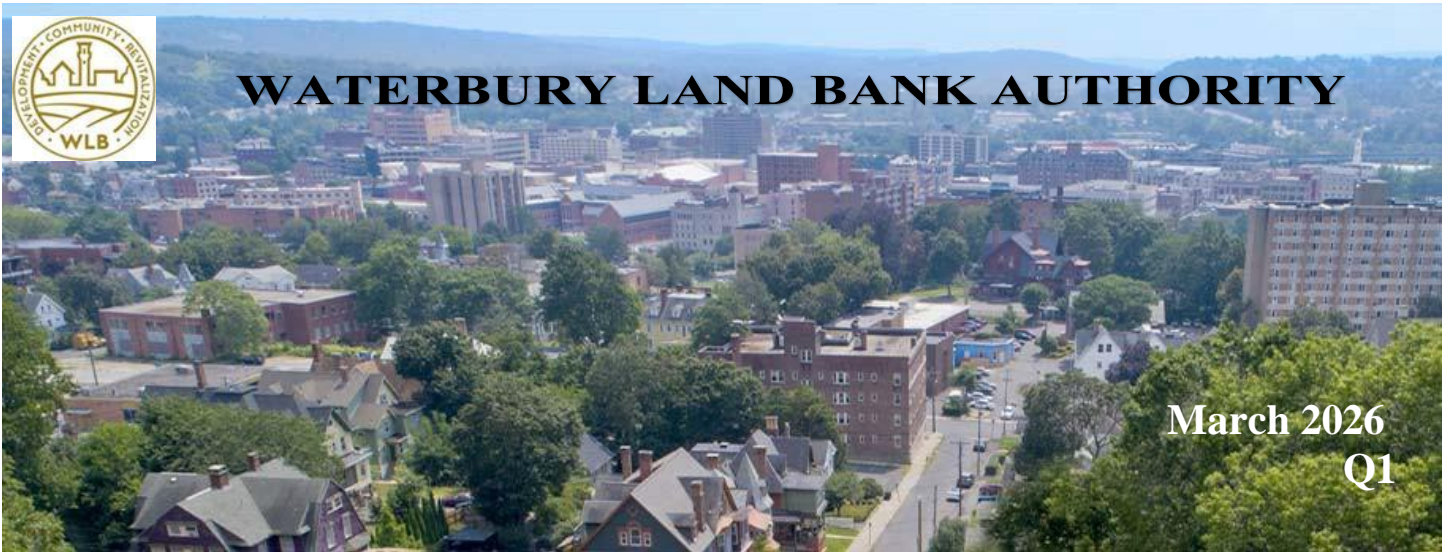




# WATERBURY LAND BANK AUTHORITY



March 2026  
Q1

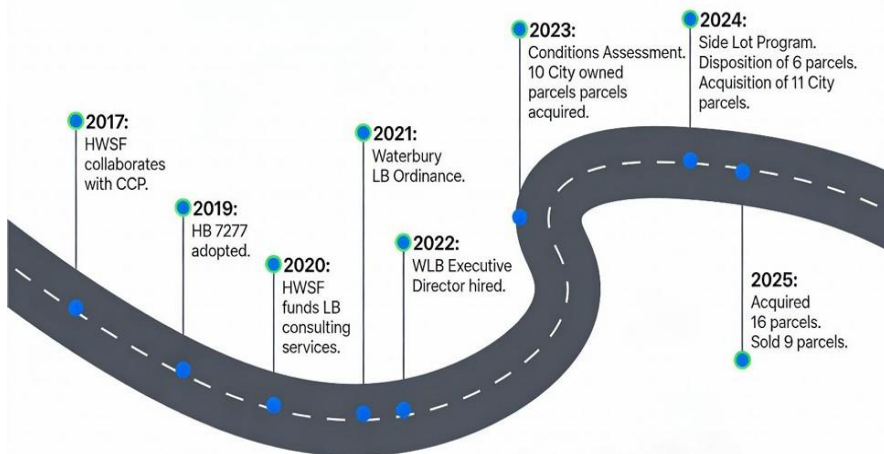
## Quarterly Newsletter 2026

### Happy 2026!

Welcome to our inaugural Waterbury Land Bank Authority (“WLB”) Newsletter. We are thrilled to share with you the latest developments in our mission to make a positive impact on the Waterbury community. Each quarter we’ll share organizational and community updates, focusing on WLB impact and future plans. There will also be case studies, projects impact on the city, interviews, and spotlights on neighborhoods.

Firstly, we would like to express our gratitude to all of our funders, community members, local government officials, and local organizations, and of course, our Board of Directors who have continued to support us over the years as we grow and work towards sustainable impact in responding to community needs. Your generosity in time and resources, and dedication to making a positive impact on the Waterbury community are mission critical.

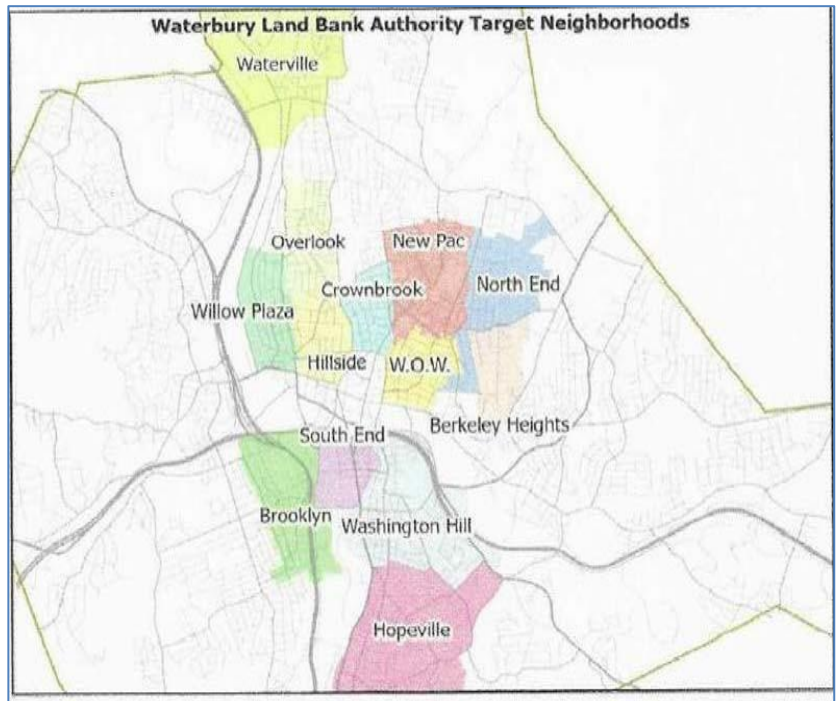
## The WLB Journey – Past & Present



**Get to know us.** The Waterbury Land Bank Authority is a 501(c)(3) nonprofit organization dedicated to identifying, acquiring, stabilizing, and repositioning vacant, abandoned, and distressed properties across Waterbury's neighborhoods. Our strategic approach combines data-driven property selection with community engagement to sustainably create positive change. This past year represents a significant milestone in our mission to strengthen neighborhoods by returning distressed property to productive use and improving the quality of life for Waterbury residents.

**Our history.** Since our founding in 2022, the WLB has emerged as a vital economic development tool for Waterbury in that we assist getting parcels back on the tax rolls, generating income for the city. Additionally, we prioritize homeownership /buyers who plan on residing in the houses we may sell. We work in collaboration with the City of Waterbury, lenders, leading stakeholders, dedicated nonprofit organizations, and local businesses to catalyze meaningful neighborhood revitalization and create sustainable community assets. By initiating our strategic approach to neighborhoods with high incidence of blight, we’ll make a positive impact on most distressed neighborhoods and will likely assist residents to achieve higher rates of stability.

**What we do.** WLB targets neighborhoods around the central business district where incidence of blight is high, providing opportunities to acquire parcels and remediate blight, initially by acquiring City- owned properties to repurpose and sell to residents for a multitude of intended uses that adhere to zoning regulations and respond to community needs. The WLB Side Lot Program sells adjacent lots to existing residents, allowing them to expand their acreage for minimal investment, ensuring a better and more sustainable level of property maintenance. The WLB has also acquired privately-owned properties through the City's foreclosure process, which has allowed the WLB to resell properties that otherwise would sit dormant, vacant, and abandoned.



**Looking back on 2025.** As of the end of 2025, WLB has acquired a total of 32 parcels. There have been 13 successful sales, and numerous other sales are pending. The WLB is currently holding 6 parcels for future development, and various other parcels are under analysis. Intended uses for WLB properties being sold include the expansion of several residential yards for families, a single-family renovation, a 3-family renovation, new housing construction, two community gardens, and several accessory parking lots for small multi-family developments.

To date, 13 unproductive parcels have been returned to productive use, generating additional real estate tax revenues for the city this year. Through the WLB disposition of properties' process, to date, it is anticipated that 12 newly constructed housing units will be created; 2 residential properties will be rehabilitated, and 2 community gardens established. Vehicular congestion will be reduced in various neighborhoods, adding to safety via the creation of accessory on-site parking through our Side Lot Program.

**Looking forward.** In 2026, we will continue to focus on various strategic priorities including:

1. **Expand Affordable Housing Development**
2. **Accelerate Side Lot Program Growth**
3. **Strengthen Community Engagement Infrastructure**
4. **Build Sustainable Diversified Funding and Relationships**
5. **Enhance Data Systems to Measure Community Impact**

## DOUBLE THE IMPACT

*In 2023, the WLB acquired an abandoned residential property that had been home to drug use, wildlife, loitering, and vandalism. Working with a local nonprofit, the Land Bank facilitated the sale of this property as a future eight-person group home affiliated with Alpha Ministries. This once dilapidated property will now create stable housing, and have a positive impact on the community residents as well as increasing market values in the surrounding neighborhood.*

*Thank you for reading!*

**Waterbury Land Bank Authority**

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