

# The Waterbury Land Bank Authority

## Presentation to University of CT

Neighborhood Revitalization and

Stakeholder Collaboration

Role of Land Banks in neighborhood growth

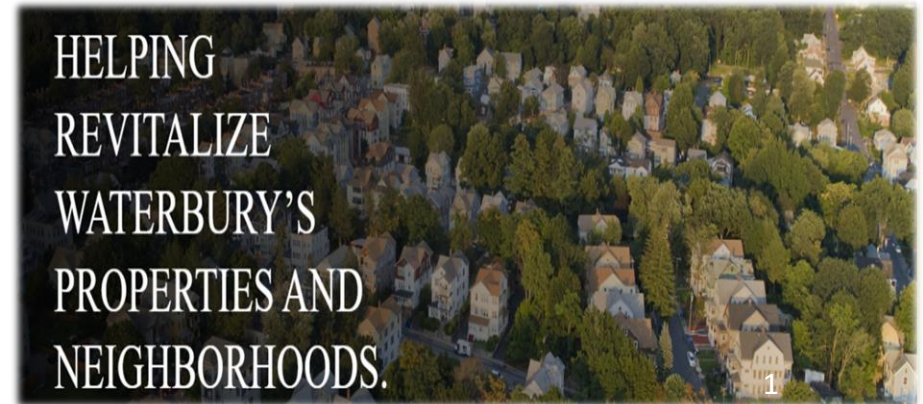
and access to affordable housing

September 29, 2025



# WATERBURY LAND BANK

HELPING  
REVITALIZE  
WATERBURY'S  
PROPERTIES AND  
NEIGHBORHOODS.



# Who We Are...

## Board of Directors & Staff:

### Board

**Chairperson:** Frederick Luedke

**Vice Chairperson:** Dr. James Gatling

**Treasurer:** Robert Polito

**Secretary:** Seat Available

**Directors:** Dan Lauer  
Gawdys Grullon  
Joel Becker

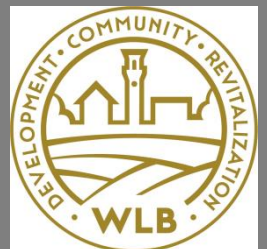
### Staff

**Executive Director:**

Nancy MacMillan

**RE Project Manager:**

New Hire Pending

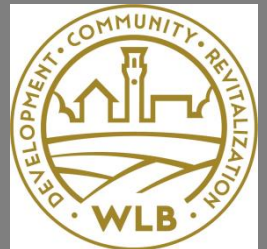


## **Our Mission:**

**“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) By engaging with the city as well as the communities we serve, the WLB fills the need to make unproductive parcels into productive uses.**



## Past & Present – Timeline Snapshot:

- \* **2017:** Harold Webster Smith Foundation contracts with for Community Progress to assist City in reviewing strategies.
- \* **2019:** HB 7277 adopted, An Act Concerning the Creation of Land Bank Authorities, signed into law by Governor Lamont.
- \* **2019/20:** Advisory committee formed, by the City of Waterbury, consulting services underway.
- \* **2021:** Waterbury announces ordinance authorizing the creation of the WLB.
- \* **2022:** WLB Board of Directors hires its Executive Director; Offices established at 207 Bank Street.
- \* **2022:** Strategic planning; Refinement of EPP software; Implementation of ArcGIS software.
- \* **2023:** Conditions Assessment program completed; Acquisition of 10 City owned surplus parcels.
- \* **2024:** Side Lot Program originated; Disposition of 6 parcels; Assemblage of 3 parcels; Temporary hold of 1 parcel & Acquisition of 11 City surplus properties and Request for 20 privately owned properties.
- \* **2024/25:** CT CDS Initiative FY24, \$1,045,000 grant awarded by DECD and \$300,000 grant from the City of Waterbury to the WLB for WOW Neighborhood Revitalization project.
- \* **2025:** 31 parcels total acquired and 9 parcels total sold and 12 pending sales of property by mid-year; another 10 to 20 parcels being acquired by year end.



# Support from the City of Waterbury & Other Financial Support:

## \*City of Waterbury :

\*Memorandum of Understanding & Financial Assistance Agreement FY22-24: \$250,000/annum.

\*Mayor Pernerewski Proposed FY25 Budget to increase MOU to \$300,000/annum.

\*Collaboration with City of Waterbury Depts: City's Finance Director – Michael LeBlanc.

\*Corporation Counsel's Office – Kevin Daly.

\*IT Department and City Planning Dept.

\*Harold Webster Smith Foundation : Annual Grant - \$100,000 – Operating Funds for 5 years

\*Liberty Bank Foundation : Grant - \$19,500 – Condition Assessment Program 2023

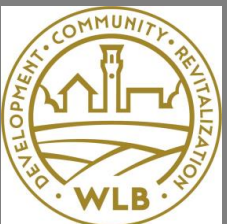
\*CT Community Foundation: Grant - \$6,460 – Strengthening Not for Profits – Education

\*Local Initiatives Social Connection (“LISC”): Reimbursable Grant - \$25,000 – Software/Hardware/Staffing

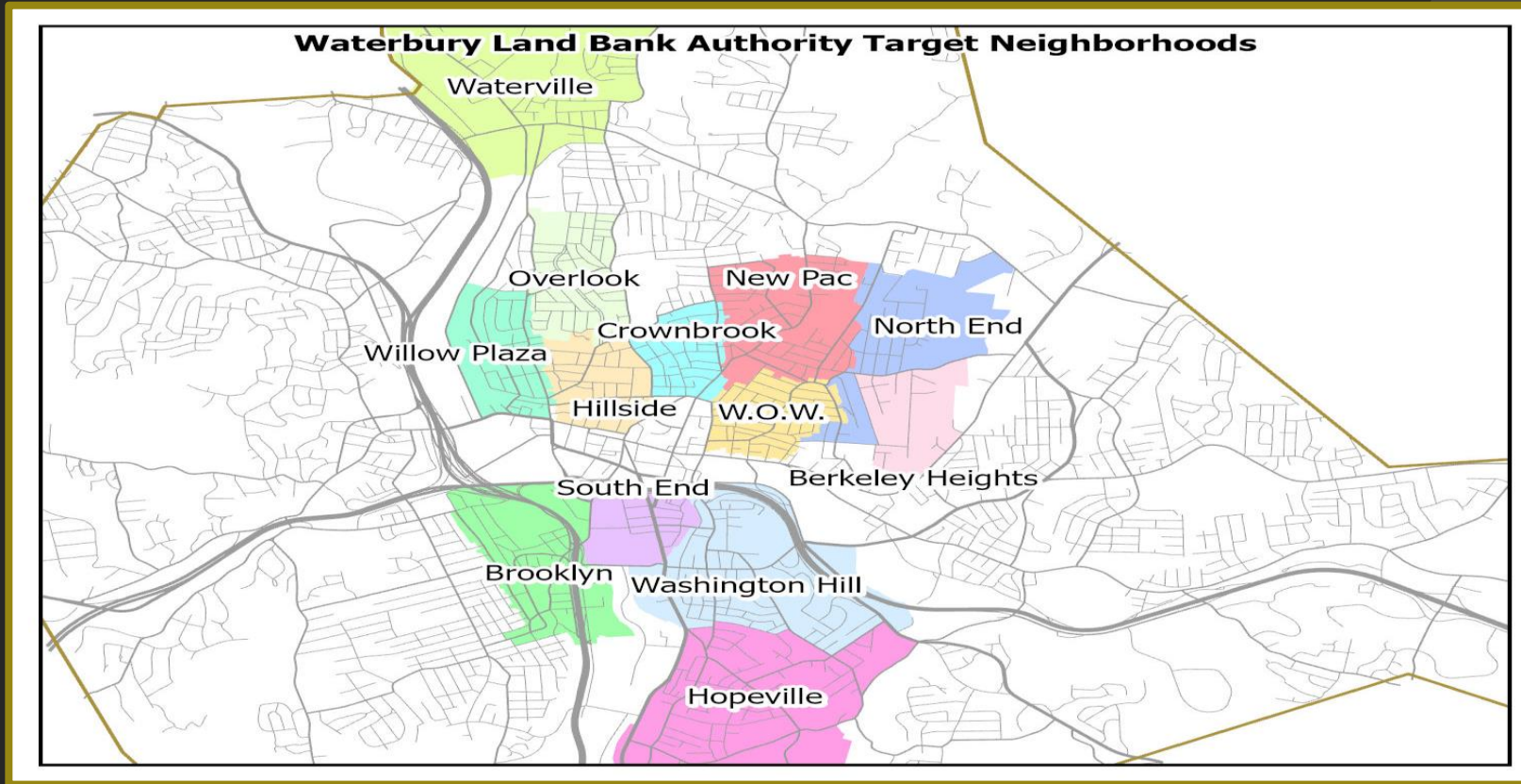
\*Webster Bank: Grant - \$20,000 – Project Due Diligence; and \$20,000 – predevelopment funds

\*The CT Project: Grant - \$2,000 – Operating Funds

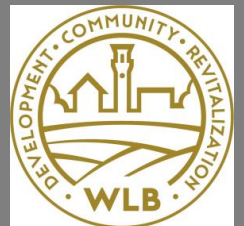
\*CT CDS FY24 Grant Notice - \$1,045,000 - WLB WOW Neighborhood Revitalization.



## Strategic Planning – 13 Targeted Neighborhoods around CDB:

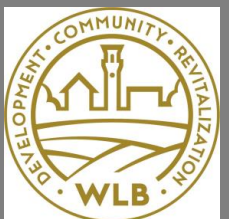


Identified 13 inner-core neighborhoods closest to downtown, where incidences of blighted and dilapidated housing are high. (16 Qualified Census Tracts; “areas where either 50% or more of the households have an income less than 60% of the AMI or have a poverty rate of at least 20 percent.”)



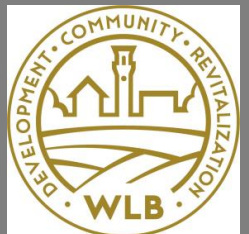
## Strategic Initiatives & Community Engagement:

- \*WNC – Neighborhood Association presentations; BOA Presentation; Leaders & Lenders Forum.
- \* Condition Assessment Program.
- \* Acquisitions: City owned parcels; Privately owned parcels with liens.
- \* Acceptance of donated parcels.
- \* Side Lot Program
- \*WLB Web-site, On-Line bid application process.
- \* Land Bank initiatives include: Infill Housing Development; Housing Rehabilitation; or Demolition; Community Gardens; and Tree Canopy Restoration.
- \* Future initiatives to include: Educational offerings; Volunteer Programs; Internships; Interim Use of vacant parcels (community gardens, open space with outdoor art, educational use.)
- \* Reinvestment of funds (sales proceeds/tax revenues) into future projects.



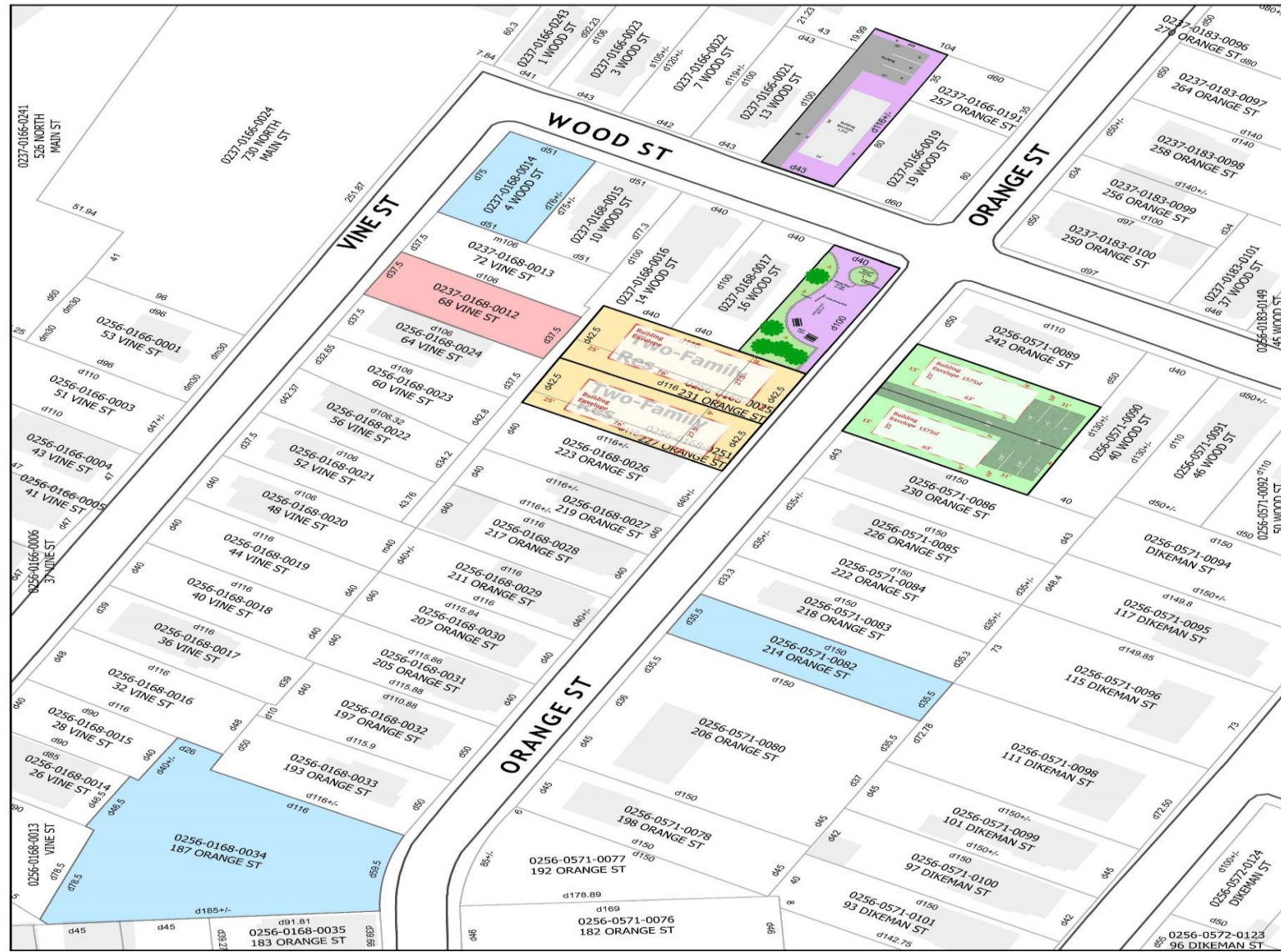
## Disposition Process & Required Professional Experience:

- \*Analyze each property for its Highest & Best Use; Applicant's Intended Use ; Community Needs.
- \*Follow the WLB Policies & Procedures
- \*Improved Structures – demo/rehab/new construction.
- \*Vacant Parcels – construction/gardens/tree restoration/hold for assemblage/parking.
- \*Side Lot Program; WLB Website On-line Bid Application
- \*Emphasis on intended use with priority of homeownership occupancy.
- \*Compliance & Monitoring – benchmarks – i.e. permits, project completion, and occupancy etc.
- \* Professional experience or skillset utilized in Land Banking include: urban planning; real estate; GIS; community development; real estate development; finance; appraisal; knowledge of construction, grant writing; analytical skills.





# Proposed Housing Development Concept Plan: Phased - In 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

Scale: 1:1,000

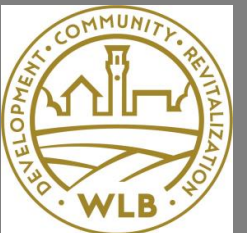


Date Printed: 4/11/2024  
John Ewing - Waterbury Land Bank Authority



# 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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