Public Engagement Process – Land Bank

Tonight

Land Bank Facebook Town Hall

Feb 23rd

Zoning Facebook Town Hall

March

District Advisory Boards

Spring 2021

Planning Commission

Spring 2021

City Council

Public Comments
Comments and Questions

• Wichita social media

• Email: planning@Wichita.gov

• Website form: www.Wichita.gov/placesforpeople

• Phone: 268-4421

• Mail to Wichita-Sedgwick County Planning Department
  • 271 W. 3rd St, Wichita, KS 67202
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- Spring 2021
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Public Comments
Tonight - Purpose

• Input and Questions

• Share Information
  • Proposal
  • Process
Overview

- Background
- Land Bank Proposal
1. Background
Background
Community Investments Plan (2016)

- Infrastructure focus
  - Transportation
  - Water, Sewer & Storm water
  - Finance

- Urban Infill Strategy

- Established Central Area
Public Involvement

• 4 year process

• Citizen Steering Committee

• Survey = 4,000 responses

• More than 50 meetings / events
Community Trends

• Era of fiscal constraint – revenue and expenses

• Smaller household size, more diverse, older

• Preference for more transportation options

• National / international competition for talent
Urban Infill Strategy

- Infill development can…
  - reverse patterns of abandonment and decline
  - reduce growth pressure on rural areas
  - provide for efficient use of land
  - utilize existing infrastructure and services
  - improve the quality of life in areas experiencing abandonment and decline
Wichita: Places for People Plan (2019)

- **Vision**
  - Strong neighborhoods
  - Vibrant centers
  - Strong economy

- **Implementation**
  - Infill reinvestment
  - Walkable design
  - Multi-modal transportation
  - Housing options
Places for People Plan

• Advisory Committee
  • Stakeholders
  • City Council appointees
  • Neighborhood associations

• More than 55 public meetings / events

• Visual preference survey 300+ responses
Wichita: Places for People Plan

• Land Bank recommendations
• Zoning recommendations
• Strategic investment strategy
2. Land Bank Proposal
Land Bank - General

• A government entity focused on the conversion of land to productive use
  
  • Vacant
  
  • Abandoned
  
  • Tax delinquent
Land Bank
Land Bank – Other Communities

- 9 communities (note – different states / legislation)

  - Organization
  - Composition
  - Priorities

  - Operations
Land Bank – Other Communities Cont.

- Alignment
  - Board members appointed by elected officials

- Either in-house rehab / housing or partnership

- Focus
  - Revitalization
  - Affordable housing
  - Homeownership
Land Bank – Other Communities Cont.

- Funding
  - Subsidy required for operations

- Staffing
  - Varies 1-7 FTE
Land Bank – Wichita

• Tools
  • Ability to abate special assessments and back taxes
  • Manage and maintain properties
  • Sort through ownership / title issues
  • Focused attention on revitalization
Land Bank - Wichita

- Draft mission statement
- Draft ordinance
- Draft bylaws
- Draft polices
- Frequently asked questions
The Wichita Land Bank (WLB) will promote the revitalization of neighborhoods consistent with the *Wichita: Places for People* plan, through management and transfer of properties that are deemed underutilized.
Land Bank - Ordinance

- Establishes
  - Land Bank
  - Board of Trustees (7 members)

- Allows – advisory committees

- Geography
  - Established Central Area
  - Other underutilized / distressed properties

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AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WICHITA, KANSAS, BY CREATING SECTION 31-90, ENTITLED "WICHITA LAND BANK"

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS,

SECTION 1. The City Code of the City of Wichita, Kansas, is hereby amended by creating:

TITLE 31 — WICHITA LAND BANK
CHAPTER 31.90 — WICHITA LAND BANK

SECTION 31.90.010 — PURPOSE

The Wichita Land Bank is hereby established pursuant to K.S.A. 42-5001 et seq. The Wichita Land Bank is an independent agency and instrumentality of the City with the primary responsibility and authority to acquire, hold, manage, and convey property, located within the Established Central Area as defined in the Wichita Plan for People Comprehensive Plan Amendment of 2013, and other abandoned, tax-delinquent, or otherwise underutilized or distressed property within the City of Wichita in order to convert such properties to productive use.

SECTION 31.90.020 — DEFINITIONS

For the purpose of this Title the words set forth in this Section shall have the following meanings:

City means the City of Wichita, Kansas.
Land Bank – Ordinance Cont.

• Any purchase, sale or transfer of property must be approved by the Wichita City Council

• Land bank board is advisory to the City Council

• Note: State law does not provide for the use of eminent domain by a land bank
Land Bank – Summary Policies and Procedures

• Focus on Established Central Area

• Priorities
  • Affordable housing
  • Neighborhood revitalization
    • Housing
    • Retail / Commercial
    • Open Space
• Quick property transition
  • (limited carrying capacity)

• Targeted / strategic acquisitions

• Application process for property sale / transfer

• Any purchase, sale or transfer of property must be approved by the Wichita City Council
Land Bank – Frequently Asked Questions

• Topics
  • What is a land bank?
  • Benefits?
  • Authority?
  • Formation?
  • Function?
  • Difference between urban renewal and land bank?
3. Next Steps
Comments and Questions

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Public Comments
Public Engagement - Stakeholders

- Advanced Plans Committee
- Community Organizations
- Construction / development stakeholders
- District Advisory Boards
- Planning Commission
- City Council
- Neighborhood associations
- And more…
Contact information

- [www.Wichita.gov/placesforpeople](http://www.Wichita.gov/placesforpeople)

- Mary M. Hunt - 316.268.4445

- MAPD – 271 W. Third St. Suite 201  Wichita, KS 67202
Questions/Comments

Land Bank Recommendations

www.wichita.gov/placesforpeople

Wichita: Places for People

February 2021