

## 2021 ACCOMPLISHMENTS

As the world settled into the 2nd year of the Covid 19 pandemic, Newburgh Community Land Bank continued to rise to the challenges impacting so many nonprofits and other institutions. Skyrocketing construction costs & supply chain issues presented significant obstacles to our work as the major source of our funding winds down. Newburgh, already reeling from the pre-existing housing crisis, felt the impacts of gentrification exacerbated by the pandemic, making our work even more crucial for our community. Despite these obstacles, 2021 saw Lander Street and the adjacent blocks humming with activity from our renovation work, alongside that of our partners, in dozens of formerly vacant and abandoned buildings and lots.

NCLB invested our resources into our House to Home Program to address low homeownership rates in the city, especially those for BIPOC residents. We are currently developing a total of (10) two-and-three-family homes to provide turnkey properties to moderate income local buyers for homeownership. Four of these homes—with a total of 9 housing units—are completed or near completion with identified buyers in contract. We were awarded funding from the new State program, Legacy Cities, to start the design and predevelopment phase for 6 more homes in collaboration with a minority developer and contractor and our architect towards the goal of 17 more units of housing.

2021 also saw the sale of a long vacant building shell near the Liberty Street corridor to a local developer who will create a multi-use building with 22 mixed-income apartments and 2 storefronts. The nonprofit developers we partnered with over the last couple of years have also made significant progress in rehabilitating homes and ground up construction on a total of 26 properties. Habitat for Humanity has completed, or is in the process of finishing, construction on 6 more homes on N Miller and Johnston Streets for affordable homeownership. RUPCO has almost completed work on the 20 properties purchased from NCLB, bringing over 60 more affordable rental units onto the market and transforming formerly vacant buildings and lots.

Our Board of Directors was strengthened by the addition of two new local board members, Argelia Morales and Anthony Ivor Hall, who provide expertise in finance, business management and construction management. Finally, we recommitted ourselves to our goals and vision of an equitable and inclusive city through our strategic planning process.

### BOARD OF DIRECTORS

**Lisa Daily, Newburgh Planning Board, Resident Ward 4 (Chair)**

**David Potack, Unitex (Treasurer)**

**Andrei Niles, Community Voices Heard, Resident Ward 1 (Secretary)**

**Anthony Ivor Hall, Unity Construction Group**

**Argelia Morales, Newburgh Resident**

**Todd Venning, Newburgh City Manager**

**Ramona Monteverde, City Councilmember, Ward 2**

**Joseph Surace, St. Luke's Cornwall Hospital**

**Alexandra Church, City Planning & Development, Resident Ward 2**



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PROPERTIES BREAKDOWN:

124 TOTAL VACANT PROPERTIES ACQUIRED

- 90% CITY-OWNED TAX FORECLOSURES
- 9% DONATIONS TO LAND BANK
- 1% PURCHASED FROM OWNER

109 PROPERTIES RESTORED

- 1 NCLB OFFICE
- 4 APARTMENT BUILDINGS
- 28 SINGLE FAMILY RESIDENCES
- 43 MULTI-FAMILY RESIDENCES
- 10 MIXED USE BUILDINGS
- 15 VACANT LOTS (NEW CONSTRUCTION)
- 8 SIDE LOTS

7 PROPERTIES IN CONTRACT

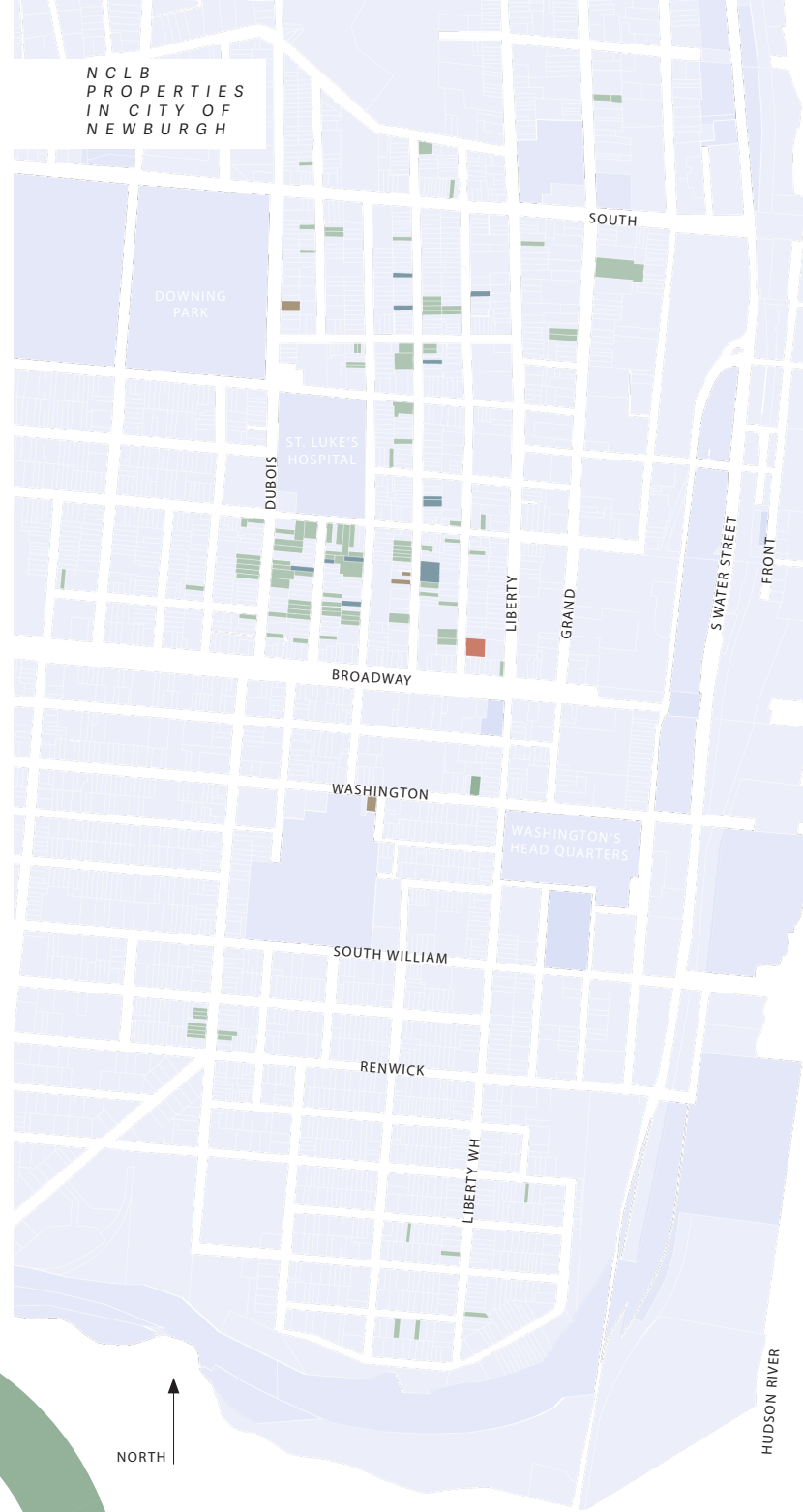
- 2 HOUSE TO HOME REDEVELOPMENT
- 2 MIXED USE RFP DOWNTOWN DISTRICT
- 3 FUTURE SINGLE FAMILY RESIDENCE LOTS

7 PROPERTIES IN PROGRESS

- 5 LEGACY CITIES
- 2 HOUSE TO HOME RENOVATION IN PROGRESS

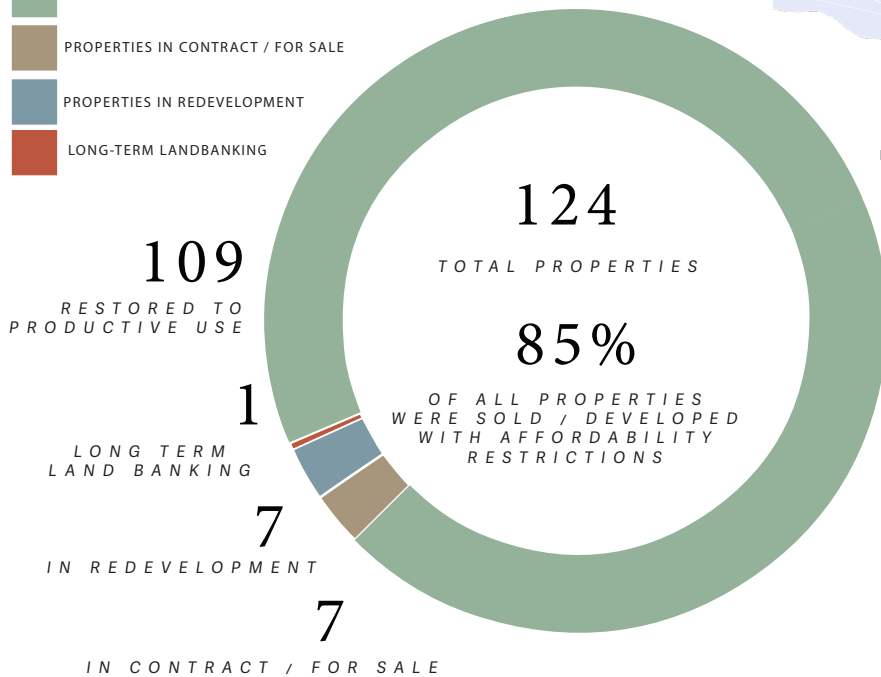
1 PROPERTY IN PLANNING

- 1 LONG TERM LANDBANKING



NCLB HOLDINGS:

- RESTORED TO PRODUCTIVE USE
- PROPERTIES IN CONTRACT / FOR SALE
- PROPERTIES IN REDEVELOPMENT
- LONG-TERM LANDBANKING



**ACCOMPLISHMENTS TO DATE (2012-2022):**

*NCLB BY THE NUMBERS:*

- \$6.4M** NCLB FUNDS SPENT ON REHABILITATION OF ABANDONED AND VACANT PROPERTIES
- \$71.3M** PURCHASER INVESTMENT FUNDS LEVERAGED
- \$17.2M** ASSESSED VALUE RETURNED TO TAX ROLLS