



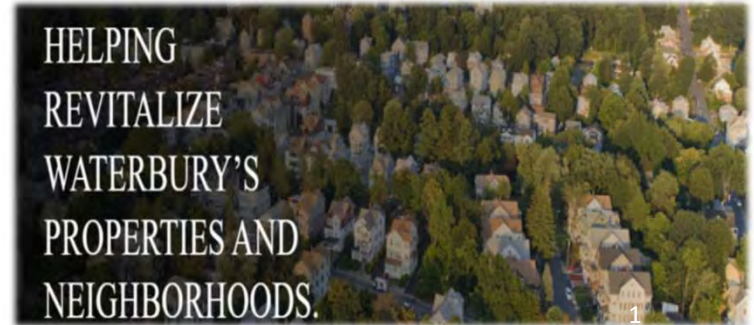
The Waterbury Land Bank Authority

Presentation to Waterbury

Neighborhood Associations

WATERBURY LAND BANK

HELPING
REVITALIZE
WATERBURY'S
PROPERTIES AND
NEIGHBORHOODS.



* **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.”





Fred Luedke
Chairman

Former President of
NEOPERL Inc.



Dr. James Gatling
Vice Chairman

Former CEO New Opportunities
Of Waterbury Inc.

WLB Board of Directors



Robert Polito
Treasurer

Former Webster Bank Senior VP
Director of Gov't Guaranteed Lending



Maggie Smith, Esq.
Secretary

Attorney with Carmody Torrance Sandak

WLB Board of Directors



Deputy Chief of Police
Dan Lauer

Police Dept City of Waterbury



Gawdys Grullon

Director of Research, Development and
Planning at New Opportunities, Inc.



Joel Becker

Torrco CEO and Chairman
Of the Board

WLB Board of Directors



Nancy M. MacMillan
Executive Director

2022



John P. Ewing III
Planning & RE Analyst

2023

Proposed:
Part-time E.D. Assistant
Compliance/Asset Manager
Grant Writer Consultant
TBD 2024-2025

WLB Staff

Past & Present

- * **2012:** Mayor O'Leary forms Blight Task Force under leadership of Deputy Chief of Police Dan Lauer Department.
- * **2016:** Plan for Conservation and Development revised and then adopted.
- * **2017:** Harold Webster Smith Foundation (HWSF) contracts with Center for Community Progress (CCP) to assist Waterbury in reviewing strategies for addressing blight.
- * **2020:** HWSF provides funding to support Land Bank consulting services.
- * **2021:** Waterbury announces ordinance authorizing the creation of the WLB with the initial slate of directors.
- * **2022:** WLB Board of Directors performs a regional search and selects its Executive Director.
- * **2022/23:** Strategic planning; refinement of EPP software; implementation of ArcGIS software.
- * **2023:** Collaboration of HWSF, City of Waterbury, and WLB. Acquisition of 10 city owned parcels.
- * **2024:** Disposition of 6 parcels including initiating our Side Lot Program. Acquiring 28 parcels in the spring 2024.



WLB Established

- * Focused planning starting w/ Plan for Conservation and Development 2015-2025.
- * WLB established in 2022: WLB Policies & Procedures established; Land Bank Ordinance adopted; Board of Directors selected; Executive Director hired; Offices established; MOU with the City of Waterbury approved and executed in 2022; HWSF donation to initiate hiring E.D.
- * Strategic Plan created/ARPA Proposal/Funding Request to the City of Waterbury.
- * Property Condition Assessment RFP completed and Program underway with over 200 properties inspected by September 2023.
- * 10 City owned properties acquired by WLB in October 2023.
- * Property dispositions planned for March 2024.



Collaborations & Use

- * Creation of Blight Task Force and Collaborations within City Departments.
- * Memorandum of Understanding between the City of Waterbury & WLB.
- * WLB serves as a catalyst for change and an economic development tool.
- * Waterbury Land Bank activities in alignment with City's long-term planning.
- * City funds leveraged with WLB resources.
- * State of CT investment in Waterbury and the Land Bank to accomplish transformational projects.
- * City's commitment to the Waterbury Land Bank for long term property conversions.
- * Collaborations with HWSF, City of Waterbury Beautification Commission, City of Waterbury.
- * Private and public partnerships...it takes a "Village."



Progress, Strategy, Next Steps

Progress:

- * Collaboration with City Depts to collect data, portal to City GIS for mapping properties and neighborhood conditions. Special thanks to City Planning Dept.
- * Strategic Plan and analysis of Waterbury neighborhoods underway.
- * 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.”)
- * WLB Leaders & Lenders Forum, March 1, 2023 at the Marriott Courtyard
- * Future opportunities with CT Lenders and Foundations



Progress, Strategy, Next Steps (continued)

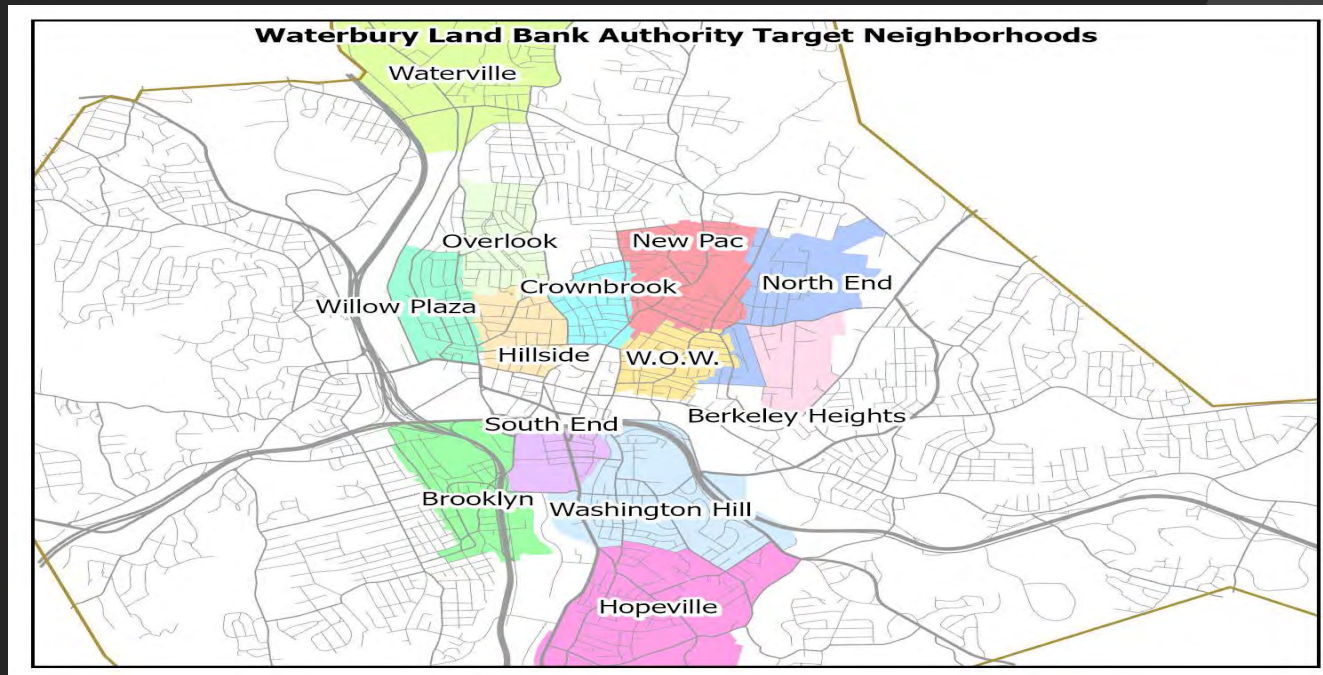
Strategy:

- * Condition Assessment Program funded by Liberty Bank Foundation in April 2023; completed in Sept 2023
- * 10 properties owned by the City; transferred to WLB in Oct 2023; 6 properties to sell by WLB in March 2024
- * Second set of properties planned for the Spring 2024 acquisition.
- * Armed with the results from the Condition Assessment Program, the WLB will determine use of the property: Side Lot Program; Infill Housing; Housing Rehabilitation or Demolition; Community Gardens; Tree Canopy Restoration.
- * As properties are inspected, they will be categorized based upon our outlined criteria for the uses identified. Needs of the Community are priority.



Progress, Strategy, Next Steps (continued)

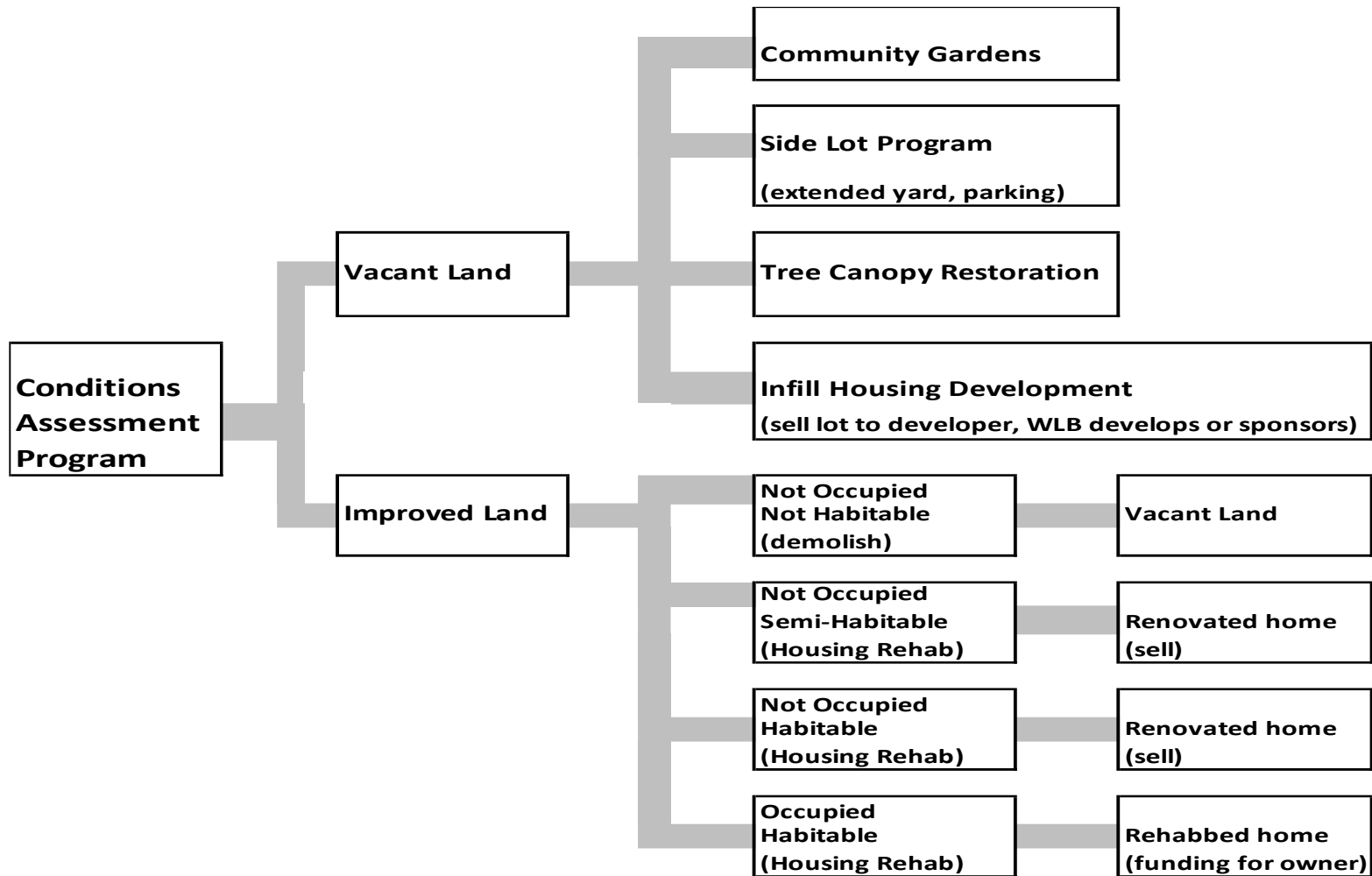
Strategy:



Berkeley Heights, Brooklyn*, Crownbrook*, Hillside*, Hopeville (north), New PAC*, North End, Overlook (south), South End*, Washington Hill *, Waterville, Willow Plaza*, and WOW*. (Neighborhoods with * is where community leaders are actively working on revitalization.)



Progress, Strategy, Next Steps (continued)



Progress, Strategy, Next Steps (continued)

Sample Properties:



Side Lot Program



Community Gardens



Housing Rehabilitation



Infill Housing

Progress, Strategy, Next Steps (continued)

Next Steps:

- * Disposition of 6 out of 10 properties acquired from the City in March 2024.
- * Several parcels to be held for future development.
- * Proposal to the City, requesting \$860,000 to be distributed over a 3-year period for capital expenditures to include predevelopment and planning and design funds for Infill Housing Development, Housing Rehabilitation, Community Gardens, Tree Restoration.
- * Future request to the State of CT for \$5M for all activities.
- * Leveraging of private and public funding to achieve goals and make transformational impact.
- * Emphasis on home ownership opportunities, and community needs.



Benefits, Outcomes

- * Strengthening of 13 neighborhood housing markets; revitalization; increasing property values.
- * Reactivating ready and available parcels for reuse.
- * Protecting residents/businesses by removing blight and dangerous buildings.
- * Developing new housing units; facilitating funding to owners for housing rehabilitation.
- * 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.



Contact Information:

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