

COMMUNAL LAND DEVELOPMENT - TABLE # 2

STRATEGIC GOALS	1. OPTIONS	PROGRAMS	TASKS
<p>The city has following goals regarding communal land development:</p> <ol style="list-style-type: none"> 1. Preparing land for all sectors of housing construction with emphasis on those forms, which will be accessible for broader groups of families (housing with moderate rents, cooperative housing with residential rights to an apartment, high density one-family housing). 2. Gaining income from land development (land leasing, sales, 100-year leasing, [audenckie ?] fees). This money will allow the financing of infrastructure for housing construction. 3. Creating an enabling environment for effective communal land management. 	<ol style="list-style-type: none"> 2. Communal land management can be based on a multi-year plan coordinated with the 4-year investment plan. The multi-year plan address the following: <ol style="list-style-type: none"> a) plan of preparation of communal land for housing construction; b) preparation of communal land designated for sale or trade, including infrastructure provision; c) transfers of communal land. 	<ol style="list-style-type: none"> 1. Terms for preparation of communal land for housing construction: <ol style="list-style-type: none"> a) rationalization of spatial plans for communal land designated for multi-family and high-density one-family housing. (MPU); b) maximization of the number of apartments on communal land and promotion of housing development as an organized investment process. (WGiGG); <ul style="list-style-type: none"> •1 preparation of land only for multi-family housing in areas, where regulations allow it and where there is no limitation of buildings height, or it is more than 7.5 meter. •2 design one-family homes on minimum sized parcels, in areas, where there are no square-footage limitation; •3 limitation of free standing one-family homes only to areas, zoned for such typologies, or because site conditions preclude 	<ol style="list-style-type: none"> 1. Analysis and verification of existing development, spatial plans, included an analysis of the possibility to densify housing stock on communal land belonging to the City Ecological Green Areas System. (MPU) 2. Verification of the number of houses allowed in specific areas, where the city has investment plans. (MPU) 3. Implementation of land division rules, which will allow a high efficiency of housing construction. (WGiGG, WUAiNB) Rules on parcel division: <ol style="list-style-type: none"> a) for multi-family housing: <ul style="list-style-type: none"> •1 financed by private sources, •2 financed together by private and public sources, b) for high-density one-family housing, c) for free standing one-family housing. <p>(WGiGG, WUAiNB)</p>

		higher density buildings.	
4. Communal land is owned by the city, and the city has the right to sell it, trade it, lease it, give it into 100-years lease or usufruct, rent it, etc. The city has the right to put its land as an asset into a company, or to give it away as an endowment for communal businesses.	<p>3. Creation of an enabling environment for housing development of land owned by other parties, which includes a solution of the problem of public road accessibility.</p> <p>4. Expansion of buildable land supply for multi-family housing, expressly for purpose of evenly distributing communal housing with regulated rent throughout the city. Individual housing estates should have no more than 30% communal or TBS's units.</p>	<p>2. Program for expansion of the city's land supply:</p> <p>a) rules for qualification of parcels and for their purchase (WGiGG);</p> <p>b) purchase of land by:</p> <ul style="list-style-type: none"> •1 using methods consistent with existing laws: communalization based on petition, purchase from legal, private owners, transfer/trade of land owned by other parties or used (100-year lease) by other parties for land owned by the city, purchase of a 100-year lease or usufruct from the National Government, nationalization, donations and gifts, use of primary purchase right; •2 using non-financial method of land purchase from the National Agriculture Agency for communal housing and TBS's investments; •3 if legal means become available, purchase of private gardens in the 	<p>5. Creation of a communal land stock. (WGiGG)</p> <p>a) Purchase of land for public roads included in spatial plans. Regulations of roads in investment areas. Preparation of project and regulation of ownership relations in following estates:</p> <ul style="list-style-type: none"> •1 Warszewo, •2 Osow Wshodni, •3 Stolzyn, •4 Bukowo, •5 Krzekowo (detailed spatial plan is completed or in the last stage of preparation), •6 Glinki (detailed spatial plan is completed or in the last stage of preparation), •7 Gumience, •8 Nad Rudzianka (detailed spatial plan is completed or in the last stage of preparation). <p>b) Purchase of land, designated for other infrastructural purposes.</p> <p>c) Communalization.</p> <p>d) Implementation of high density zoning in areas, where ownership questions have to be resolved, and on</p>

		city. First the city should purchase land with infrastructure selected for multifamily housing.	city land to improve its economic prospects.
	<p>5. The city should adjust its land offer to actual investor demands, including:</p> <ul style="list-style-type: none"> a) investor structure (division between individual investors and organized groups); b) amount of land needed for preferred housing types, rules for buildings financed partly with public resources; c) structure of housing (multi-family housing, high-density one-family housing and one-family homes). <p>6. The city should also organize preferences for organized investment action:</p> <ul style="list-style-type: none"> a) terms for land partition (without inner-divisions on buildable parcels); b) terms for financing of infrastructure within parcel boundaries; c) rules for land transfer - based on the city's most important goal, which is to reduce the apartment deficit. To reach this goal the city has a right to 	<p>3. Terms for providing and financing infrastructure. The city will open up land with infrastructure for investments except that, where the city in accordance with spatial plans is not responsible for financing infrastructure. On parcels sold to private investors, they, themselves will provide the infrastructure, inside their parcels. Following rules will be established:</p> <ul style="list-style-type: none"> •1 subcontracting for inner-infrastructure, •2 co-financing by the city, based on standard costs for minimal infrastructural requirements, •3 coordinating work of other companies, involved in infrastructure provision (utilities). <p>4. Terms for establishing regulation for transfer of land designated for investment:</p> <ul style="list-style-type: none"> •1 define minimum number of units/houses for each parcel, 	<p>6. Complete work on a resolution regarding regulations for planning and financing of the technical infrastructure and on one regarding local initiatives.</p> <p>7. Establish the standard costs for infrastructure provision within parcels.</p>

	define a minimum of units, which must be built by an investor.	<ul style="list-style-type: none"> •2 regulate building types and land-use on parcels sold by the city, based on conditions of the 100-year lease, •3 establish regulations for organization and financing of infrastructure provision, for auctions of land without infrastructure designated for multi-family and high density one-family housing.. 	
			<p>8. Create annual plans for transfer/lease/sale of land for housing and its promotion on the real estate market. Plans should consider:</p> <ul style="list-style-type: none"> a) preferences for rental housing and cooperative housing with residential rights, b) 100-year leases c) sales d) transfer of land with infrastructure on established financial and organizational terms. <p>9. Completion of resolution regarding rules of management of city assets in respect to: purchase, transfer, built-up and un-built parcels, leasing rules</p>

			for periods of time longer than 3 years.
	7. Define a clear structure for land management and divide responsibility between all owners	5. Defining rules for establishment and management of communal land stock. 6. Program for establishing a data base on investment land.	10. Create a data base for land designated for investment - text and graphics. (MPU