

The Little Rock Land Bank Commission

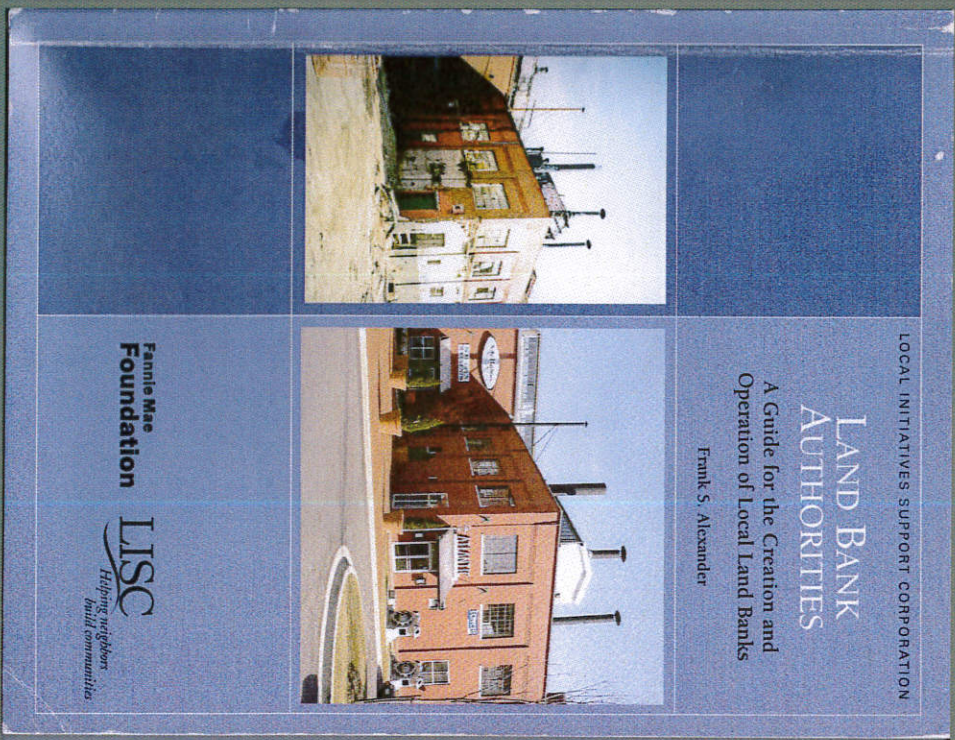


A Tool for Revitalizing
Neighborhoods

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

The Little Rock Land Bank Commission – Reference Materials



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

The Little Rock Land Bank Commission -- Organization

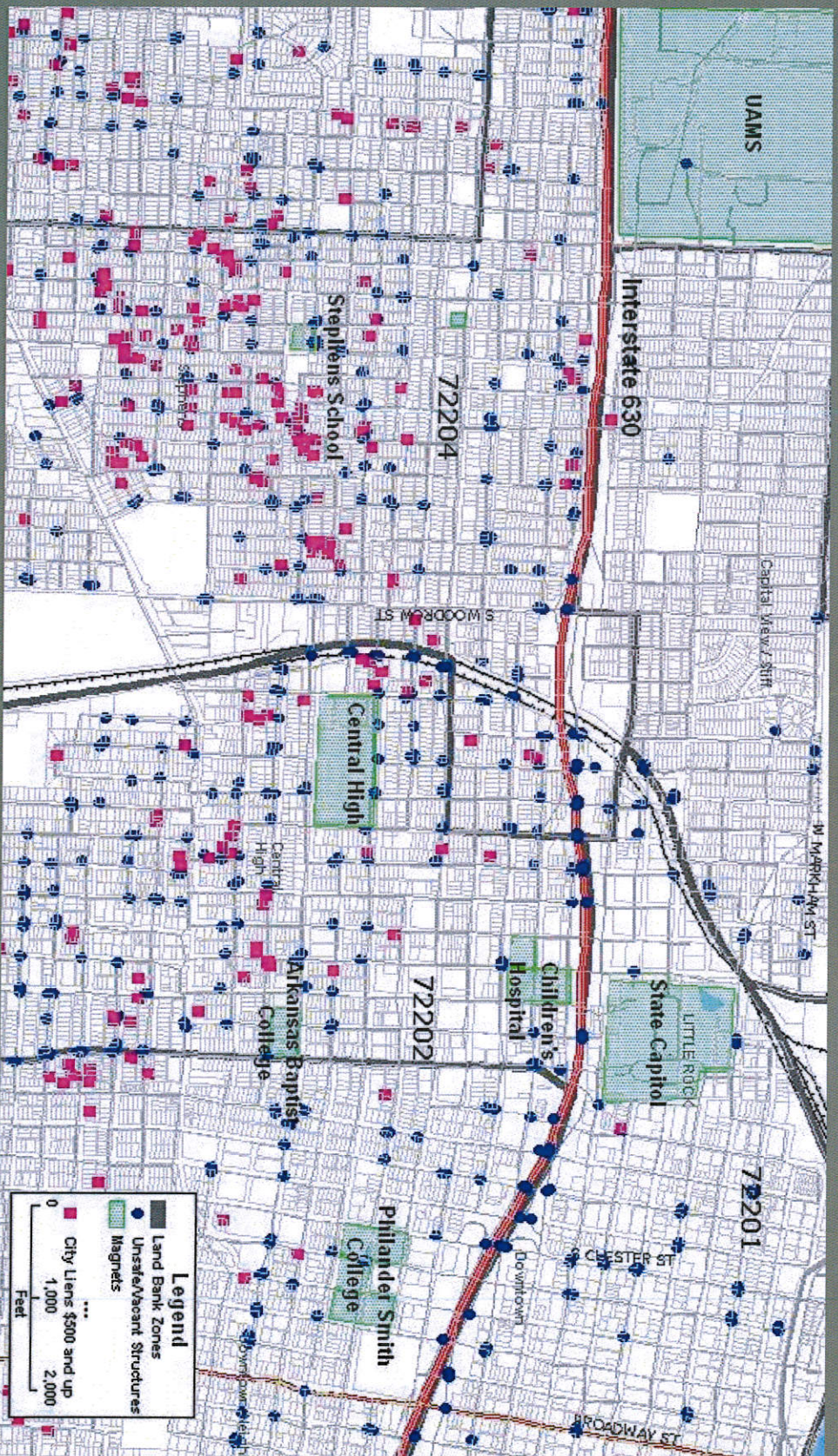
- The City organized the LBC by appointing volunteer commissioners from relevant areas and backgrounds
 - Four At Large from different wards
 - Real Estate
 - Community Housing Advisory Board
 - Financial Institution
 - Title and Escrow
 - Public Housing
 - City Director

The Little Rock Land Bank Commission – Organization

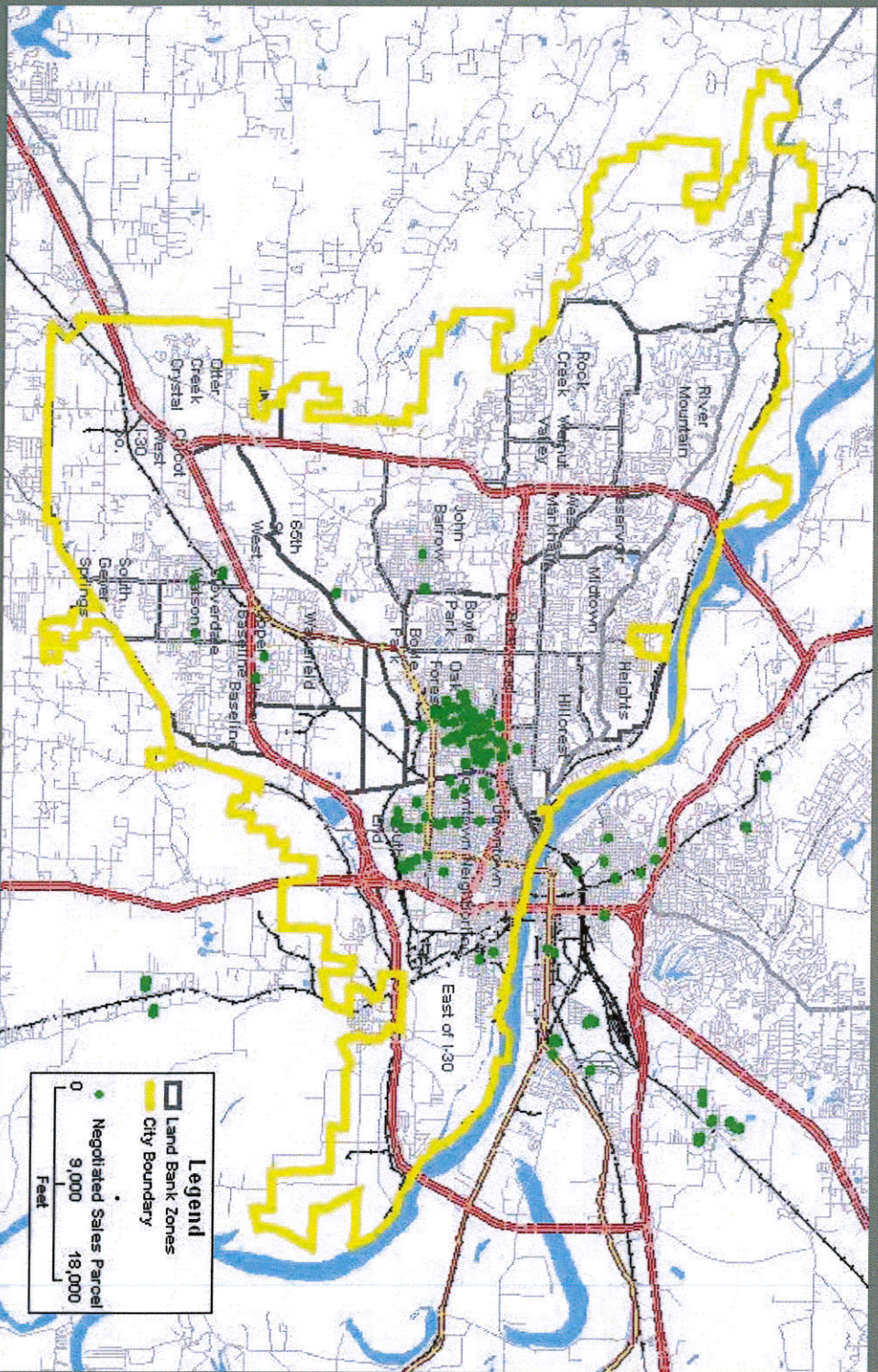
- LBC examined entire City to objectively identify blighted areas
- LBC looked at “proxies” for blight
 - City Liens
 - Tax Delinquent Parcels
 - Unsafe / Vacant Structures
 - Vacant Lots
 - Lots Mowed / Cleaned by City

**These indicators clearly showed a concentration of blight in areas of the City

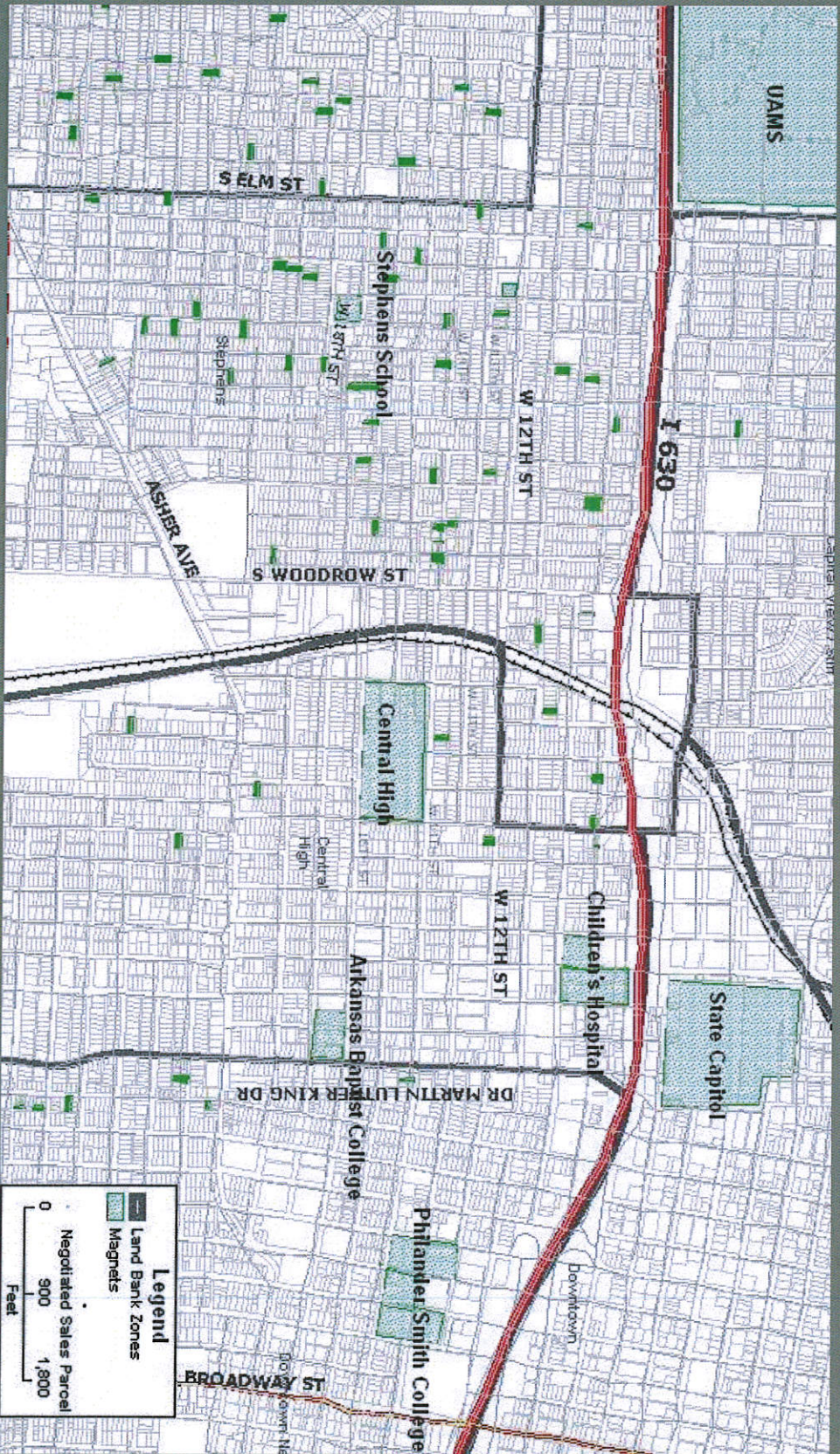
The Little Rock Land Bank Commission Unsafe/Vacant Structures; City Liens \$500 +



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



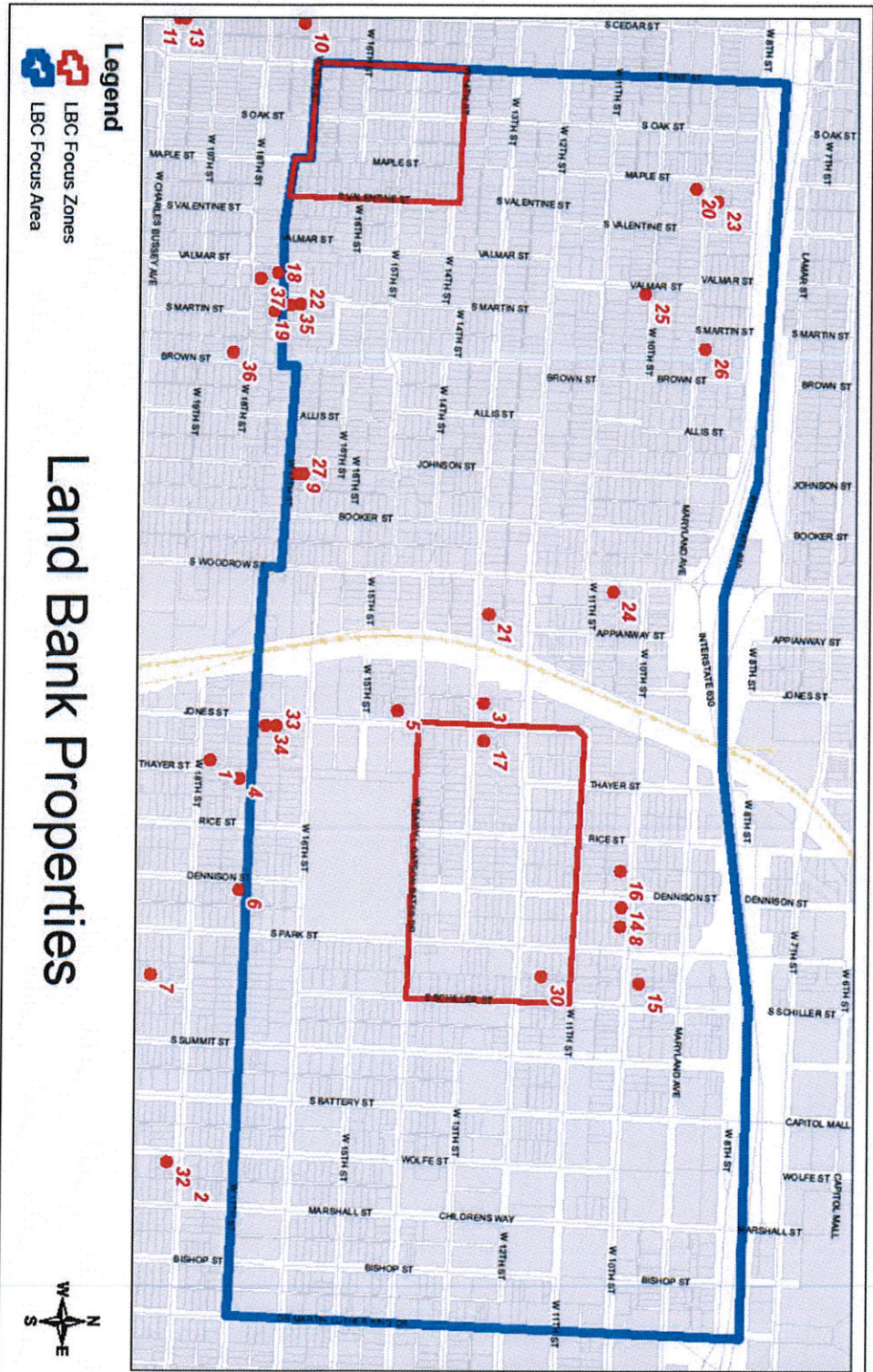
The Little Rock Land Bank Commission Parcels on SLC Negotiated Sales List



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

The Little Rock Land Bank Commission – Focus Area Map



The Little Rock Land Bank Commission – Implementation

- To implement its revitalization efforts, the IBC 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

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

City of Little Rock
Land Bank Commission

Doug Tapp
Redevelopment Administrator

Telephone 501-371-4848
dtapp@littlerock.gov

October 3rd, 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

Little Rock Land Bank Partial Inventory List April 2017

2001 Abigail Street	1601 S. Elm	1515 S. Pine	2818 West 11 th Street
2613 Abigail Street	9500 Geyer Springs Rd.	1812 Pinewood Drive	3023 West 11 th Street
2600 Adams Street	1619 Johnson Street	Abt. 1300 S. Pulaski	3515 West 11 th Street
2618 Adams Drive	1812 Johnson St.	2022 S. Pulaski St.	3911 West 11 th Street
2620 Adams Dr.	1623 Johnson	2020 S. Pulaski St	1224 West 13 th Street
9200 Adkins Street	1601 or 1605 Jones Street	2016 S. Pulaski St	2806 West 13 th Street
3101 South Arch Street	3020 South Main Street	1816 Schiller Street	4321 West 13 th Street
2105 Boyce Street	1423 Maple Street	2512 Summit Street	West 14 th Street
808 Brown Street	1521 South Maple	1105 South Valmar	3415 West 14 th Street
1808 Brown Street	1524 South Martin Street	2104 South Valmar	3419 West 14 th Street
(Abt. 1917) South Cedar	1617 South Martin	1011 South Woodrow	3420 West 15 th Street
1705 S. Cedar	1623 Martin Street/West 17th	1021 South Woodrow	3019 West 16 th Street
1709 South Cedar	3504 Dr. Martin Luther King, Jr. Blvd	1415 Valmar Street	3321 West 16 th Street
1719 S. Cedar	3316 Maryland	2318 Wright Avenue	2522 West 17 th Street
1805 South Cedar	3620 Maryland Avenue	2311 West 10th Street	2423 West 17 th Street
1921 S. Cedar	1520 S. Oak	3401 West 10th Street	3108 West 17 th Street
1001 Dennison	S. Park St.	3423 West 10th Street	3215 West 17 th 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.

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

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

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

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For Additional Information:

Contact:

Doug Tapp
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Department of Housing and Neighborhood
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