PUBLIC FORUM

September 10, 2019

Outline for today's meeting:

- Presentation
  [30 minutes]

- Small Group Breakouts
  (Table Style) [remaining time]

Our Mission

We believe everyone has the right to a safe, affordable, and high-quality place to live. Therefore, the mission of the Kingston City Land Bank is to foster an equitable community where vacant or distressed properties are transformed into community assets that improve the quality of life for Kingston residents, stabilize and enhance neighborhoods, and create new pathways for social and economic development.

We believe everyone has the right to a safe, affordable, and high-quality place to live.

We aim to transform vacant or distressed properties

into community assets

Who are we?

The Kingston City Land Bank is a new tool to preserve affordability and facilitate the return of distressed properties to productive use in the City of Kingston.

We are a not-for-profit that is a separate entity from the City of Kingston.

We are changing the way the City addresses vacant houses & properties.

We are moving away from the auctions of the past

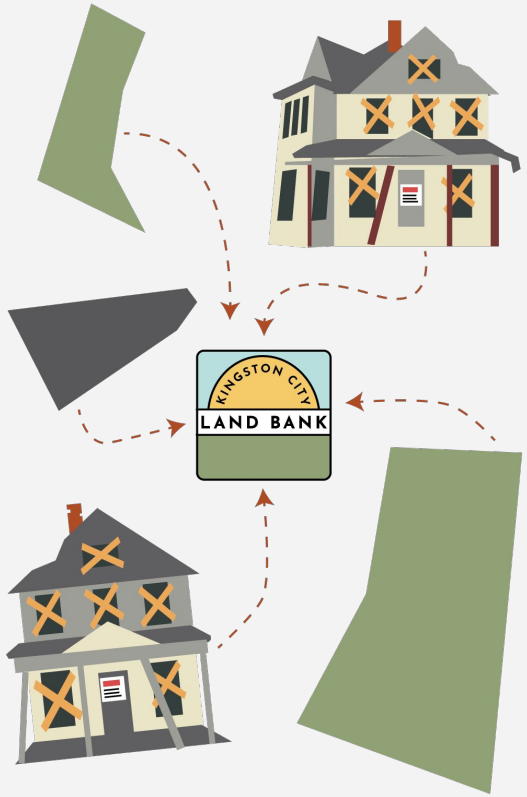
to collaborate with the people who live in affected neighborhoods

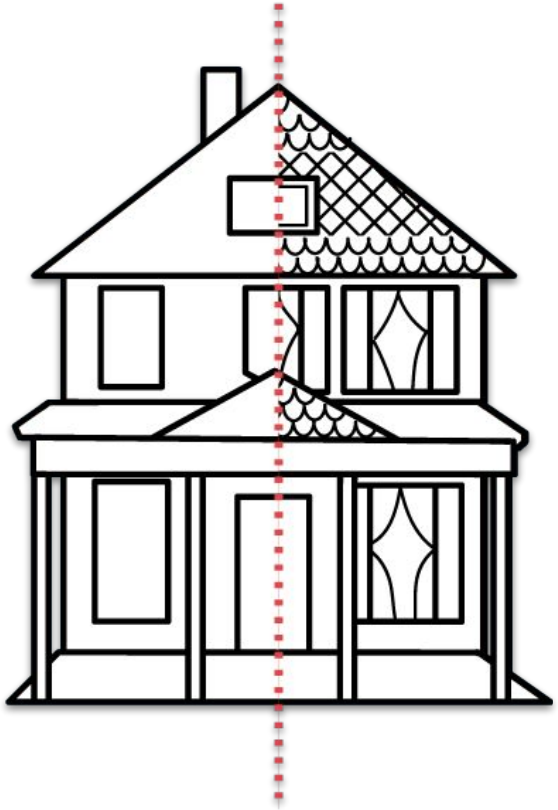
Our organization was inaugurated and our board was put in place in November 2018.

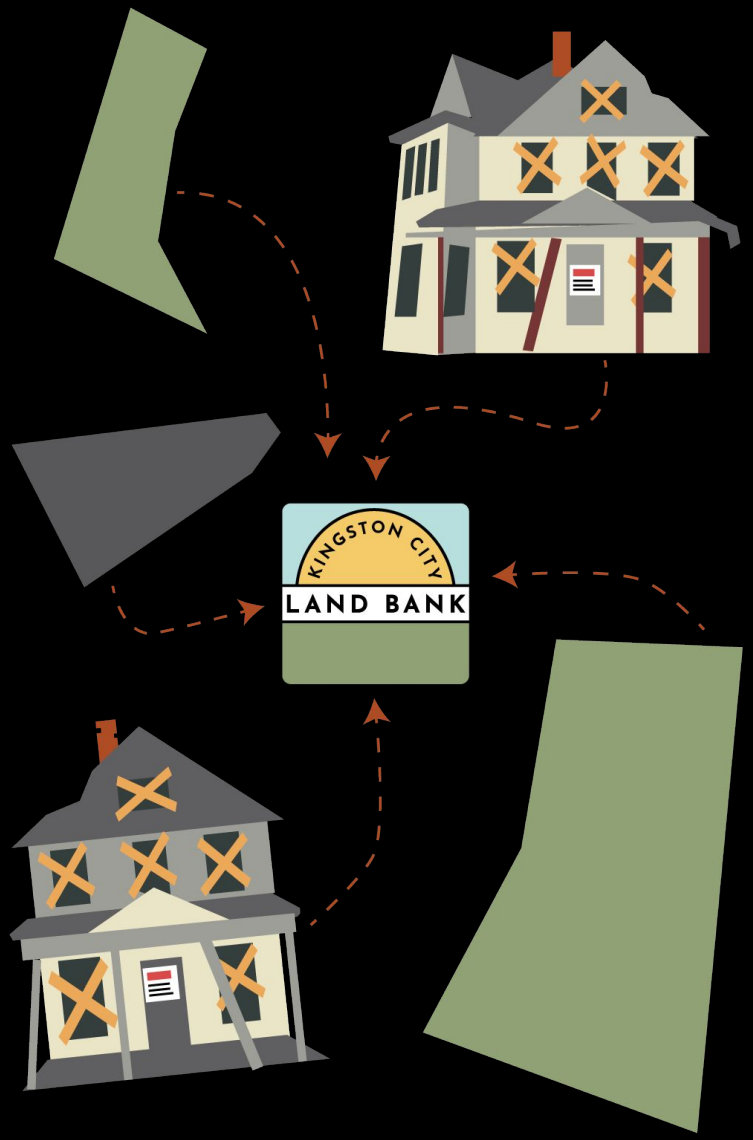
What is a land bank?

A land bank…

Acquires Properties | Maintains Properties | Disposes of Properties

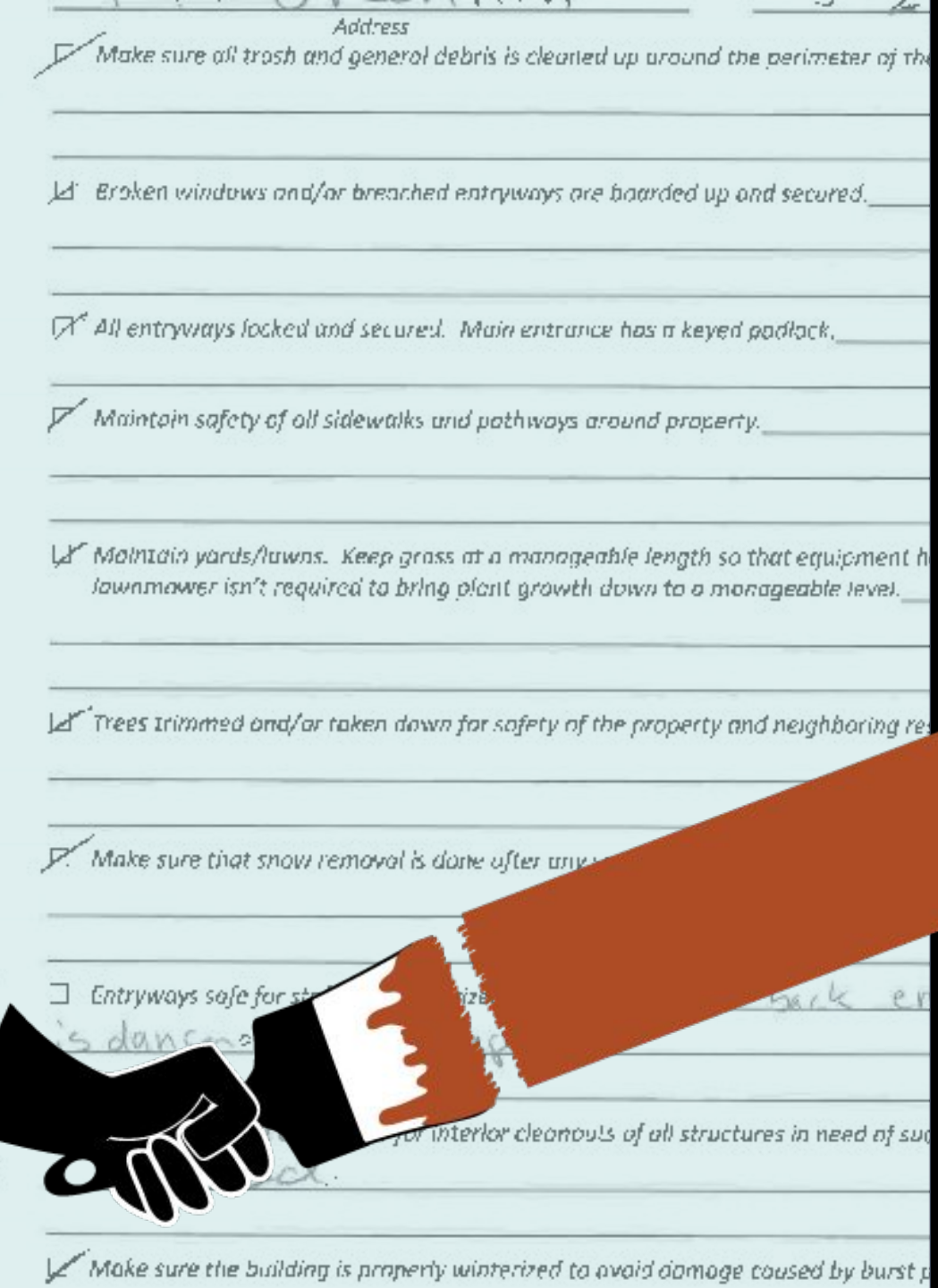






Step 1: Acquisition

A land bank acquires land and properties (donation, public auction, foreclosure, etc)



Step 2: Maintenance

A land bank maintains and manages its properties.

Step 3: Disposition

A land bank disposes of these properties to *qualified* buyers to support *community* goals via a *transparent* process.

What special powers does a land bank have?

Land Bank Special Powers

Clears titles,

allowing properties to be more efficiently disposed of.

Leases Properties

for temporary uses.

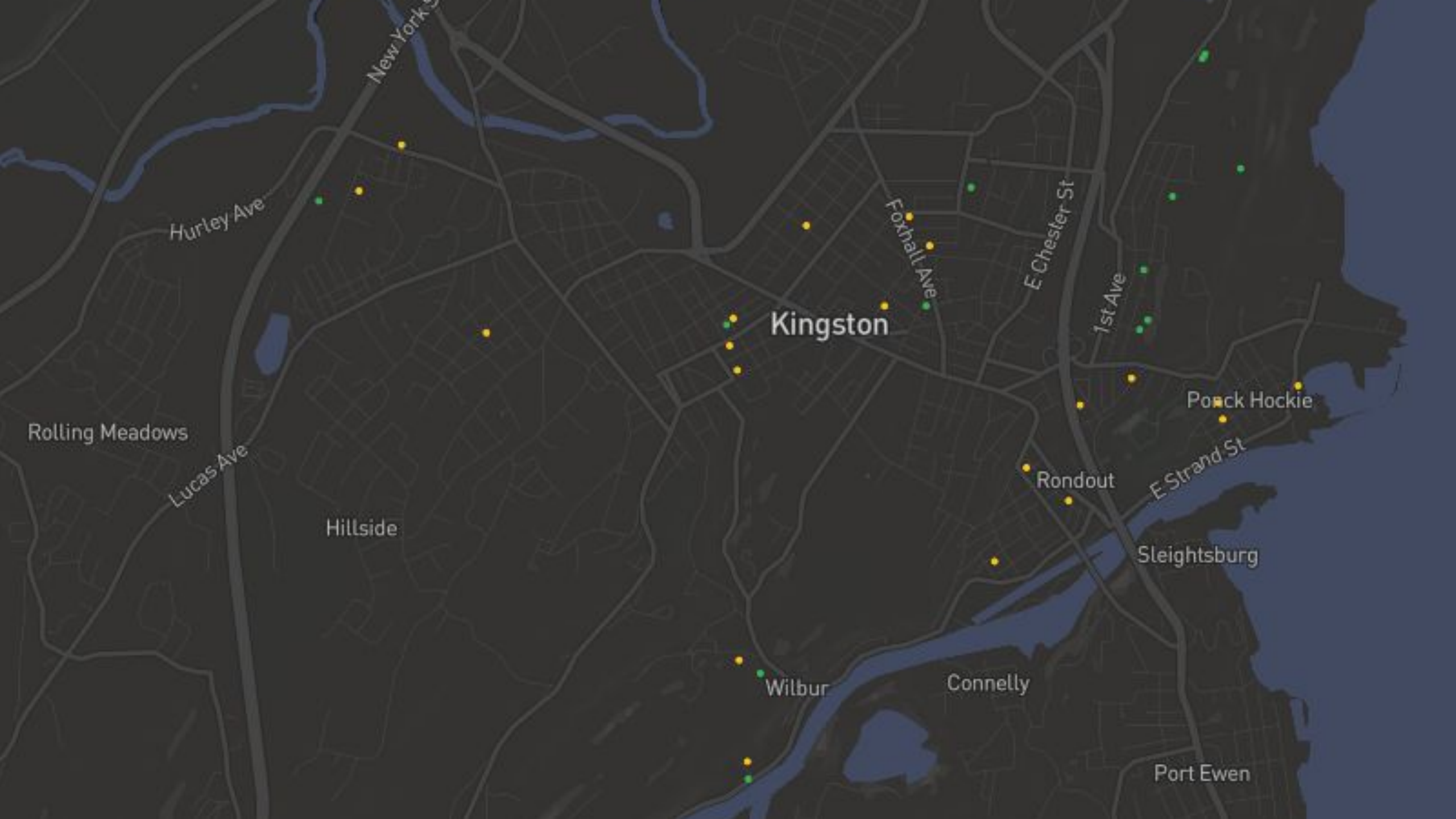
Negotiates Sales

based on an outcome that most closely aligns with community needs...

- Workforce Housing
- Grocery Store
- Affordable housing
- Green Space
- Side lots
- Recreational space
- Historic preservation
- Economic development

What properties do we currently have?

Residential Structures:
Single & Multi-Family
Vacant Land


Hurley Ave
Foxhall Ave
E Chester St
1st Ave
Kingston
Rolling Meadows
Lucas Ave
Hillside
Rondout
E Strand St
Sleightsburg
Wilbur
Connelly
Port Ewen

What We've Done So Far:

- ✓ Created a guiding mission
- ✓ Formed working committees
  - Acquisition/Disposition
  - Governance
  - Finance
  - Communications & Community Engagement
- ✓ Updated by-laws & adopted acquisition & procurement policies
- ✓ Received 180+ online responses via community survey
- ✓ Conducted on-the-street and door-to-door surveying through neighborhoods in which the landbank currently holds properties

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Community Feedback

- Meet the need for quality affordable housing in Kingston for both renters and owners
- Avoid absentee landlords & prioritize local residents
- Consider interim uses by neighbors to help steward the land
- Consider creative ways to meet neighborhood needs
- Use the process of fixing up properties to involve local youth & trade apprentices

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How will the land bank dispose of properties?

Possibilities for Disposition

Negotiated Sale

- Property is listed with a licensed broker, available to take offers
- Contracts awarded based on price *and* the applicant's proposed plan of use.

  (the highest $ bid may not win the contract if other proposals have more community benefit)

RFP

(Request for Proposals)

- Land Bank choses a specific use for the property
- Potential buyers submit proposals (purchase price, planned use, qualifications, etc.)
- Gives potential buyers more time to develop their offer and figure out financing

Non-Competitive Sale

- Land Bank may sell a property without listing and marketing it first, *if* the buyer's proposal has significant community benefit

Why do we need your feedback?

Our goal is public input from start to finish!

What aren't we asking for?

- Advice for specific projects
- Comments or questions about things not in our control - eg. taxes, activities of other non-profits, etc.

What are some ideas we are looking for?

- How can we advance our mission through our disposition policy?
- What should we prioritize?
- What is missing? What are your immediate community needs?