



The Waterbury Land Bank Authority

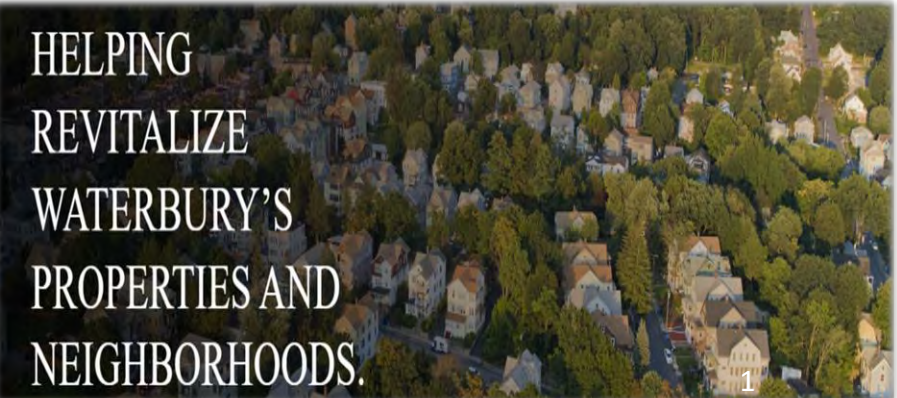
Presentation to

City of Waterbury Board of Aldermen

Part 2 of 2

April 22, 2024

WATERBURY LAND BANK



Assemblage of W.O.W. Neighborhood Parcels:



Part 2 - WLB Presentation to City of Waterbury Board of Aldermen,
April 22, 2024



CT CDS FY 24 Grant – Proposed Phase 1 Lots – 227 & 231 Orange St Photos:



CT CDS FY 24 Grant – Proposed Phase 1 – Concept Plan - Infill Housing Development:

*Building envelope

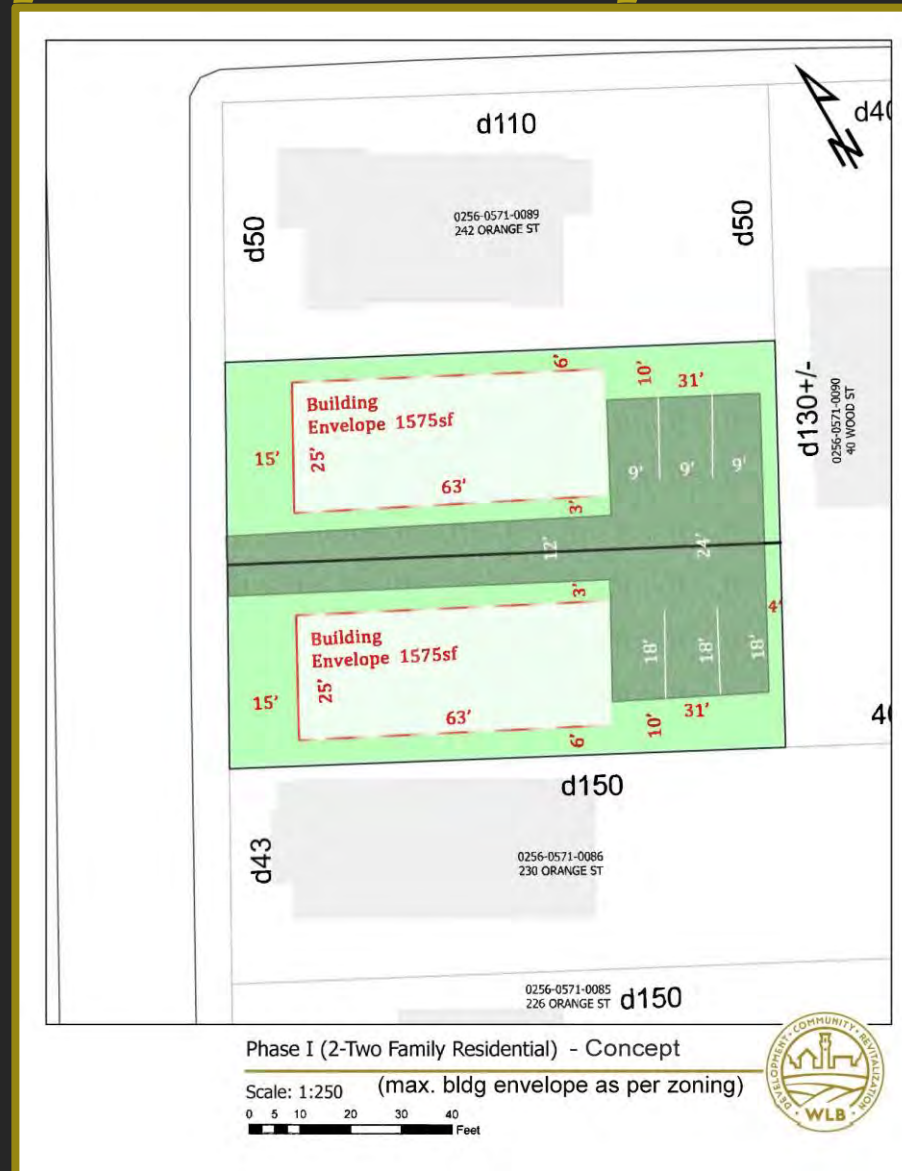
as per zoning.

*Actual unit size:

900 +/- SF per unit.

*Duplex – 2 units

*On-Site Parking

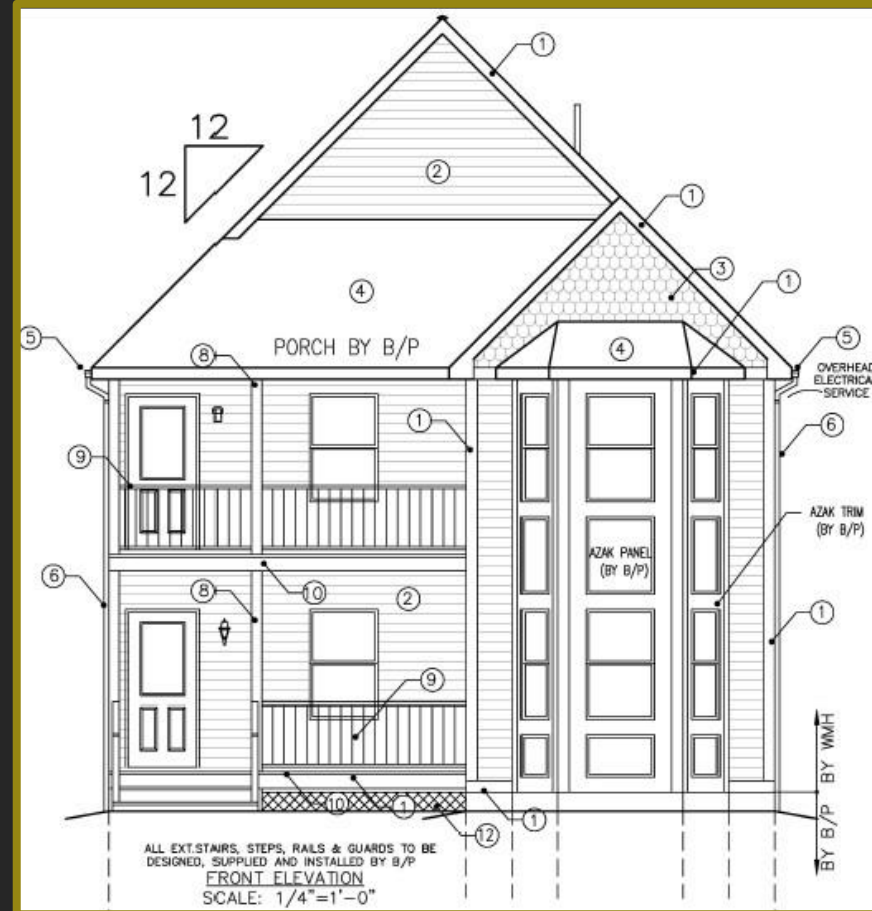


Sample - Prefabricated Modular Home – Construction Illustration:

* Design options available; design to blend with neighborhood structures.



Sample - Prefabricated Modular Home – Franklin St, Hartford, CT:



Prefabricated Modular Home – Sample Interior:

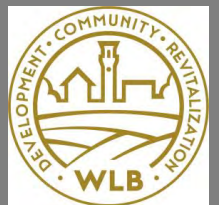
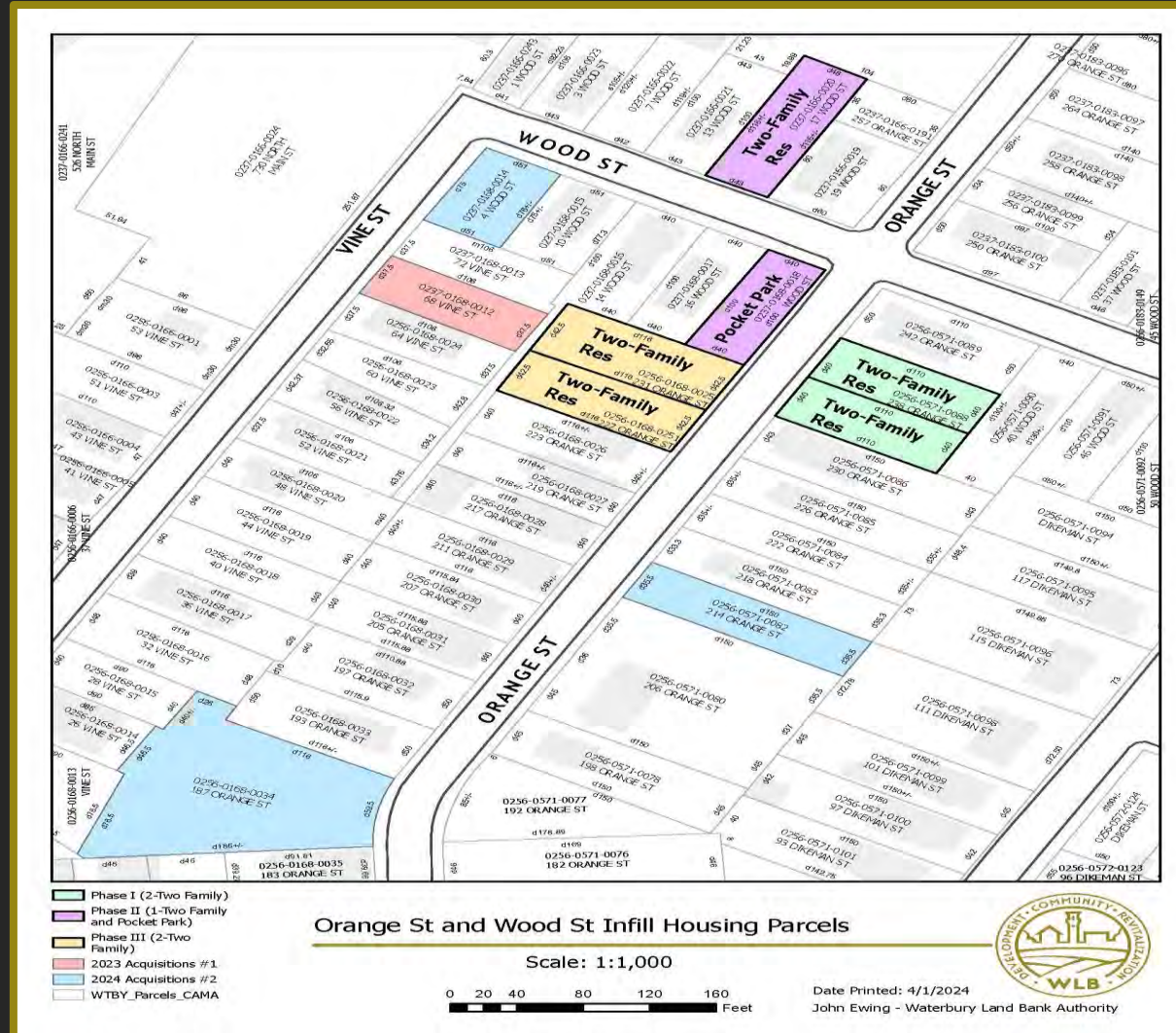


Part 2 - WLB Presentation to City of Waterbury Board of Aldermen, April 22, 2024



Proposed Infill Housing Development - Parcel Assemblage - 3 Phases

*Waterbury Land Bank Authority W.O.W. Neighborhood Revitalization Project

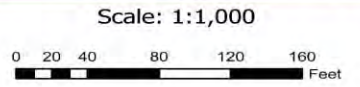


Proposed Housing Development Concept Plan: 3 Phases W.O.W. Neighborhood Revitalization



- Phase I (2-Two Family)
- Phase II (1-Two Family and Pocket Park)
- Phase III (2-Two Family)
- 2023 Acquisitions #1
- 2024 Acquisitions #2
- WTBY_Parcels_CAMA

Orange St and Wood St Infill Housing Parcels

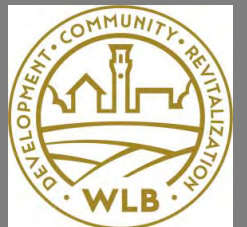


Date Printed: 4/11/2024
John Ewing - Waterbury Land Bank Authority



Benefits of Prefabricated/Modular Construction:

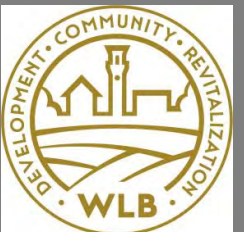
- *Faster Construction Time.
- *Faster On Site Completion.
- *Greater Structural Integrity.
- *Materials Protected from the Weather. Materials not subjected to potential on-site theft or vandalism.
- *Cost Savings. Controlled Labor Costs. Bulk Pricing. On Average Construction Cost \$300/SF.
- *Warranty Reduces Buyer Risk.
- *More Predictable Costs Reduce Risks.
- *Less Waste. Inherently Green.
- *Greater Energy Efficiency.
- *Greater Quality and Process Control.



Benefits & Outcomes of Land Banking & Investing in the WLB:

- * Strengthening of neighborhood housing markets; increasing property values.
- * Reactivating ready and available parcels for reuse.
- * Protecting residents/businesses by removing blight and dangerous buildings.
- * Increasing home ownership opportunities.
- * Increasing real estate tax revenues to the City of Waterbury.
- * Meeting community needs; Collaborating with community-based organizations.
- * Include off-street parking for congested neighborhoods to alleviate traffic and promote safety.
- * Improving neighborhood conditions: better health, crime reduction, decrease food scarcity.
- * Education about blight removal and programs to assist residents.
- * Volunteer programs and interim use of WLB vacant parcels.

*Reinvesting in the City of Waterbury.



Contact Information:

Waterbury Land Bank Authority

207 Bank Street, 3rd Floor

P.O. Box 825

Waterbury, CT 06702

(203) 721-6958

Nancy@waterburylandbank.org

www.waterburylandbank.org

