






Program	Who is Eligible?	What are the Requirements?	How do I find a Property?	I've identified an Eligible Property. What's Next?
<p><b>Side Lot</b></p> <p><b>City of Kalamazoo:</b> Homeowners can purchase vacant lots next door to their home for \$250.</p> <p><b>Townships &amp; Villages:</b> Homeowners can purchase vacant lots next door to their home for 50% of land value.</p>	<p>Homeowners who live next door to a vacant residential lot that is not of sufficient size for a new home to be built</p>	<ul style="list-style-type: none"> <li>• Current on taxes on all properties owned</li> <li>• Own &amp; live in the home</li> </ul> <p><i>If Homeowners are not current on their taxes, they can work out an agreement to adopt a lot to provide time for them to build a plan to become tax current.</i></p>	<p>If there is a property next door to you that is vacant, you can call 269.762.6191 to find out if the Land Bank owns the lot, and if so, to see if the lot is available through this program.</p>	<p>Fill out an application found online at <a href="http://KalamazooLandBank.org">KalamazooLandBank.org</a> (under Programs-Apply for a Property) or call 269.762.6191 to make an appointment to fill out or be sent an application.</p>
<p><b>Adopt-A-Lot</b></p> <p>Vacant land is leased to a neighbor or community group for \$20/year to provide <b>temporary</b> activation and care until the lot can be redeveloped.</p> 	<p>Neighbors or residents who wish to care for a lot for a year in return for being allowed to use the lot for a garden, gathering space, or other zoning-compliant community use</p>	<ul style="list-style-type: none"> <li>• Zoning compliant <b>temporary</b> planned use</li> <li>• Carry liability insurance for the property for the period of the lease</li> </ul>	<p>If you have a vacant property in mind, call the Land Bank at 269.216.6191 to find out if it is in their inventory and if it is available through this program.</p> <p>If you do not have a vacant lot in mind, but would like to be involved in a community garden visit: <a href="http://commongroundkalamazoo.com">commongroundkalamazoo.com</a>.</p>	<p>* Same as above</p> 
<p><b>Transform this Property: Vacant Land &amp; Structures</b></p> <p>Property is priced at market value as determined by the Assessors calculations. Where structures are present, this program allows an applicant to support the transformation so that it can be occupied again.</p> <p>The Land Bank can consider offers below market value if a property has been listed on the Land Bank's website for 30 days.</p>	<p>Individuals or small developers wishing to pursue redevelopment of vacant land or existing structures with a use that supports Imagine Kalamazoo, neighborhood or municipal plans.</p> <p>Where structures are present, applicants need to have the capacity to make the needed repairs to ensure the property can obtain a Certificate of Occupancy in a timely fashion.</p>	<ul style="list-style-type: none"> <li>• Must reside in Michigan or designate a local agent</li> <li>• Current on taxes on all properties owned</li> <li>• Zoning compliant planned use for renovation and repairs or new construction</li> <li>• Proof of financing for purchase of structures, needed repairs, or proposed new construction</li> </ul>	<p>If you are interested in a vacant parcel, call the Land Bank at 269.762.6191 to see if they own it and if it is available for purchase.</p> <p>The Land Bank does not hold many parcels that have structures.</p> <p>Those that are available are listed on the Land Bank's website: <a href="http://KalamazooLandBank.org">KalamazooLandBank.org</a></p>	<p>Speak with Land Bank staff and complete an application</p> <p>Staff can guide you through the process of getting "development ready" for a vacant parcel, and connect you to City resources that might assist.</p> 
<p><b>Sales to Nonprofits to Support Affordable Housing: Vacant Land &amp; Structures</b></p> <p>The Land Bank offers vacant land to established nonprofits to build new affordable housing at a discounted rate of \$500 .</p> <p>The Land Bank offers property to nonprofit entities to renovate structures for affordable housing at a discounted rate of 50% of the market value.</p>	<p>Nonprofit entities with a plan to build new affordable housing, or nonprofit entities with a plan to renovate an existing building for affordable housing</p> 	<ul style="list-style-type: none"> <li>• Zoning compliant planned use for renovation and repairs or new construction</li> <li>• Proof of financing for purchase, needed repairs, or proposed new construction</li> <li>• Current on taxes on all properties owned</li> </ul>	<p>If you are interested in a vacant parcel, call the Land Bank at 269.762.6191 to see if they own it and if it is available for purchase.</p> <p>The Land Bank does not hold many parcels that have structures.</p> <p>Available parcels are listed on the Land Bank's website: <a href="http://KalamazooLandBank.org">KalamazooLandBank.org</a></p>	<p>If you have a property in mind, call the Land Bank to inquire if it is available through this program. Fill out a property application.</p> <p>Land Bank staff will work with you on the process which includes ensuring zoning compliance, and providing budgets and proof of financing.</p> 
<p><b>Homeownership Opportunities</b></p> <p>Pricing of homes is assigned based on a broker's price opinion or comparative market analysis.</p>	<p>Individuals or families interested in a homeownership opportunity</p> <p>Income limitations may vary depending on project</p>	<ul style="list-style-type: none"> <li>• Current on taxes on all properties owned</li> <li>• Proof of financing for purchase and any needed repairs</li> </ul>	<p>Opportunities are listed on the Land Bank's website, <a href="http://KalamazooLandBank.org">KalamazooLandBank.org</a>, and the Multiple Listing Service, as they are available.</p>	<p>Interested buyers should contact the realtor listing the opportunities. The realtor will show the property and work with you or your realtor on the purchase.</p>