

The Waterbury Land Bank Authority

Presentation to

Crownbrook

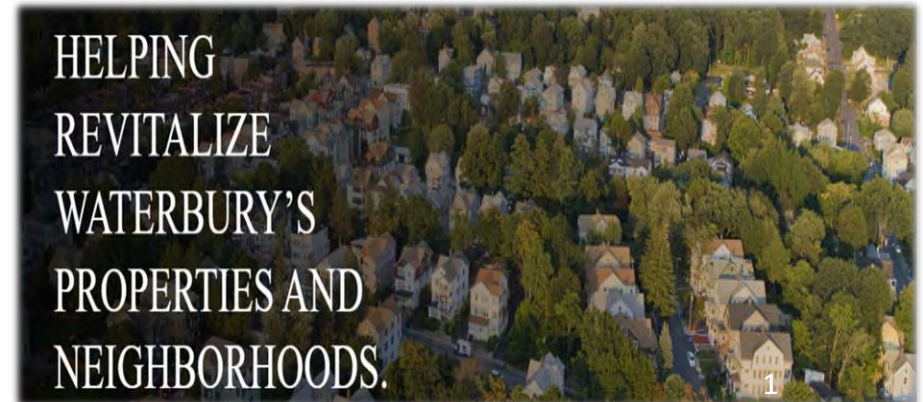
Neighborhood Association

June 29, 2024



WATERBURY LAND BANK

HELPING
REVITALIZE
WATERBURY'S
PROPERTIES AND
NEIGHBORHOODS.



Board of Directors & Staff:

Board

Chairperson: Frederick Luedke

Vice Chairperson: Dr. James Gatling

Treasurer: Robert Polito

Secretary: Maggie Smith

Directors: Dan Lauer
Gawdys Grullon
Joel Becker

Staff

Executive Director:

Nancy MacMillan

Planner/Analyst:

John Ewing



WLB Mission:

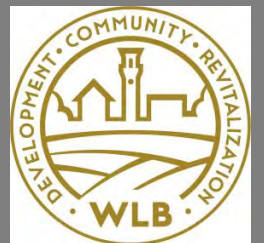
“To strengthen neighborhoods by returning distressed property to productive use, promoting economic development, increasing real property values, and improving the quality of life for Waterbury residents.”

Note: 1) WLB works in conjunction with the municipality as an economic development tool.
2) WLB fills the need to make unproductive parcels into productive uses.

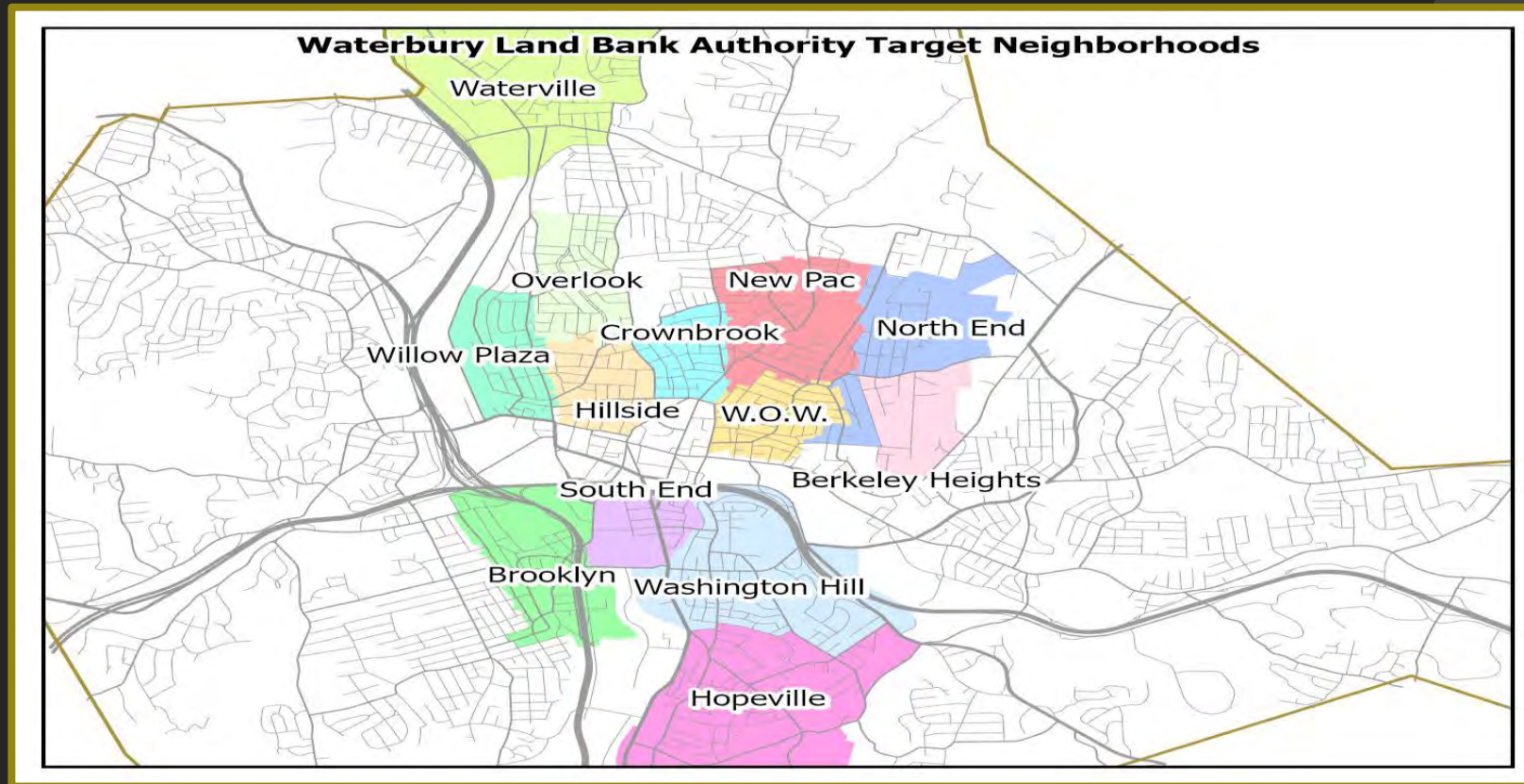


Past & Present – Timeline Snapshot:

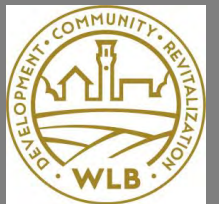
- * **2017 to 2021:** Land Banking potential reviewed. CT not-for-profits encourage adoption of HB 7277, An Act Concerning the Creation of Land Bank Authorities, signed into law by Governor Lamont. City of Waterbury forms land bank advisory committee. HWSF funds land bank consulting services. Waterbury announces ordinance authorizing the creation of the WLB.
- * **2022:** WLB Board of Directors hires its Executive Director; Offices established at 207 Bank Street. WLB is 5013c.
- * **2022:** Strategic planning begins; EPP software used for property data; Implementation of ArcGIS software.
- * **2023:** Conditions Assessment completed; Acquisition of 10 City owned surplus parcels including 1 Crownbrook parcel.
- * **2024:** Side Lot Program originated; Disposition of 6 parcels; Assemblage of 3 parcels in WOW neighborhood; Three-Phase WOW Neighborhood Revitalization project underway; Acquisition City surplus properties and WLB Request for additional privately owned properties including 8 parcels in Crownbrook; WLB submits grant application to Kubota to assist Urban Fresh Gardens with their community gardens.
WLB acquiring 85 Hillside St to transfer to Urban Fresh Gardens.



Strategic Planning – Targeted Neighborhoods:



Identified 13 inner-core neighborhoods closest to downtown, where incidences of blighted and dilapidated housing are high. (16 Qualified Census Tracts; “areas where either 50% or more of the households have an income less than 60% of the AMI or have a poverty rate of at least 20 percent.”)



Strategic Planning Tools & Initiatives:

- * Use of EProperty Plus software: historic data updated and new data collection.
- * Use of Arc GIS programs: mapping data for better comprehension.
- * Condition Assessment Program: completed in Sept 2023; continuous program.
- * Acquisitions: City owned parcels; Privately owned parcels with liens; Blighted parcels.
- * Donations: parcels under consideration for donation to the WLB.
- * Side Lot Program: continuous program.
- * WLB Web-site: On-Line bid application process; continuous program.
- * ARPA Proposal initiatives include: Infill Housing Development; Housing Rehabilitation; or Demolition; Community Gardens; and Tree Canopy Restoration.
- * Meetings with Neighborhood Associations and Presentations to stakeholders.
- * Grant Writing: funding opportunities for WLB & Community Programs i.e. Community Gardens; recent application to Kubota for Urban Fresh Gardens



Conditions Assessment Program:

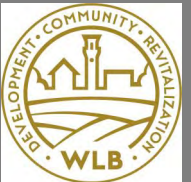
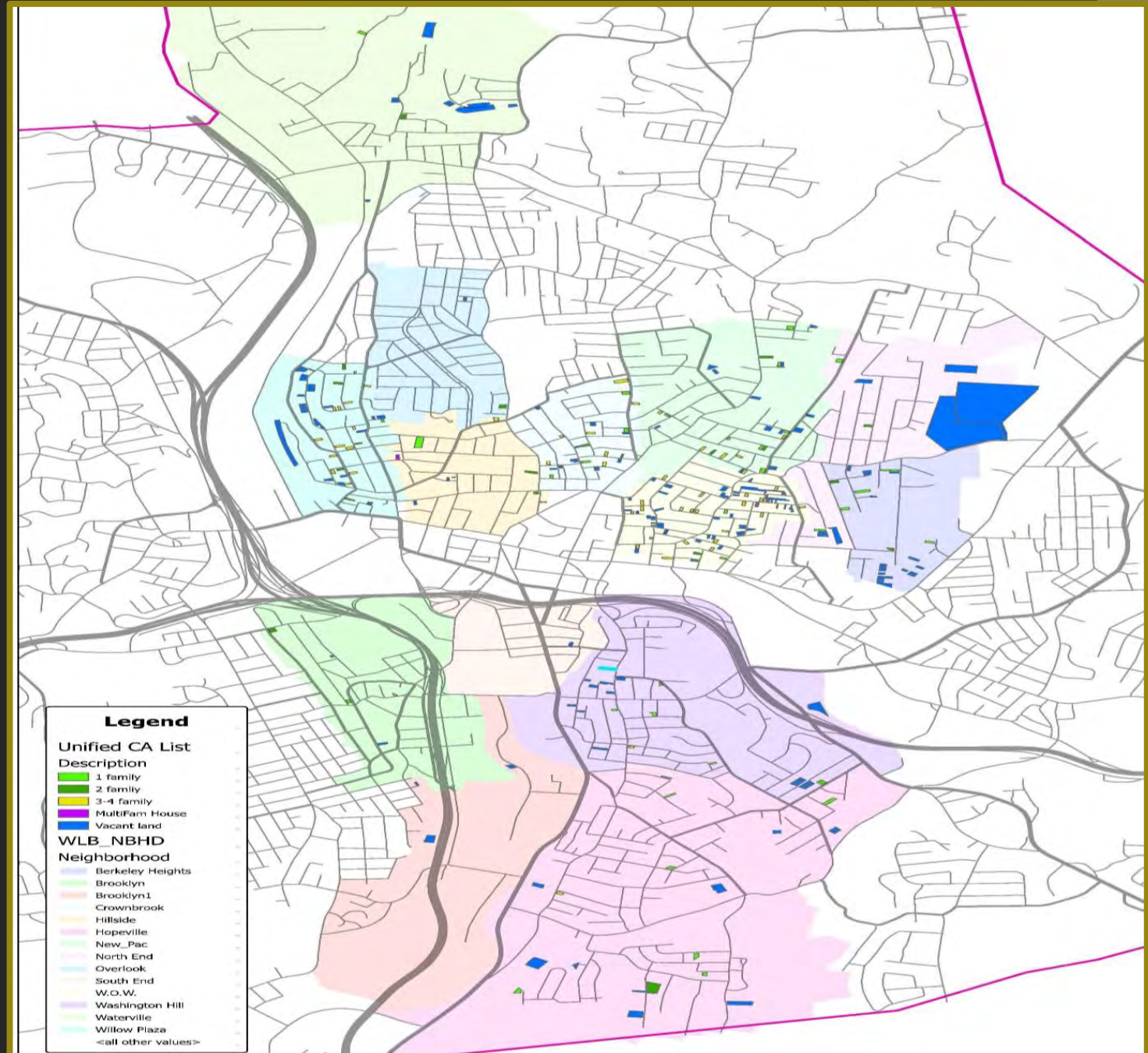
- *Analysis of City owned properties, properties with liens greater than value, USPS undeliverable parcels.
- *Sidewalk Inspections of 289 parcels (staff and third party vendor.)
- *Property data and photos to update data base to be used for decision making process.
- *Use of ArcGIS for mapping parcels.
- *EProperty Plus software for data collection; Mobile devices with access to EPP to update data.
- **Data Collection: for future decision making on acquisitions.
- *Lists to analyze: city owned parcels, private properties foreclosed on by the city, USPS lists.



2023 Conditions

Assessment:

*289 Parcels inspected within our
13 targeted neighborhoods



Crownbrook Parcels

Conditions Assessment:

*20 parcels included in the 2023

Conditions Assessment Program:

*1 parcel – good

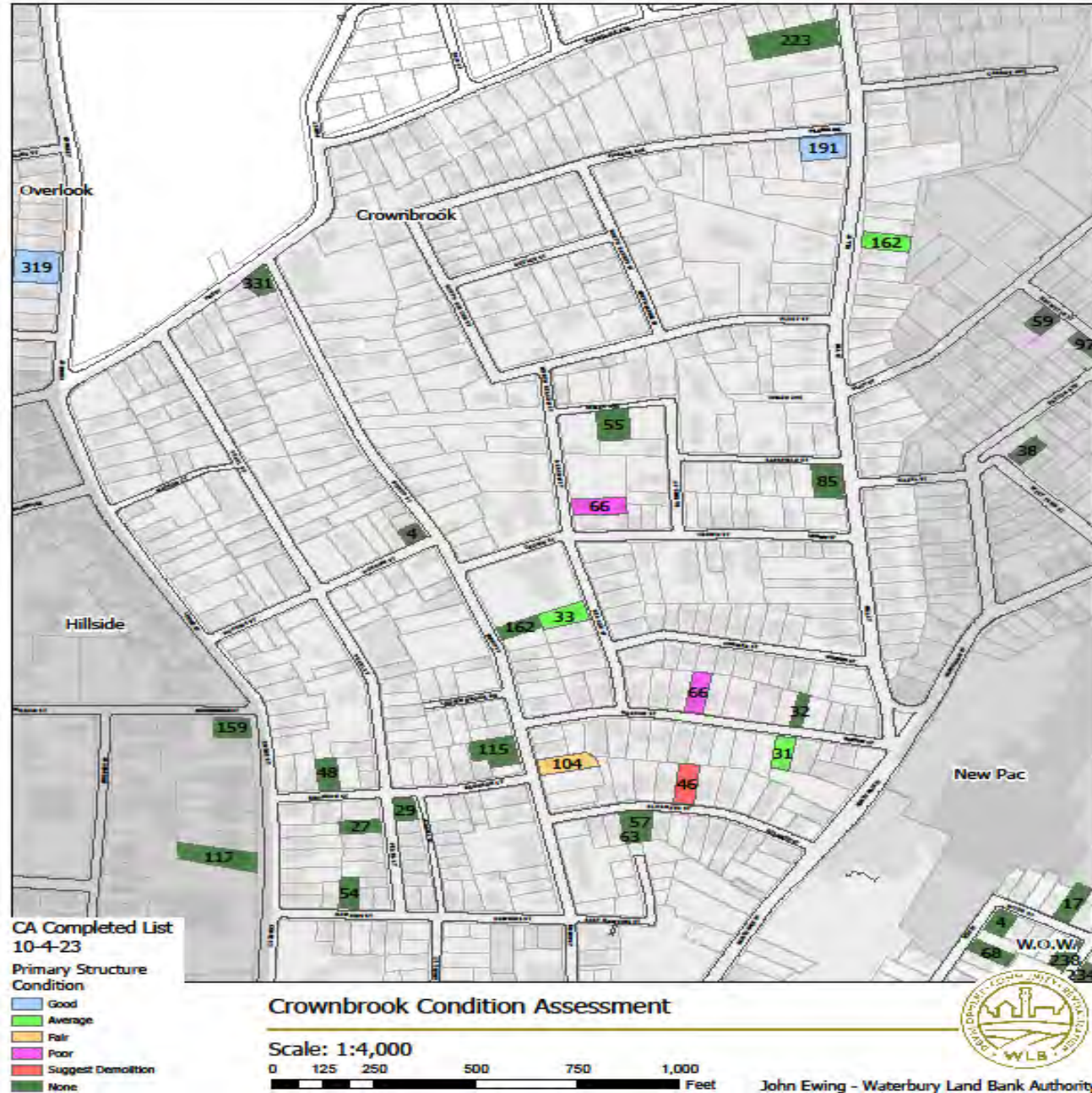
*3 parcels – average

*1 parcel – fair

*2 parcels – poor

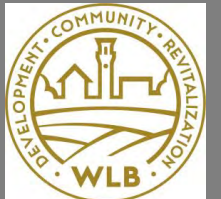
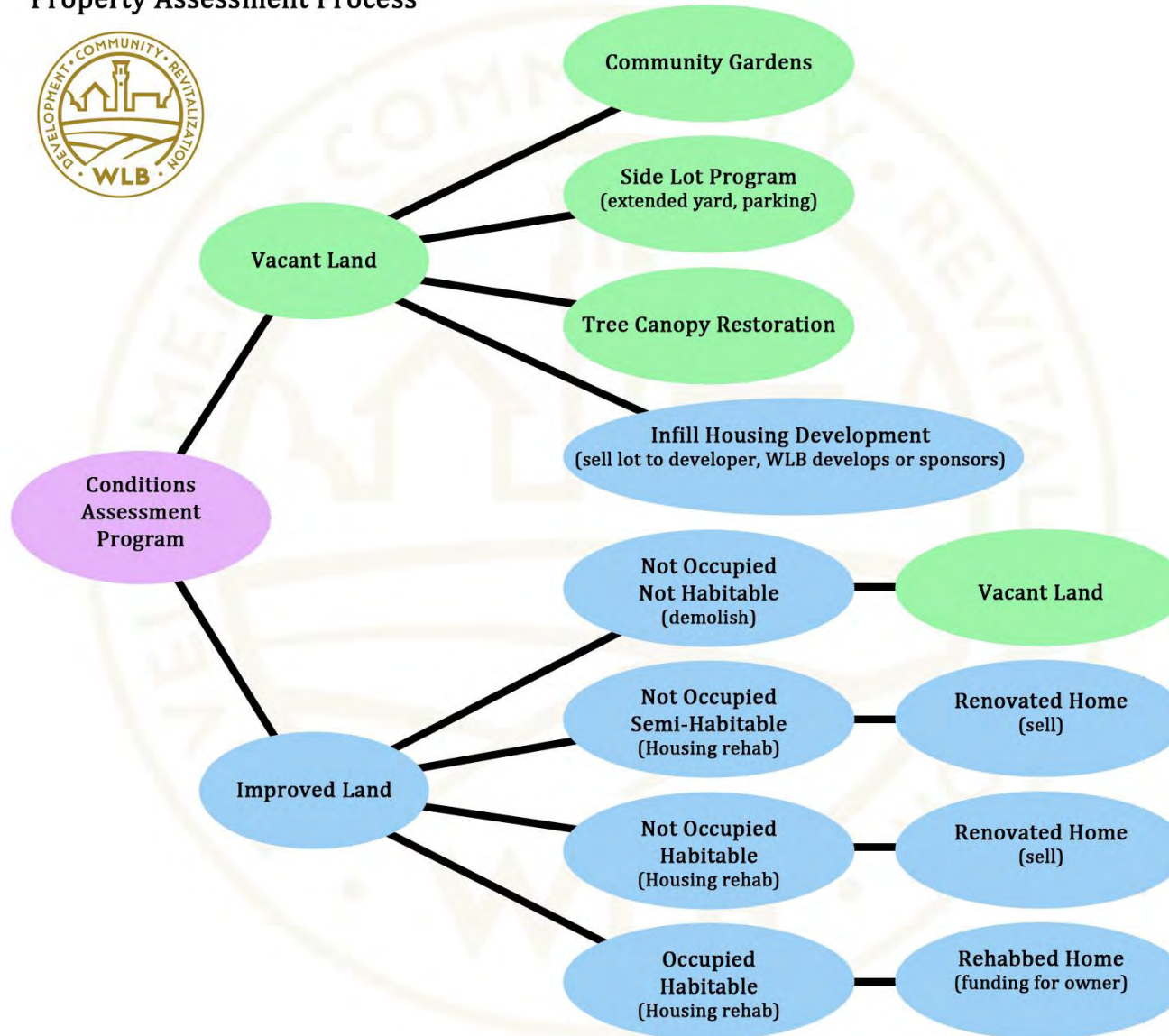
*1 parcel – suggested demolition

*12 parcels – NA (vacant land)

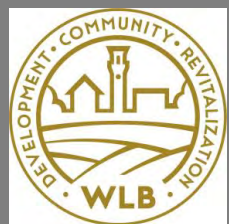
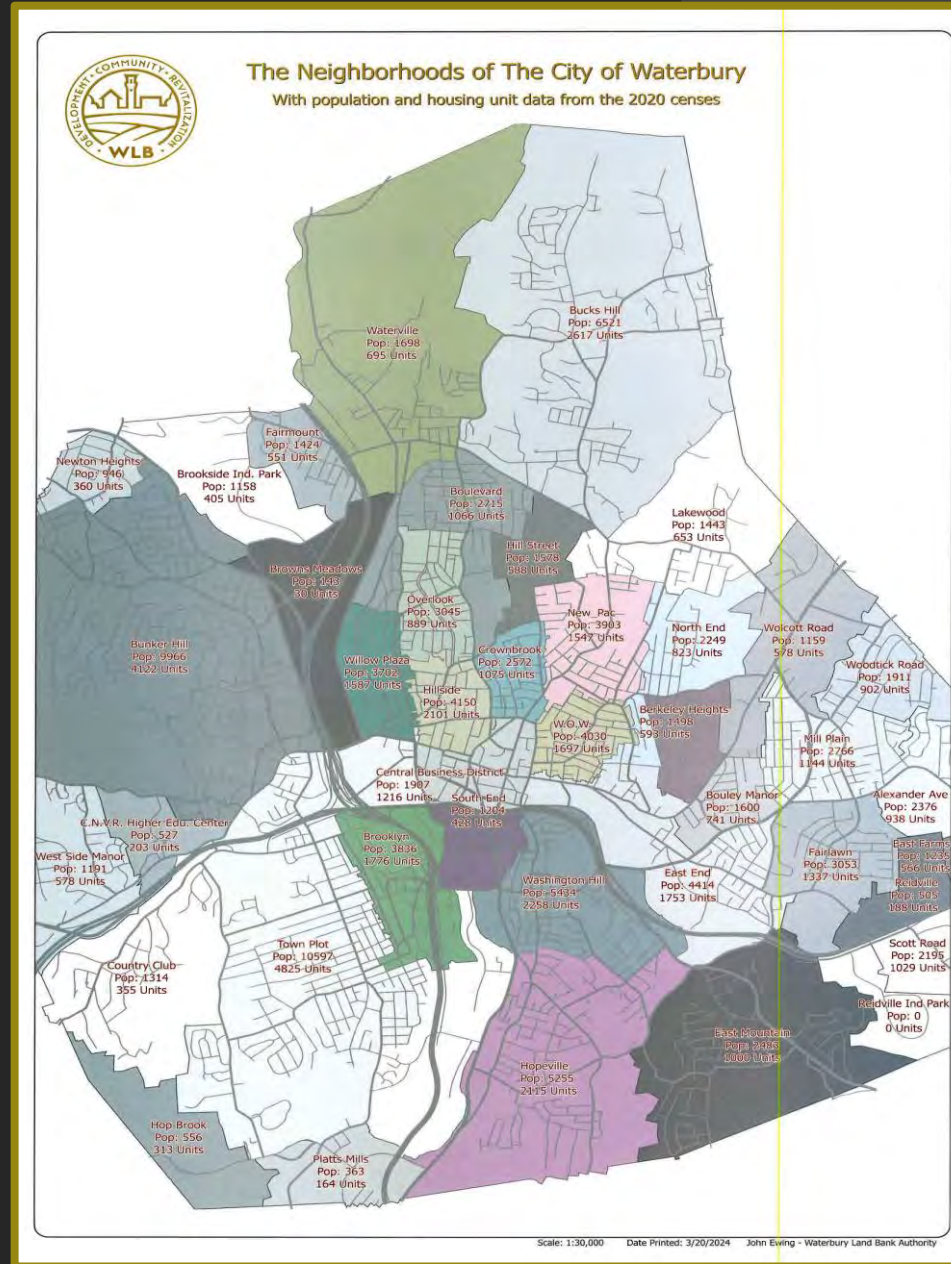
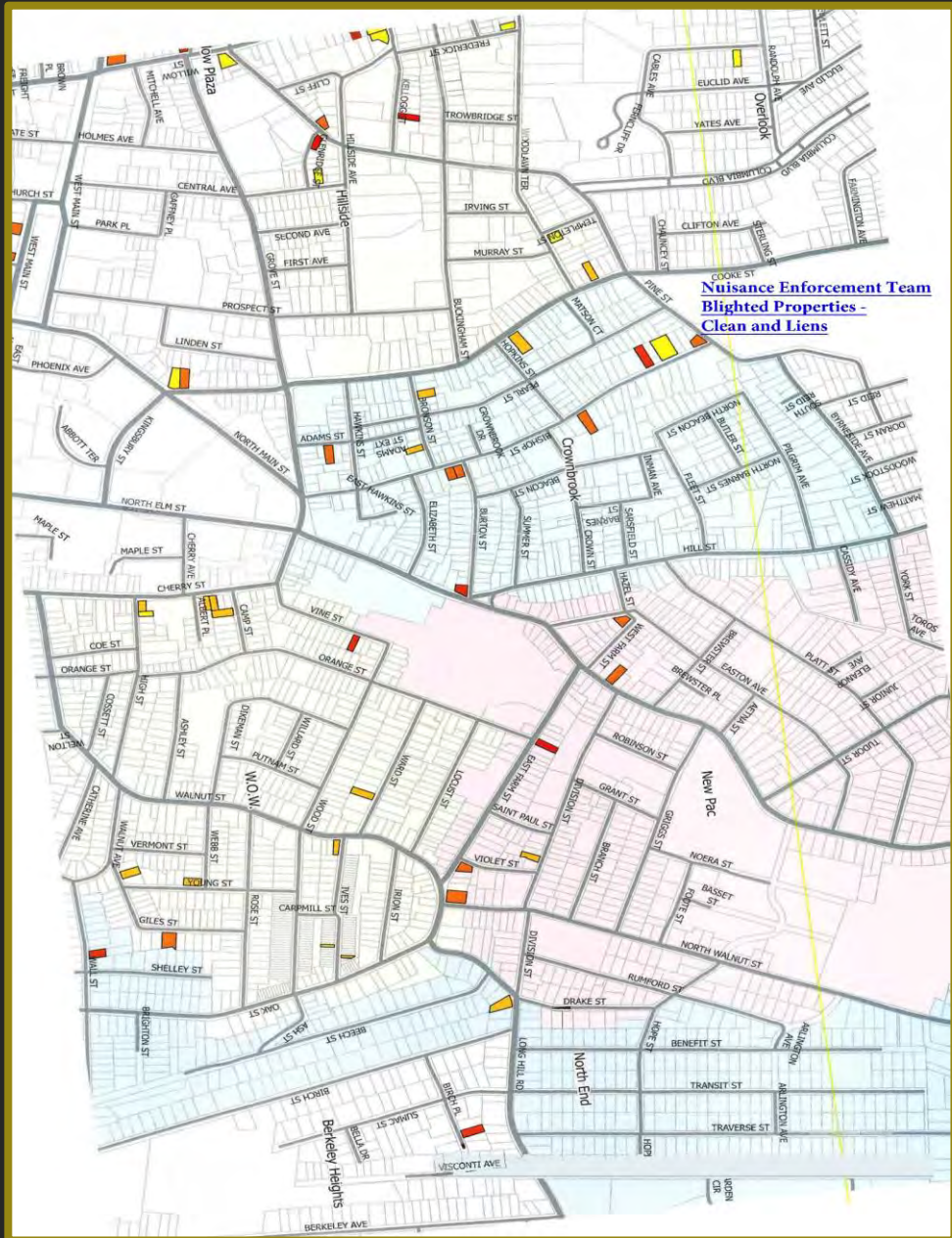


Property Assessment Process:

Property Assessment Process



Use of ARC GIS – Sample of mapping capabilities: NET parcels; Census data.

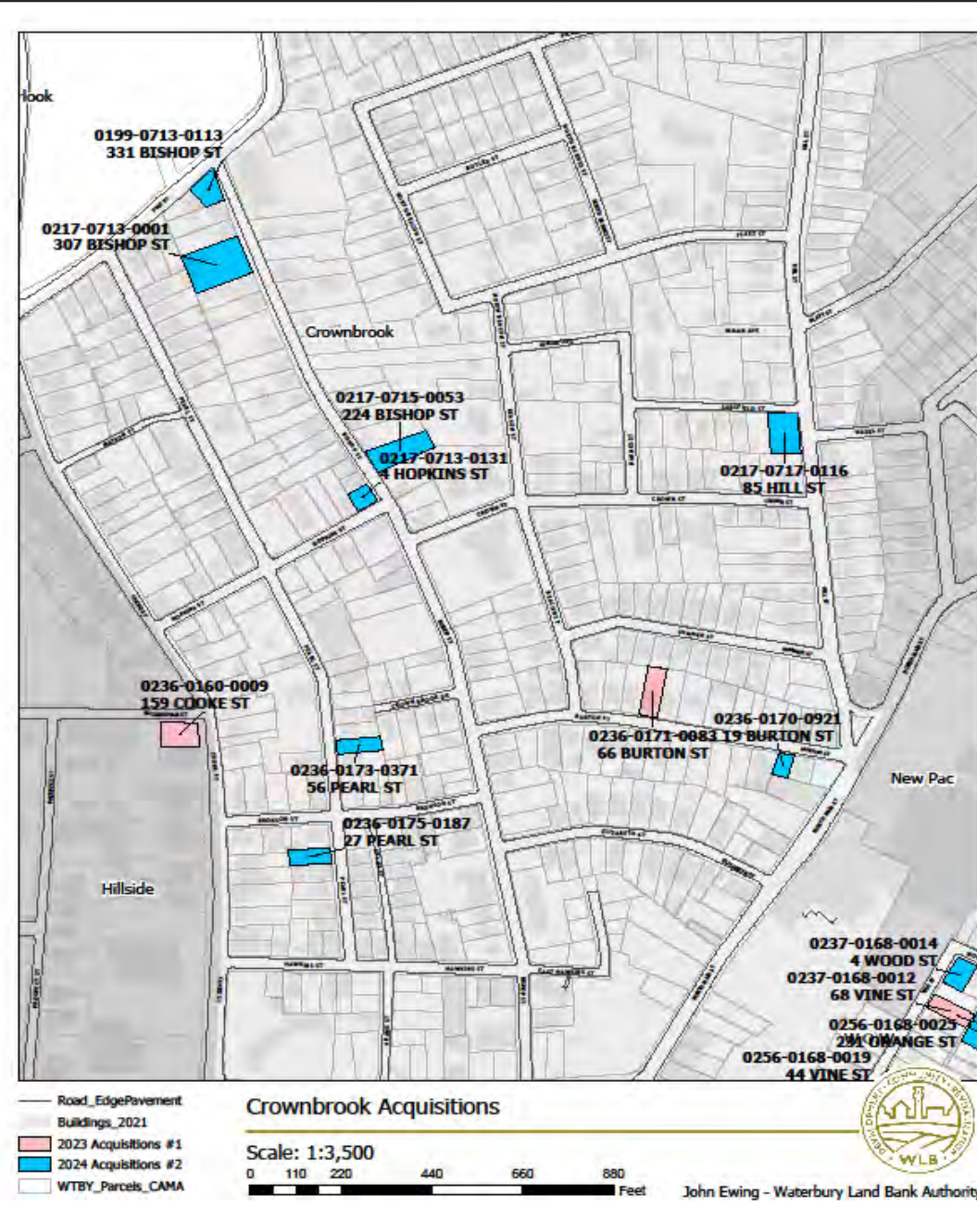


Crownbrook Acquisitions:

2023: 66 Burton St

(3 family dwelling will be renovated and sold to home owner (5 year residence requirement))

2024: 8 vacant parcels including 85 Hill St for community garden; 2 parcels on Bishop St for NEST



Crownbrook Parcels

Acquisitions:

*224, 307, 331 Bishop St

*19, 66 Burton St

*85 Hill St

*4 Hopkins St

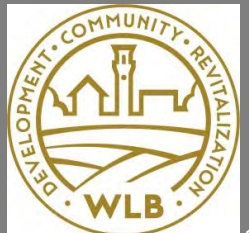
*27, 56 Pearl

(sample photos)



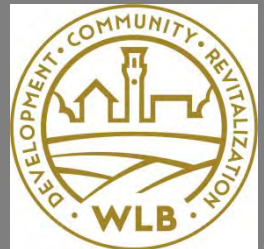
Disposition (transfer or sale of parcels) Process:

- * Analyze parcels for Highest & Best Use, i.e. WOW neighborhood parcels being assembled for development.
- * Analyze Applicant's Intended Use & Community Needs.
- * Follow the WLB Policies & Procedures; includes Rating & Quantitative Ranking system bid applications.
- * Side Lot Program; WLB Website On-line Bid Application
- * Review all bid applications with emphasis on intended use; Homeownership is mandatory.
- * WLB Board Approval of recommended buyers.
- * WLB Attorney due diligence; specific purchase and sale agreements and deed packets.
- * Meetings with buyers and their attorneys.
- * Compliance – benchmarks – i.e. permits, certificate of occupancy – home owner end user.
- * Certificate of Completion to owner after compliance period.



Assemblage of W.O.W. Neighborhood Parcels:

(example of highest and best use & community needs)



Proposed Infill Housing Development - Parcel Assemblage - 3 Phase Concept Plan

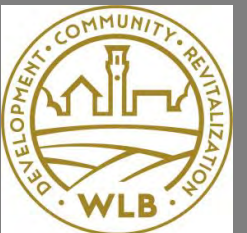
*WLB Three-Phase W.O.W. Neighborhood Revitalization Project:

5 duplexes; 1 park; owner/renter units; prefabricated modular housing.



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:

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