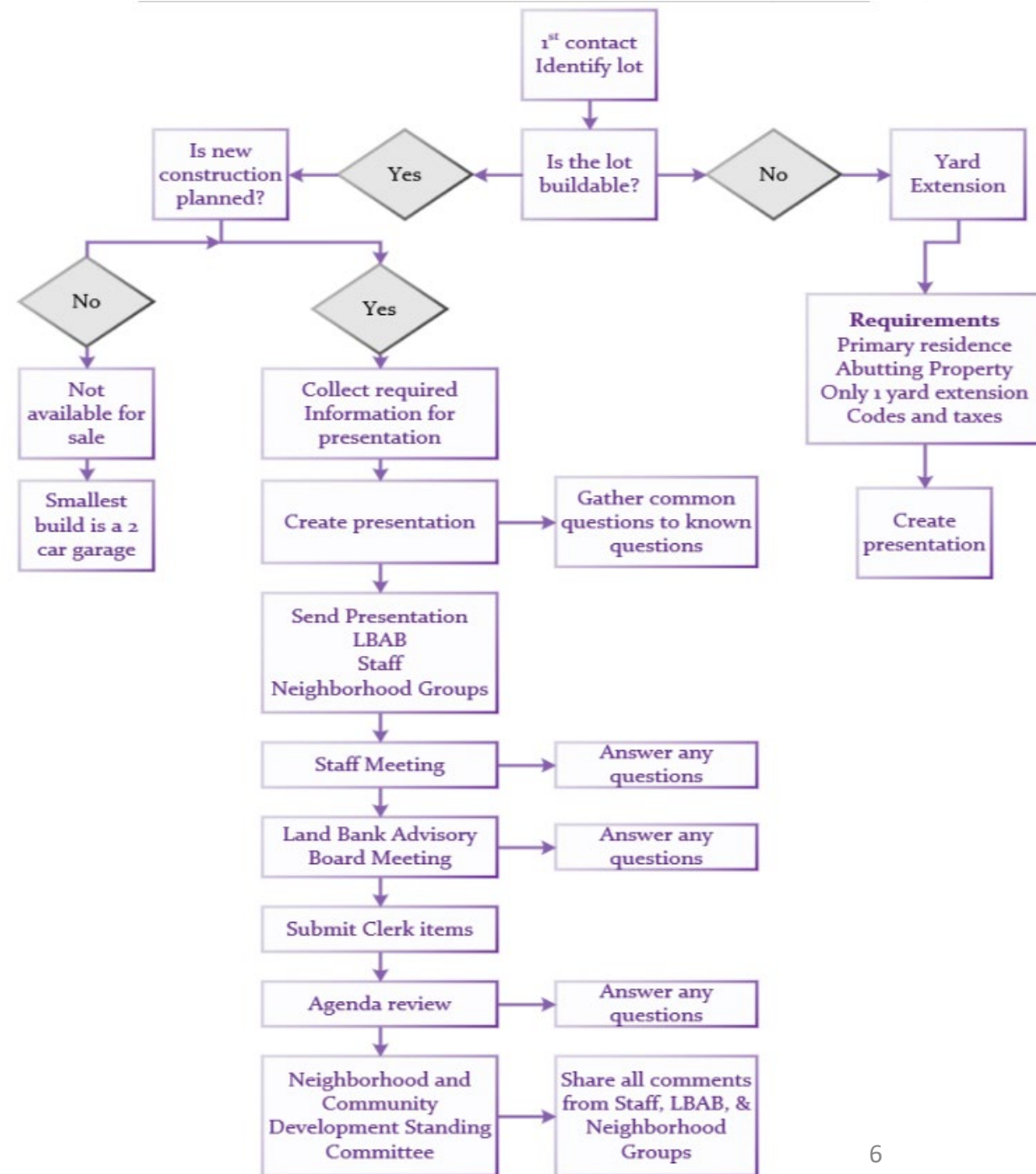
Canceled Options

15



CURRENT OPTION POLICY

- If the lot is buildable, the applicant must build on the lot
- Escrow process





THE STEPS TO BUILDING



Property Deeded

Old Process

Identify
Lot

Plans

Property Deeded

New Process

Financing

Process to Building

Find
Builder

Estimate
costs


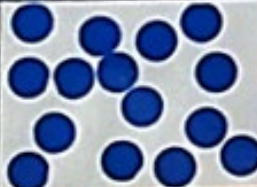

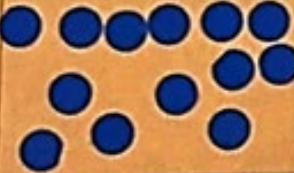


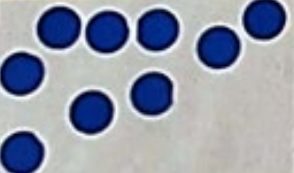



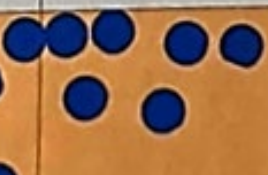

Start
Building

OPTION

COMMUNITY ENGAGEMENT INPUT

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

DEVELOPMENT OPTION	AGREE	DISAGREE	RANKING
Hold for development			
Yard extensions			
Garages			
New home			



OPTION

COMMUNITY ENGAGEMENT INPUT

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



OPTION POLICY DISCUSSION



1. Do we still like the option program?
2. Should we waive the Land Bank option fee?
 - a. \$100 option fee
3. Should we rethink escrow and how to enforce option agreements?
4. Should there be a deadline to sign option agreements?
5. Should we give discretion to Land Bank manager to renew options?
 - a. If so, do you want to define the criteria (Policy) of allow staff to determine (Procedure)?
6. Other?



Buildable vs. Unbuildable

- Current Policy
- Number of lots
- Community Input
- Policy Discussion



BUILDABLE LOTS CURRENT POLICY



What is a buildable lot?

- A lot where a home / building can be built
- Buildable lots can only be sold for new construction

Why we have the buildable policy?

- Policy change in 2019 to limit yard extensions
- Lots are an asset and not a liability

Complaints received for buildable lots

1. No one will ever build on that lot
2. Too small to build on
3. Why can't I have the lot If I have been maintaining it for years?
4. The city doesn't even maintain the lot



UNBUILDABLE LOTS DEFINED



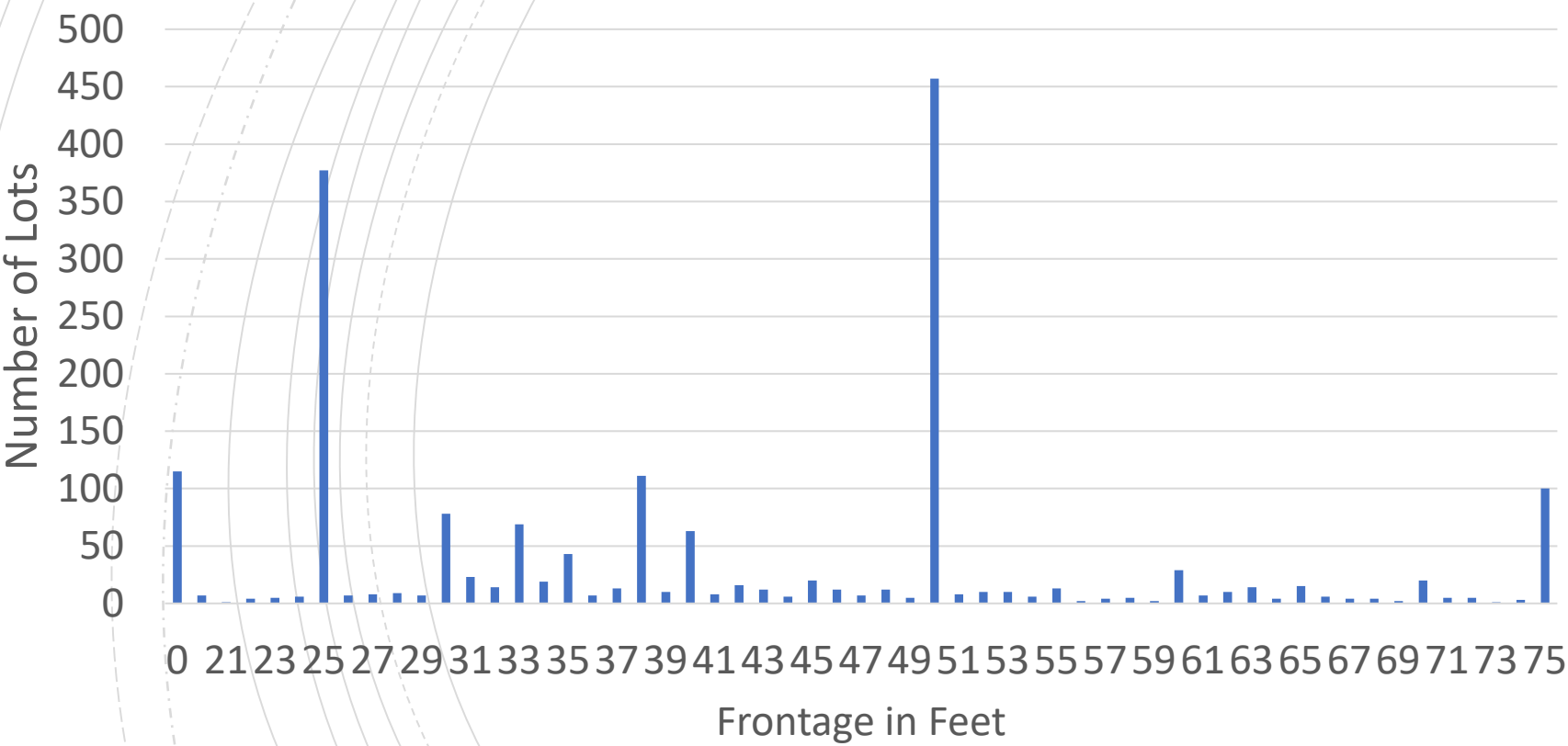
- Less than 2,000 sq. ft.
- Less than 20 linear ft. of frontage
- No access to sewer or less than 1 acre for a septic system
- Land locked
- In any of the following
 - Flood Plain
 - Right of Way (ROW)
 - Undermined
 - Severe topography



BUILDABLE LOTS FRONTAGE



Buildable Land Bank Lots Frontage



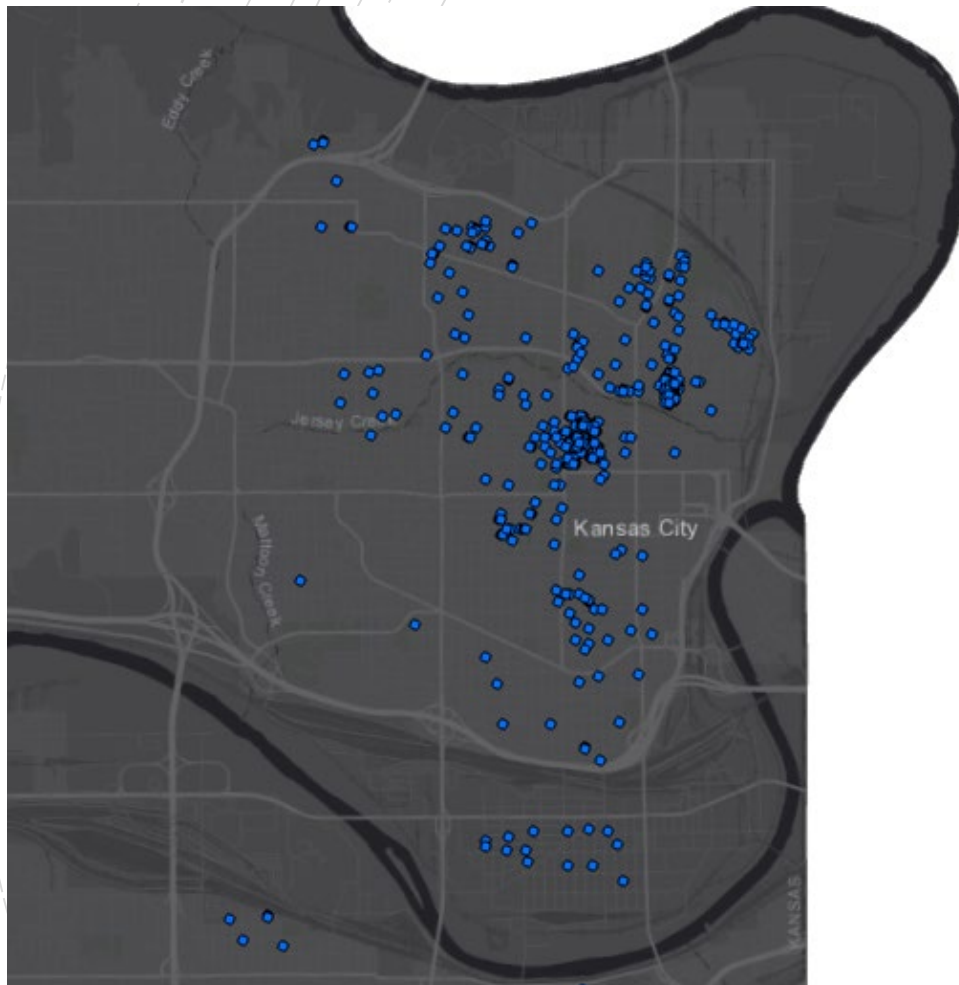
Data Issues

- 0 feet – these lots are adjoining lots with frontage.

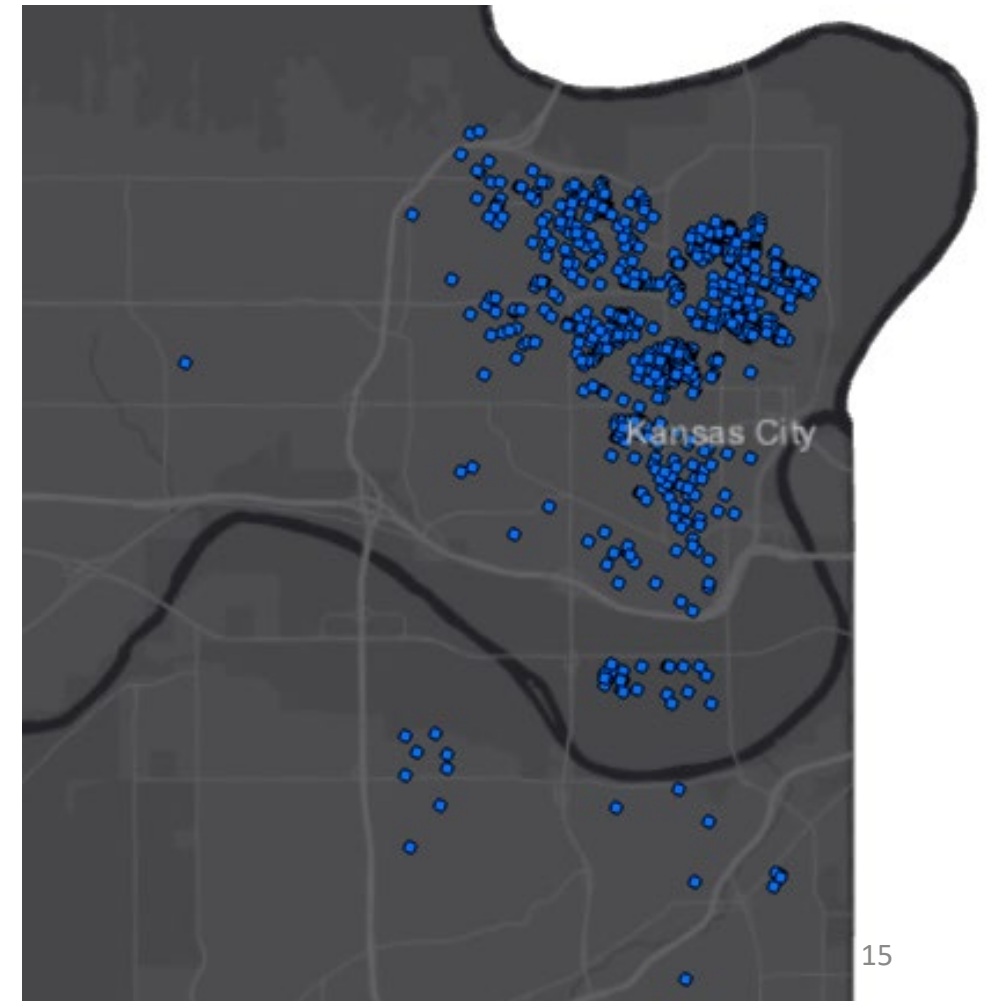
Buildable Land Bank Lots - Zoned Residential	
Frontage in Feet	Count
0	115
20 - 24	23
25	377
26 - 30	109
31 - 40	372
41 - 50	555
51-60	89
61 - 70	86
71 - 80	71
81 - 90	35
91 - 100	72
100 - 697	206

BUILDABLE LOTS FRONTAGE

25 Ft Frontage – 377 Lots



20Ft – 40FT Frontage – 811 Lots





BUILDABLE LOTS POLICY DISCUSSIONS



1. Buildable vs Unbuildable infers only something that is built is a viable use for Land Bank parcels?
 - a. Shall we instead think what is developable vs not developable?
2. What other factors make a lot unbuildable (Undevelopable)?
3. Should the UG hold Land Bank property tax free for future county projects?



Yard Extensions

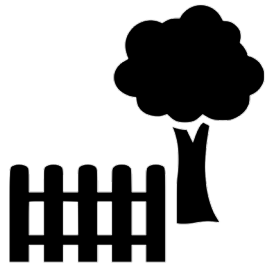
- Current Policy
- Lot Maintenance
- Number of Requests
- Policy Discussions



YARD EXTENSION CURRENT POLICY



Yard Extensions



Only for unbuildable and undevelopable lots

Yard Extension eligibility requirements

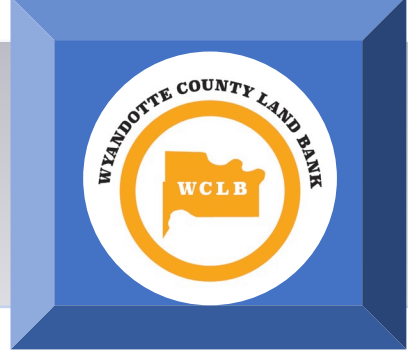
1. Unbuildable lot
2. You live in the house adjacent to the property;
3. The subject property must be a vacant lot;
4. Have not received a yard extension for the current home;
5. You are current on property tax; and,
6. No active code violations.

Pricing - The Land Bank will generally price vacant land by the greater of either:

- The appraised value of property set by the County Appraiser as of January 1st of the current year
- The value of the property's frontage times \$10



LAND BANK VACANT LOT MAINTENANCE



Annual Cost to Mow 1 Lot

\$535

- 5 mowing rounds
- 2 rounds broadleaf spraying program

Trees

- Only for dead trees
- Avg cost \$1,500



YARD EXTENSION NUMBER OF REQUESTS



Yard Extension Requests

Online Form

111

Since April 2022

Walk ins

240

2022

Phone

360

2022

Approved Yard
Extensions

6

2022

Community Feedback

**84% agree that Land
Bank lots should be used
for yard extensions.**



YARD EXTENSION POLICY CHANGE OPTIONS



1. Should the Land Bank allow yard extensions?
 - a. If so, what are the requirements?
 - b. Do you want to explicitly name uses?
 - c. What should be left to the Land Bank Manager procedures?
2. What are the expectations for maintenance?



NEXT MEETING



Thursday March 23rd 3:30PM

Next meeting topics?

- Gardens
- Role of the Land Bank Advisory Committee / Neighborhood associations
- Community notifications
- Purpose of the Land Bank
- Speed up standing committee meetings
- Design