



NEWBURGH COMMUNITY LAND BANK

OPERATIONS AND ACCOMPLISHMENTS REPORT 2017

The Fiscal Year 2017 ending Jun 30, 2017 was NCLB's fifth year of operation. NCLB maintained its federal 501 (c) 3 non-profit status. In May, NCLB updated its mission and vision to reflect the enhanced role of NCLB as a community stakeholder in the revitalization of downtown Newburgh. The Newburgh Community Land Bank's mission is to improve the quality of life in Newburgh by stabilizing and revitalizing abandoned properties. NCLB believes that we have a unique role in community revitalization. Our goal is to eliminate barriers to redevelopment, and that goes beyond property renovation and sale alone. We work on making the community, its process and quirks more navigable and accessible, and aim to improve the overall physical experience of residents and visitors beyond just our property inventory. Capacity, nimbleness, and a focused but broad mission make NCLB well positioned to lead and support community development in Newburgh.

Operations

NCLB consists of an up to eleven-member Board of Directors originally appointed by the City Council of the City of Newburgh. The Board is structured to be self-appointing with Members serving two year terms except for the ex-officio members including the Chair of the City of Newburgh Distressed Property Committee, a member of the City of Newburgh Planning Commission appointed by the Planning Commission, a member of the City Council of the City of Newburgh appointed by that body, and the City Manager. There were two board vacancies at the close of FY 2017.

Madeline Fletcher continued to serve as the Executive Director. Diana Mangaser, a Newburgh resident with undergraduate and graduate degrees in architecture is further building the capacity of the Land Bank. During the year, we added two Americorps members, one of whom is completing his term of service in October 2017 and will become a staff member. At the end of the fiscal year, one part time staff member from the community worked to implement a CDBG-funded community agriculture program alongside contracted consultants, who were selected through an open, competitive process.

Accomplishments In the fiscal year ending June 30, 2017

NCLB achieved a number of notable accomplishments including: 1) NCLB completed the expenditure of NYS OAG funds toward completing its first phase of downtown revitalization

work, which resulted in the environmental abatement and stabilization of about forty properties. 2) NCLB disposed of more than fifty total properties that were returned to the tax rolls for homeownership and rental purposes. The total unit count of these dispositions is estimated at about 117 units. 3) NCLB continued to use NYS OAG grant dollars to make targeted investments into properties that lessen the gap between value and cost of rehab and increase the marketability of properties in challenging locations. 4) NCLB helped to secure Historic and Low Income Housing Tax Credits for the creation of 46 affordable rental units and facilitated the creation of 4 additional Habitat for Humanity homes in the same vicinity. 5) NCLB continued its partnership with Habitat for Humanity which will result in the completion of a total of 17 homes in partnership with Habitat by 2020. 6) NCLB made periodic public presentations through the Distressed Property Task Force public meetings. 7) NCLB participated in conversations and meeting with the NYS Land Bank Association and Madeline Fletcher served as the Secretary. 8) NCLB received a new award from the NYS OAG Community Revitalization Award for \$2 million to continue its work in target areas based upon its successes so far and an implementable vision for the next several years with reliable partners. 9) NCLB utilized CDBG funding to implement a community agriculture project and coordinated the donation of over 1500 pounds of Newburgh-grown produce to soup kitchens and built a hoop house on an underutilized lot. 10) NCLB secured the acquisition of nineteen new properties from the City of Newburgh for creating additional affordable housing units through its non-profit and individual purchaser partners. 11) NCLB launched an arts-based creative placemaking program which includes installing artistic interventions on underutilized vacant sites to draw visitors into our target neighborhood and to enhance the quality of life for existing residents.