





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 that 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</li> <li>• Own &amp; live in their home</li> <li>• Must share 75% common boundary line with Land Bank property</li> <li>• Property must be deemed of insufficient size (not buildable)</li> </ul>	<p>If there is a property next door that is vacant you can call the Land Bank at 269.762.6191 to confirm if the Land Bank owns the lot, and if it is available through the 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 be sent an application.</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 pursue the transformation so that it can be occupied again.</p> <p>The Land Bank considers 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 must 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>• Zoning compliant planned use/ plan for renovation and repairs or new construction.</li> <li>• Proof of financing for purchase, needed repairs, proposed new construction</li> <li>• Current on taxes on all properties owned</li> <li>• Must support community or municipal plan</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>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</p> <div style="display: flex; justify-content: space-around;">   </div>
<p><b>Sales to Non-Profit to Support Affordable Housing: Vacant Land &amp; Structures</b></p> <p>The Land Bank offers vacant land to established non- profits to build new affordable housing at a discounted rate.</p> <p>The Land Bank offers property to non-profit entities to renovate structures for affordable housing at a discounted rate of 50% of the market value.</p>	<p>Non-profit entities with a plan to build new affordable housing.</p> <p>Non-profit entities with a plan to renovate an existing building for affordable housing.</p> <div style="text-align: center;">  </div>	<ul style="list-style-type: none"> <li>• Zoning compliant planned use/ plan for renovation and repairs or new construction.</li> <li>• Proof of financing for purchase, needed repairs, proposed new construction</li> <li>• Current on taxes on all properties owned</li> <li>• Must support neighborhood or municipal plan</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.</p> <p>Fill out a property application.</p> <p>Land Bank staff can help to facilitate the process which includes ensuring zoning compliance, and providing budgets and proof of financing.</p> <div style="text-align: right;">  </div>
<p><b>Homeownership Opportunities</b></p> <p>Pricing of homes is assigned based on a brokers 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 <a href="http://KalamazooLandBank.org">KalamazooLandBank.org</a>, and the Multiple Listing Service as they are available.</p>	<p>Interested applicants should contact the realtor listing the opportunities. The realtor will show the property and work with you or your realtor on the purchase.</p>