

The Little Rock  
Land Bank Commission



A Tool for Revitalizing  
Neighborhoods

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The Little Rock Land Bank  
Commission – Working Group

- An informal group of self-appointed volunteers, including representatives from legal, planning, real estate, banking professions, neighborhood groups, Commissioner of State Lands, County Assessor and Treasurer, and other interested parties. The group met and worked for about two years prior to Little Rock's adoption of a Land Bank Commission Ordinance in early, 2008.
- The Working Group Studied:
  - State laws relating to quieting title, city liens, and tax delinquency
  - The system of dealing with delinquent real estate taxes
    - Process
    - Time
  - The system of code enforcement & city liens on properties the city is forced to maintain
  - City Ordinances

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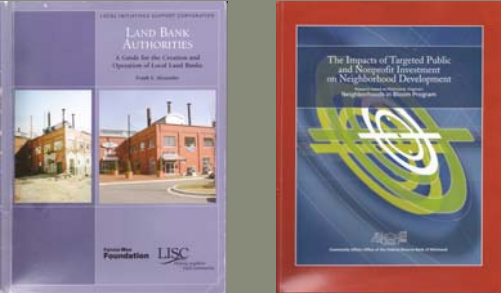
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The Little Rock Land Bank Commission –  
Reference Materials



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### The Little Rock Land Bank Commission -- Authorization

- City of Little Rock took formal steps to authorize the creation of the Land Bank Commission ("LBC")
- 2008-City passed ordinance 19,911 authorizing Land Bank Commission ("LBC")
  - Reverse urban blight
  - Increase home ownership
  - Stability of property values
  - Provide affordable housing
  - Improve health and safety of neighborhoods
  - Maintain architectural fabric of community

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### The Little Rock Land Bank Commission -- Organization

- The City organized the LBC by appointing volunteer commissioners from relevant areas and backgrounds
  - Four At Large from different wards
  - Real Estate
  - Community Housing Advisory Board
  - Financial Institution
  - Title and Escrow
  - Public Housing
  - City Director

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### The Little Rock Land Bank Commission – Organization

- LBC examined entire City to objectively identify blighted areas
  - LBC looked at "proxies" for blight
    - City Liens
    - Tax Delinquent Parcels
    - Unsafe / Vacant Structures
    - Vacant Lots
    - Lots Mowed / Cleaned by City
- \*\*These indicators clearly showed a concentration of blight in areas of the City

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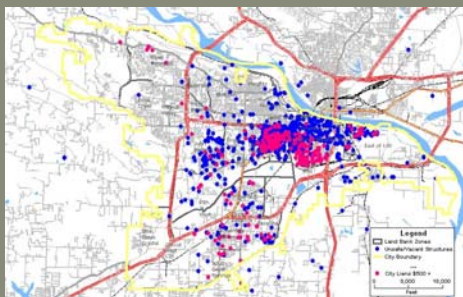
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### The Little Rock Land Bank Commission – Organization



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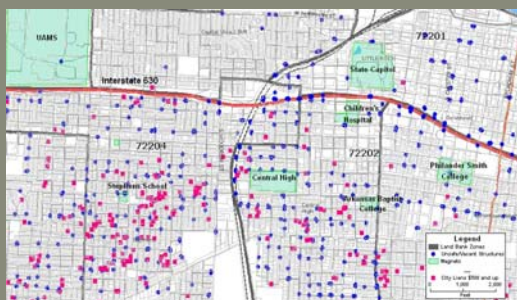
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### The Little Rock Land Bank Commission Unsafe/Vacant Structures; City Liens \$500 +



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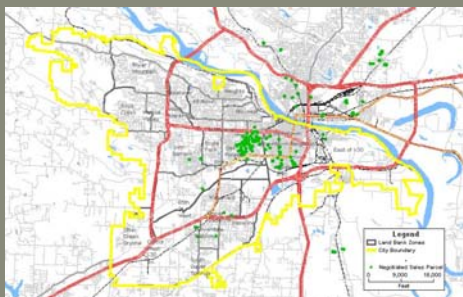
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### The Little Rock Land Bank Commission City View – Parcels on SLC Negotiated Sales List



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### The Little Rock Land Bank Commission Parcels on SLC Negotiated Sales List



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### The Little Rock Land Bank Commission – Organization

- LBC selected a Focus Area that had a concentration of blighted properties
- Within the Focus Area the LBC chose two smaller areas of concentration called Focus Zones
- Concentrating the LBC's efforts on a smaller area allowed it to maximize the impact of its revitalization efforts
- In early 2017 the LBC changed its focus area to city wide

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### The Little Rock Land Bank Commission – Focus Area Map



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**The Little Rock Land Bank Commission – Implementation**

- To implement its revitalization efforts, the LBC adopted a set of Priorities and Policies for Property Acquisition and Disposition (“Policies for Purchases, Donations, and Dispositions”)
- Adopted: (1) Land Transfer Application; (2) Property Donation Application; and, (3) Side Lot Application.
- Executed a Letter of Interest Program in the focus zones

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**The Little Rock Land Bank Commission – Implementation**

**Acquisition of Blighted Properties**

- Donations to the City of Little Rock
- City Lien Foreclosure Actions
- Tax Delinquent Sales
- Voluntary Purchases

Over 50 since August 2016

**Disposition of Properties**

- Donation to local CHDO's, Neighborhood Associations (Community Parks, Community Gardens)
- Sales to developers
- Side Lot Program

Over 140 since August 2016

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City of Little Rock  
Land Bank Commission

Doug Tapp  
Redevelopment Administrator  
Telephone: 501-371-4848  
dtapp@littlerock.gov

October 3<sup>rd</sup>, 2017

Steve Smith  
123 S. Main St.  
Little Rock, AR 72201

RE: 567 S. Main St.

Dear Mr. Smith,  
The City of Little Rock Land Bank Commission is interested in acquiring certain properties for neighborhood revitalization in the East End area.

The Land Bank's intent and purpose for acquiring these properties is to reduce blight in the area and to stabilize and increase property values within these neighborhoods. By assembling land into the City's Land Bank, we will be able to promote affordable housing to our citizens and improve the overall health and safety of the neighborhoods within the city.

If you have any interest in selling your property, or in the alternative, donating your property to the Land Bank as a taxable deduction, please contact me at (501) 371-4848 or via email at dtapp@littlerock.gov

Sincerely,  
Doug Tapp  
Redevelopment Administrator  
Housing and Neighborhood Programs  
City of Little Rock Land Bank

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## Little Rock Land Bank Partial Inventory List April 2017

|                         |                                       |                       |                                   |
|-------------------------|---------------------------------------|-----------------------|-----------------------------------|
| 2001 Abigail Street     | 1601 S. Elm                           | 1815 S. Pine          | 2818 West 11 <sup>th</sup> Street |
| 2613 Abigail Street     | 9500 Geyer Springs Rd.                | 1812 Pinewood Drive   | 3023 West 11 <sup>th</sup> Street |
| 2600 Adams Street       | 1619 Johnson Street                   | Abt. 1300 S. Pulaski  | 3515 West 11 <sup>th</sup> Street |
| 2618 Adams Drive        | 1812 Johnson St.                      | 2022 S. Pulaski St.   | 3911 West 11 <sup>th</sup> Street |
| 2820 Adams Dr.          | 1623 Johnson                          | 2020 S. Pulaski St    | 1224 West 13 <sup>th</sup> Street |
| 9200 Adkins Street      | 1601 or 1606 Jones Street             | 2016 S. Pulaski St    | 2806 West 13 <sup>th</sup> Street |
| 3101 South Arch Street  | 3020 South Main Street                | 1816 Schiller Street  | 4321 West 13 <sup>th</sup> Street |
| 2105 Boyce Street       | 1423 Maple Street                     | 2312 Summit Street    | West 14 <sup>th</sup> Street      |
| 806 Brown Street        | 1521 South Maple                      | 1105 South Valmar     | 3415 West 14 <sup>th</sup> Street |
| 1808 Brown Street       | 1524 South Martin Street              | 2104 South Valmar     | 3419 West 14 <sup>th</sup> Street |
| (Abt. 1917) South Cedar | 1617 South Martin                     | 1011 South Woodrow    | 3420 West 15 <sup>th</sup> Street |
| 1706 S. Cedar           | 1623 Martin Street/West 17th          | 1021 South Woodrow    | 3019 West 16 <sup>th</sup> Street |
| 1709 South Cedar        | 3904 Dr. Martin Luther King, Jr. Blvd | 1415 Valmar Street    | 3321 West 16 <sup>th</sup> Street |
| 1719 S. Cedar           | 3316 Maryland                         | 2318 Wright Avenue    | 2822 West 17 <sup>th</sup> Street |
| 1805 South Cedar        | 3620 Maryland Avenue                  | 2311 West 10th Street | 2423 West 17 <sup>th</sup> Street |
| 1921 S. Cedar           | 1820 S. Oak                           | 3401 West 10th Street | 3108 West 17 <sup>th</sup> Street |
| 1001 Dennison           | S. Park St.                           | 3423 West 10th Street | 3215 West 17 <sup>th</sup> Street |

\*\*Properties held in the Land Bank Inventory will be posted on the LBC website when available for purchase.  
\*\*For Property Details and Purchasing Guidelines, please contact the Redevelopment Administrator.

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## The Little Rock Land Bank Commission – Communication

- Throughout this process, the LBC has focused on citizen communication and involvement as a key issue
- LBC fosters communication through:
  - Transparency at each phase of the LBC process
  - Public access to records, both paper and electronic
  - Open public meetings and citizen comments
  - Open committee meetings

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## The Little Rock Land Bank Commission

To Access the Little Rock Land Bank's Priorities and Policies, Forms, and Applications please visit:

[www.littlerock.gov](http://www.littlerock.gov)

Click on Housing and Neighborhood Programs,  
Then click on Land Bank Commission

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The Little Rock  
Land Bank Commission  
A Tool for Revitalizing  
Neighborhoods

For Additional Information:

Contact: Doug Tapp  
Redevelopment Administrator- Land Bank  
City of Little Rock  
Department of Housing and Neighborhood  
Programs  
500 W. Markham St., Ste. 120W  
Little Rock, AR 72201  
501-371-4848

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