Kansas City, Missouri
Land Bank

Kansas City, MO.

- According to 2010 census:
  - 2010- Population is 459,787, an increase of 4% from 2000.
  - 2010- 222,000 households.
  - 319 Square Miles.

» Tool to help the City of KCMO manage abandoned and vacant properties.
   > Focus on responsibly putting properties back into production by vetting buyers and their plans.

» Quasi City Agency. Funded by KC General Fund. Tax collection and foreclosures are pursued by Jackson County.

» Land Bank takes title (for free) to all of the property that is in Jackson County (Kansas City) that does not sell at the delinquent land tax auction every year.
   > KCMO Land Bank can also buy property and take donations.
   > Essentially run by Neighborhood and Community Services Dept., the property maintenance enforcers of Kansas City.
Currently @4,000 properties in inventory, of which about 30% contain structures and 70% are vacant lots.

Generally, we sell properties by collecting some cash and a secured promise to do work.

Sales activity has occurred primarily over a three-year period.

> 1,000 properties sold.

> Over $10,000,000 in deeds of trust in the community, representing purchases of local labor and materials.

> The Land Bank has donated over $600,000 worth of land for public use, mostly to the City, but also the KC School District and others.

Also love to partner with non-profits. Usually divesting with a small bid to cover some of our costs.
Demand for housing in the City Center is not great:

Successes-

> Almost half of our sales are to owner occupied Hispanic families.
> Many farms and orchards growing veggies, fruit, tilapia, hops, poplar trees, lavender etc.
> Art- Board art contests, sculpture gardens.
> Recent Dollar Home Sale garnered over 6,000 customer contacts.
> Practical uses like storm drainage and side lots for homeowners.
Challenges:

- Primarily 2
- First- Hard to get purchase money mortgages for low value properties, regardless of credit score.
  - Many folks who want to buy our properties have low credit scores.
- Second- Hard to get title insurance on tax deeds for several reasons:
  - The notice provision of our (KC & SL) tax foreclosure statute is out of date. Worry is that prior owner will return and claim they did not get notice.
  - Title companies make $39 per transaction, and it likely costs $6,000 to successfully defend a lawsuit over title.
Challenges cont’d:

- KC and SL met at a Center for Community Progress conference in Boston.

- We have been able to collaborate on some of these issues.

  - Newly composed notice statute.

  - Higher premium title insurance products.

  - Conversations with alderpersons regarding sales and reuses of property.

- Conversations with EPA, HUD and consultants that were working with the Land Bank in St. Louis.