



# **Kansas City, Missouri Land Bank**

**New Partners for Smart  
Growth Conference 2/2 2017.**

# 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.





# Land Bank of Kansas City, Missouri

- » Enabled by state statute in 2012. Really got started in 2013.
- » 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.





# Land Bank of Kansas City, Missouri

- » 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.





# Land Bank of Kansas City, Missouri

- » 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.







# Kansas City, Missouri Homesteading Authority

## 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.





# Kansas City, Missouri Homesteading Authority

## 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.

