



LISC

Greater Kansas City  
*Helping neighbors  
build communities*



# About LISC

**LISC is the largest national nonprofit with a community development focus.**

Since 1980 LISC has invested \$12 billion which has leveraged \$34 billion in total development

## WHAT WE'VE ACCOMPLISHED:

**289,000** affordable homes & apartments

**46 million** square feet of retail & community space

**153** schools financed for 56,700 students

**174** child care facilities supported for 18,900 children

**254** playing fields renovated for 460,000 kids



# **LISC in Greater Kansas City**


**Since 1983, in Kansas City, LISC has invested:**

- \$25 million in grants
- \$36 million in loans
- \$84 million in equity (LIHTC and NMTC)






# Our Products

- Grants
  - Loans and Equity
  - Technical Assistance for Best Practices
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# Our Programs

- NeighborhoodsNOW
  - Centers for Financial Opportunity
  - Greater Kansas City Support Program
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# **NeighborhoodsNOW**

Comprehensive Redevelopment of targeted neighborhoods in KCK and KCMO

## **Centers for Financial Opportunity**

Place-based Centers which aim to stabilize families economically through job development, income supports and financial coaching.






# Greater Kansas City Support

- Support the work of community development wherever it is happening.
- Public Policy





# LISC's Policy Work Focus

- Anything that improves the quality of life of individuals living in a targeted or lower income neighborhood is Kansas City, Kan. or Kansas City, Mo.
  - Especially interested in built-environment, how public policy can interact with infrastructure improvements, parks, vacant houses, repurposed buildings.
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# Land Bank - Why

- Became aware of approximately 12,000 vacant properties in the metro area.
- Vacant properties have a major impact on health and welfare of individuals.
  - Crime, blight, vermin
  - Loss of property taxes and economic activity taxes that help support neighborhoods.
  - Less likely for neighbors to interact, be outside, exercise.
  - Impediment to program success



# Land Bank – How It Started

LISC sponsored a series of informational sessions on vacant property.


- Brought in best-practices from around the country including:
    - the Center for Community Progress with expertise on land bank legislation.
    - Urban gardening and farming experts
    - Data experts/GIS system experts
    - City Codes
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# Land Bank

- Became the number one goal for the group of stakeholders including the City of KCMO.
- GKC LISC, the City and the County contributed cash to bring in Center for Community Progress to help write legislation and educate others on land banks. (started October 2011)
- LISC's role: advocacy, funding, operational support and relationship building.



# Land Bank Legislation

- Biggest obstacle – getting language everyone could agree with.
  - Became the City and County's number one ask of 2012 legislature.
  - 3 different lobbyist working it LISC/City/County
  - Governor signed into law June 2012
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# Kansas City Land Bank Powers

- Receives all properties held by Jackson County Land Trust not sold on the courthouse steps
- Can bid on properties offered for sale at tax foreclosure if in a low-mod income area.
- Can receive donations of properties
- Can purchase properties but does not have eminent domain
- Receives 100% of first 3 years taxes post sale of property.
- Can issue bonds.
- Can use funds from the sale of bonds to make loans to cover the cost of rehabilitating property sold by the land bank.
- An expedited quiet title process is contained in the bill.


# Land Bank Legislative Issues

Last minute changes to the Land Bank bill:

- Land bank must accept “fair market value” bids on property.
- Land bank purpose is to return land to private ownership
- During a year, one bidder can only purchase up to 5 contiguous properties (was done to keep the city from accumulating property)



# Land Bank Priorities

- Revitalization of residential, retail and commercial neighborhoods
  - Creation of affordable housing
  - Creation of retail and commercial area
  - Creation or expansion of side yards
  - Assemblage of property for future development
  - Urban agriculture, community gardens, or other similar uses
  - Parks, green spaces and other public purposes
  - Wildlife conservation areas.
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# Next steps for KC Land Bank

- A Commission was recently appointed to oversee Land Bank operations
- A director was appointed and budget established and funded by the City of KCMO
- Property owned by Land Trust is now being transferred to the land bank
- A database is being assembled to better identify the properties
- A website will be created to market properties
- A demolition and side lot program come first





# Further down the road

- Land Bank will accept donated property
  - Land Bank will make individual determinations on each property whether it is available for sale or not – designate a highest and best use
  - Land Bank will begin urban gardening programs and farming/leasing lots and selling lots
  - Land Bank will, at times, accumulate land in contiguous areas for redevelopment
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