

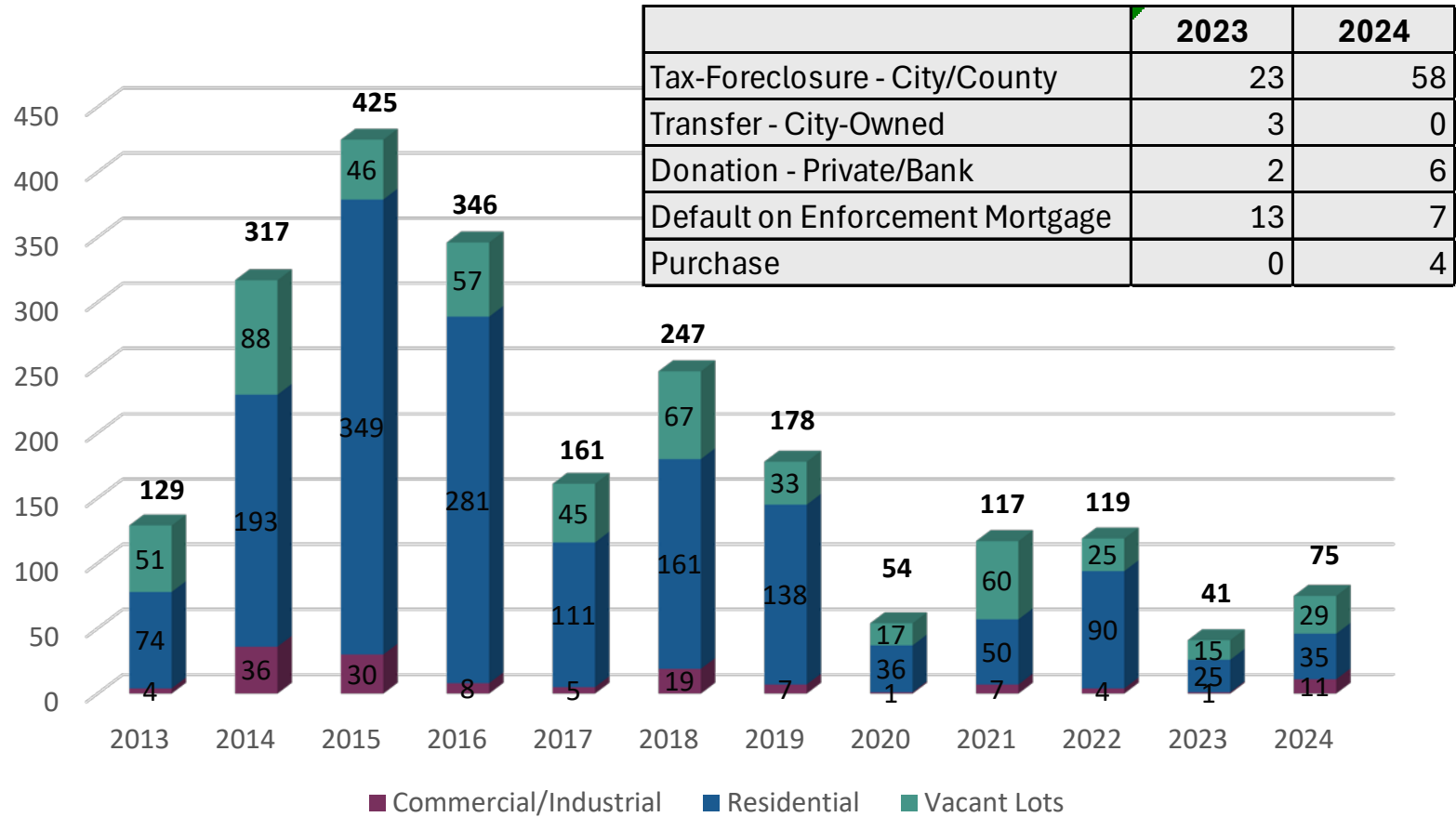


GREATER SYRACUSE LAND BANK

Restoring Properties, Revitalizing Neighborhoods.

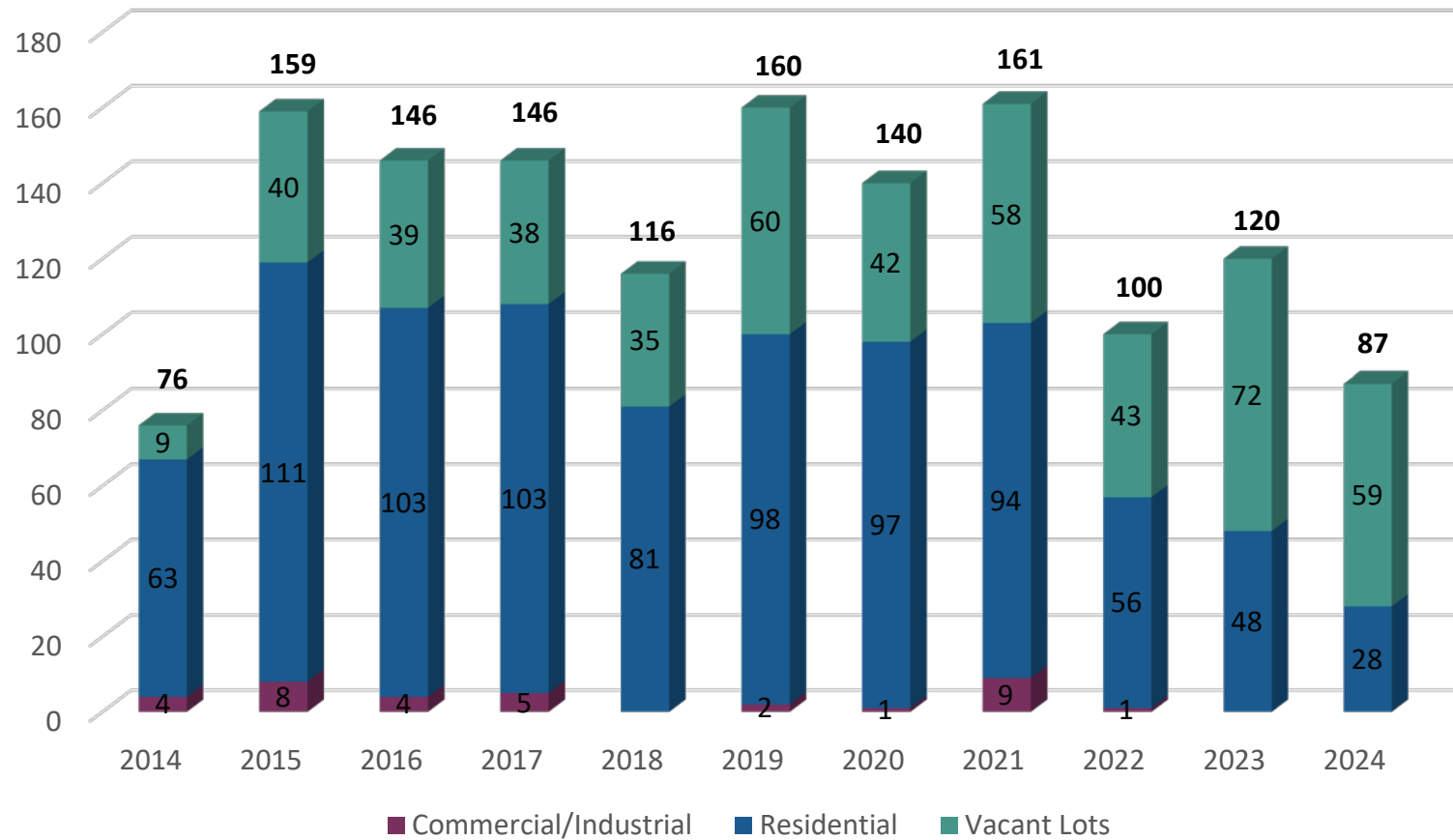
2024 Annual Report | January 21, 2025

2024: 75 Properties Acquired 2,209 Properties Acquired to Date





2024: 1,411 Properties Sold to Date



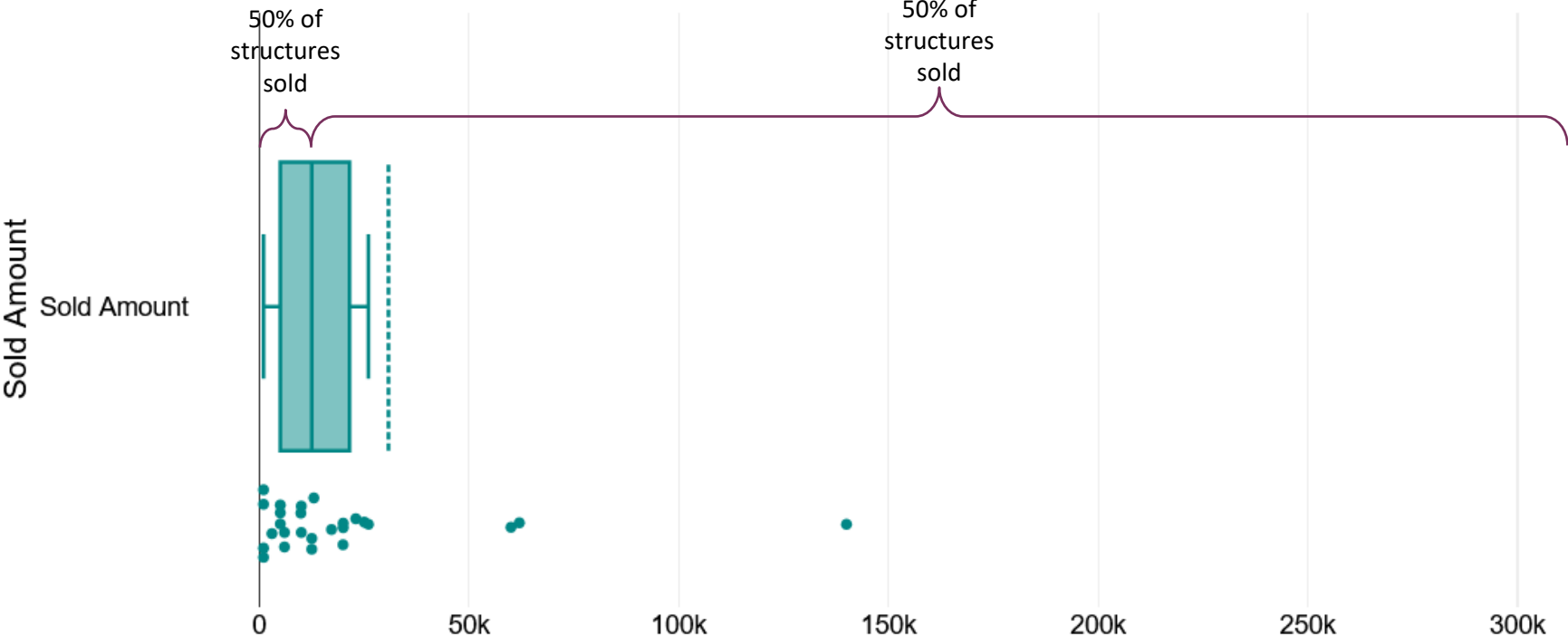


Sales Revenue Trends Over Time

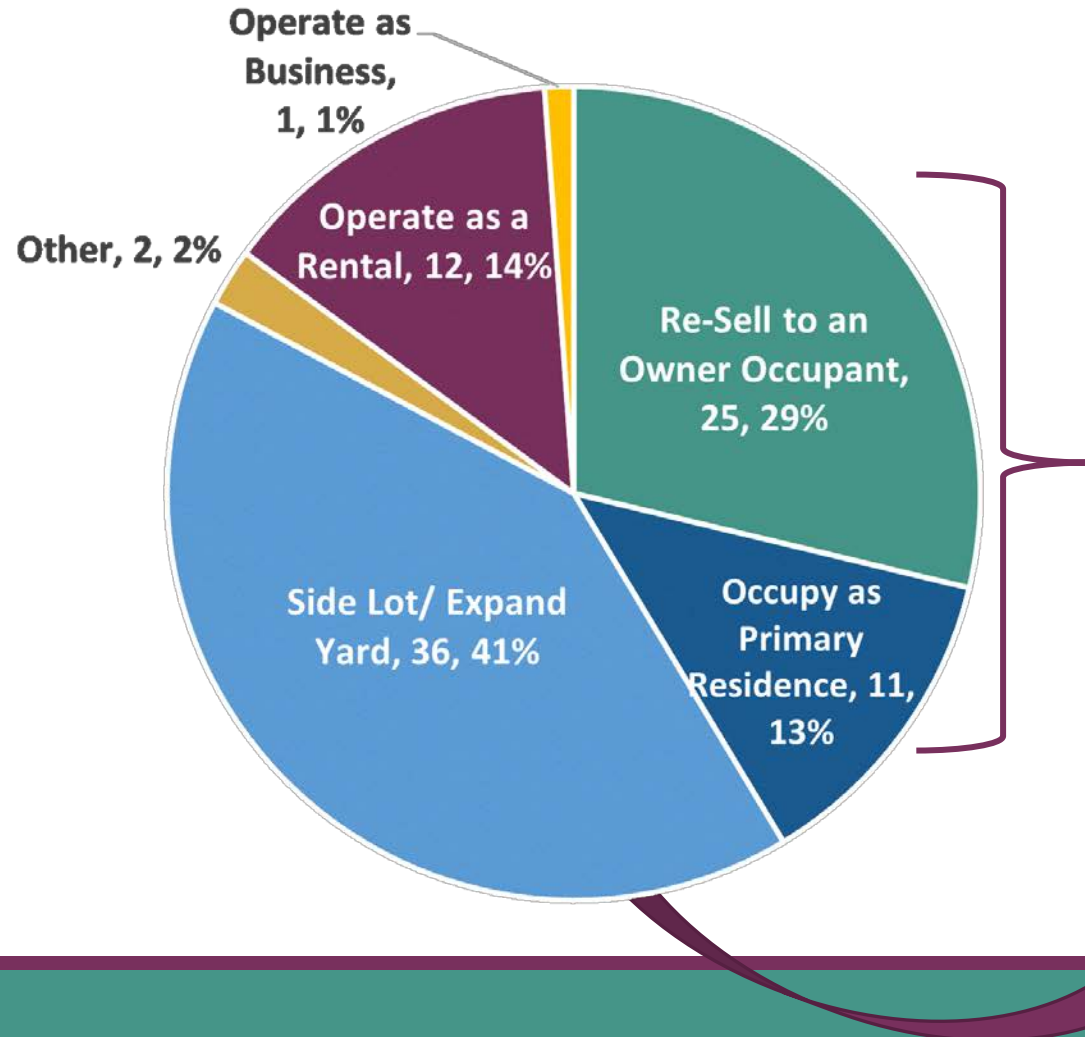
Year	Gross Sales Proceeds	Total Sold	Buildings Sold	Average Price Per Building Sold
2014	\$965,015	76	67	\$14,403
2015	\$1,481,447	161	121	\$12,243
2016	\$1,725,545	148	109	\$15,831
2017	\$1,378,313	147	109	\$12,645
2018	\$1,014,853	116	81	\$12,529
2019	\$1,559,798	163	103	\$15,144
2020	\$1,035,660	148	106	\$9,770
2021	\$1,330,596	176	117	\$11,373
2022	\$1,226,456	103	61	\$20,106
2023	\$1,353,046	122	50	\$23,806
2024	\$979,331	87	27	\$30,780



Sold Amount



2024: 87 Properties Sold



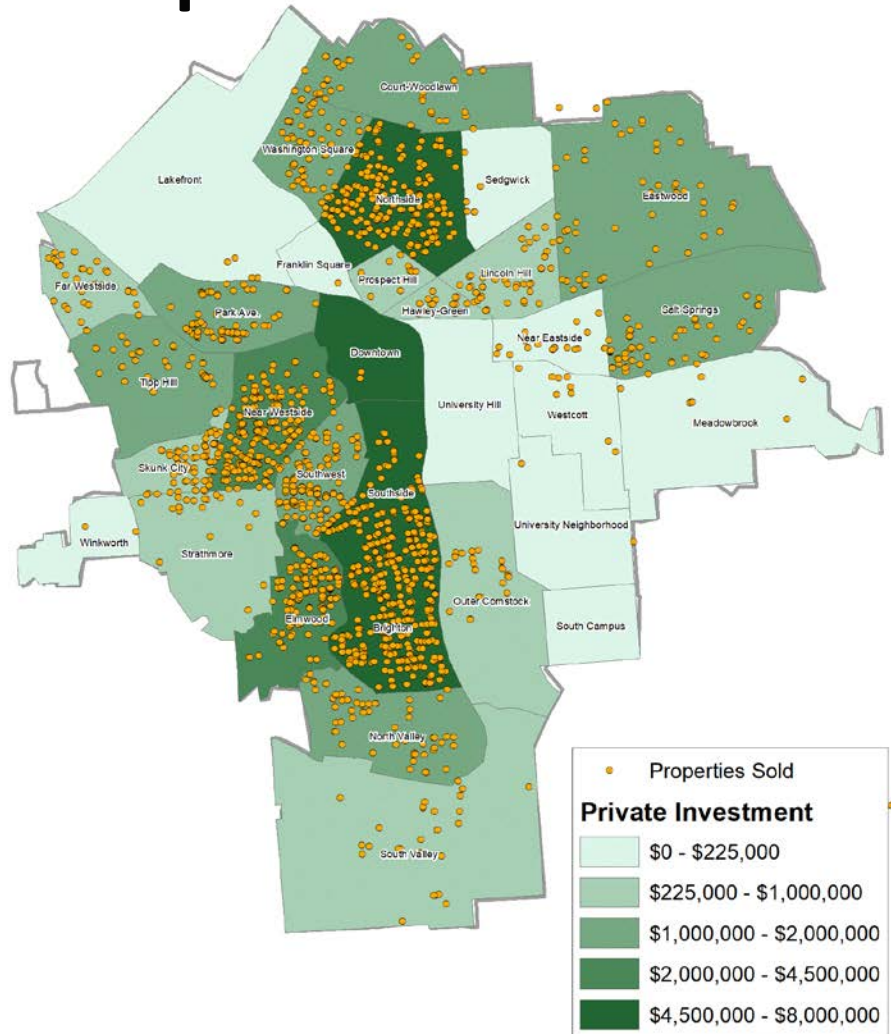
Sales Resulting in Owner-Occupancy:

Home Ownership Choice	12
Occupy as Primary Residence	4
Returned to Former Owner	1
Affordable Housing Development	19
	36

In partnership with the Northeast Hawley Development Association (NEHDA), who assists side-lot purchasers through the re-subdivision process, we've sold 495 side-lots to date.

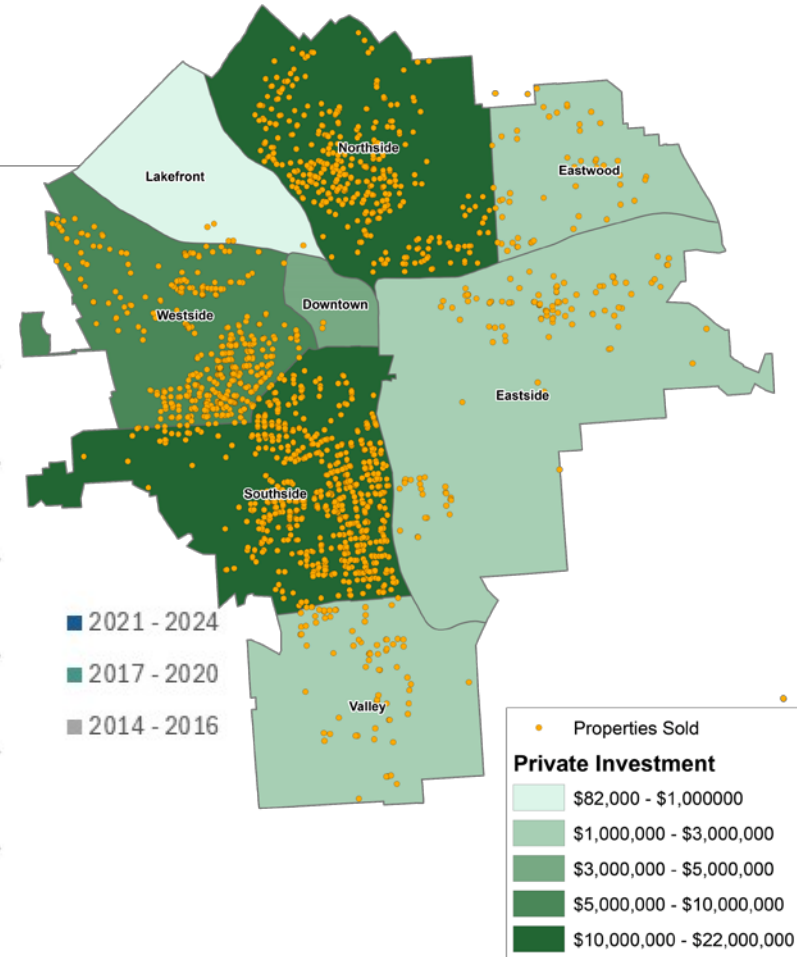
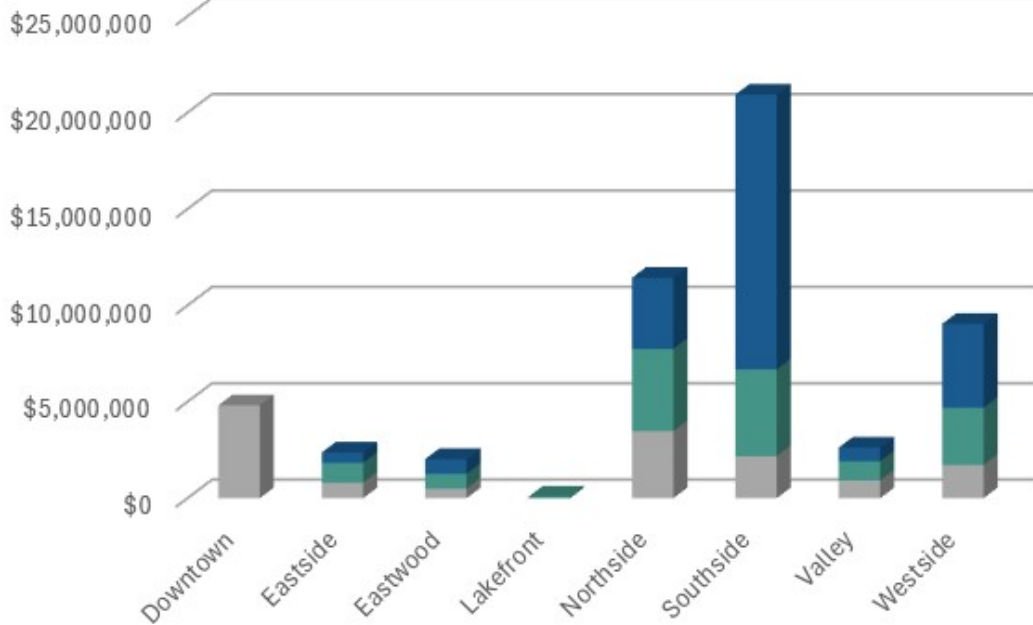
Property Redevelopment

Properties sold to date leveraged over \$54M in Private Investment in Renovation and New Construction



Summarized by TNT Area

Buyer Investment



Renovation for Home-Ownership

321 Baker Ave.



This is a “newer” home built in the 1990s, but still needed all new HVAC, plumbing, electrical, flooring, gutted and new bathroom and kitchen, new siding, windows/doors, roof, and rebuilt porches.



Renovation for Home-Ownership

Some buyers purchase and renovate to make it their own primary residence.



2108-10 Midland Ave.





Renovation for Home-Ownership

109 McAllister





Renovation for Home-Ownership

Other times our buyers are flippers. If they buy a house in the Home Ownership Choice program, they must resell to an owner-occupant. These two were finished in 2024 by Champs Remodeling, LLC and by CNY Havens, LLC.



Renovation for Rental

These rentals were purchased by local landlords already invested in the area.



112 McAllister Ave.



1829 Midland Ave.

NYS Homes & Community Renewal Land Bank Initiative (LBI)

In 2023 we were awarded \$1.8 million.

In 2024 we were awarded an additional \$2.86 million.

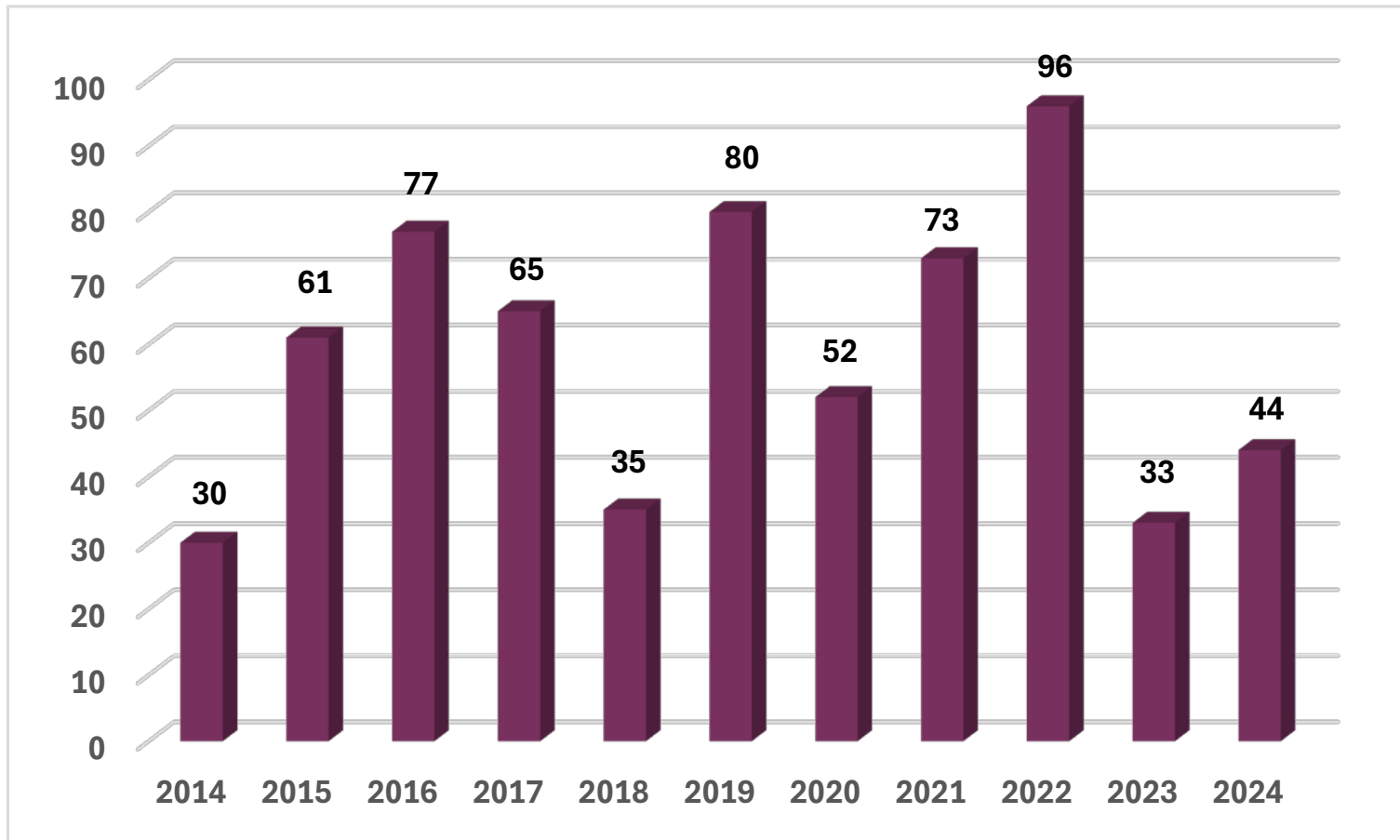
These new funds are facilitating:

- 43 demolitions
- 15 building stabilizations (work like rebuilding porches and foundations, replacing roofs, siding, windows, and doors)

As in past years, our proactive acquisition of abandoned properties has put us in a position to bring home more NYS grant funding than any other land bank because we have shovel-ready projects.

We anticipate these funds will be fully spent by summer 2025, allowing us to apply for more.

2024: 44 Properties Demolished



2024: Demolition Funding Sources

Funding Source	# Demolitions
Restore NY	5
Onon County	8
LBI Phase 2	30
Buyer Funded	1
Grand Total	44

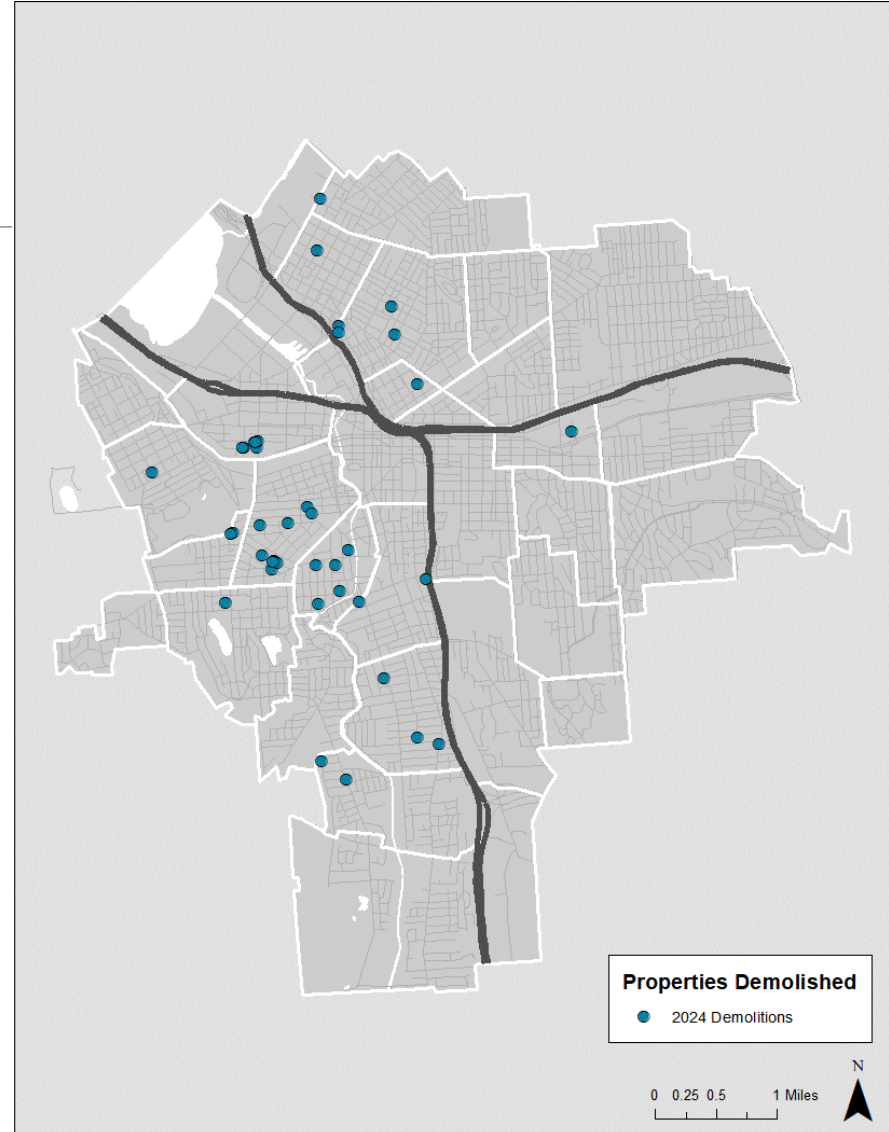
- 21 LBI demos were completed in 2023
- 30 in 2024



We currently have 119 demolition candidates in our inventory

2024 Demolitions by Neighborhood

Neighborhood	Number Demolished
Brighton	4
Lakefront	1
Near Eastside	1
Near Westside	12
North Valley	2
Northside	3
Park Ave.	7
Prospect Hill	1
Skunk City	2
Southside	2
Southwest	5
Strathmore	1
Tipp Hill	1
Washington Square	2
Grand Total	44



44 blighted structures removed



211 Kirkpatrick St – Wa Sq



215 Rich St - SW



425 Cortland Ave - S Side



221 Grand Ave – Skunk City



127 John St - Northside



709 Valley Dr – N Valley



232 Merriman Ave – Near WS



104 Lynch St – Near E Side
05/05/2024 09:29



1164 Cannon St - Brighton

LBI STABILIZATION

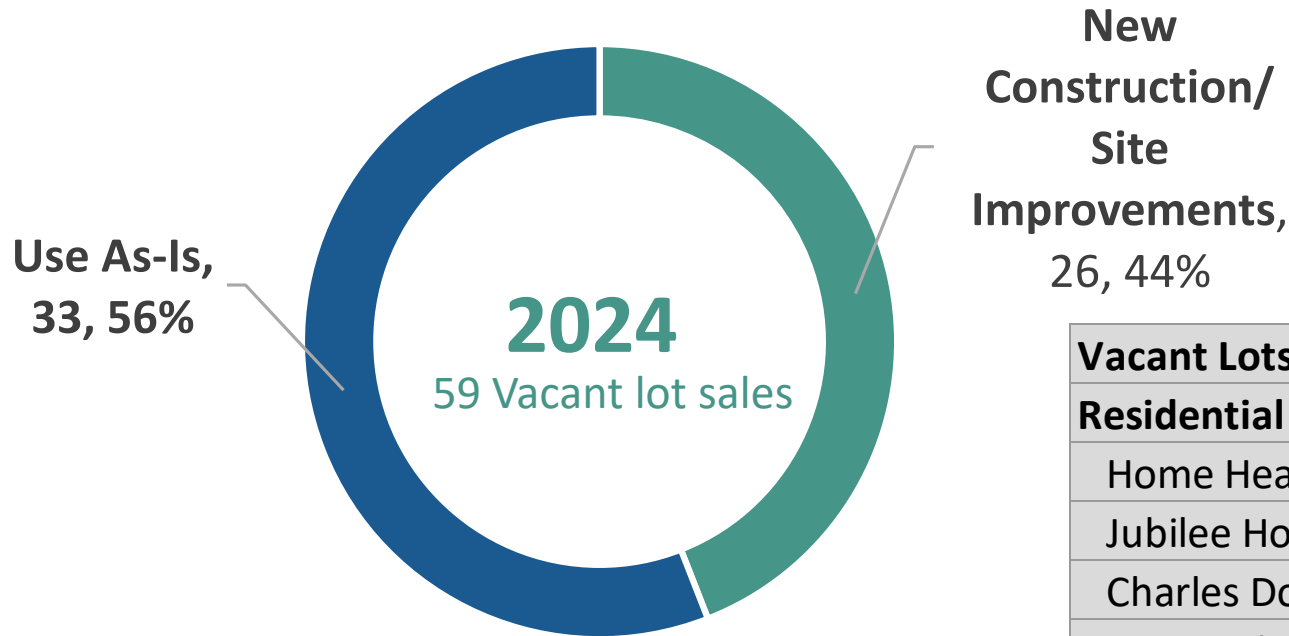


1814 S State Street
New porches, siding,
windows



Vacant Lot Sales

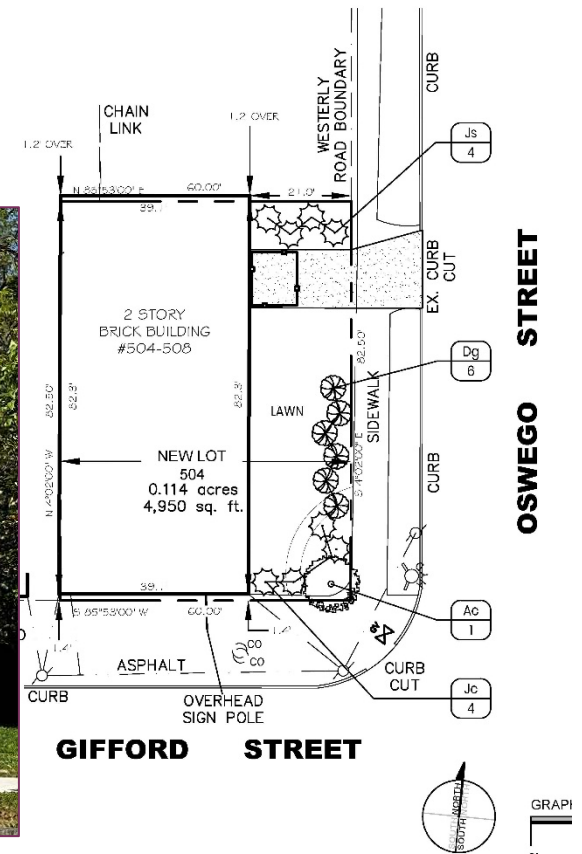
Vacant Lot Sales by Planned Use



Vacant Lots Sold for New Construction

Residential New Construction	
Home HeadQuarters, Inc.	16
Jubilee Homes of Syr Inc	3
Charles Downey, Claire Downey	1
Commercial New Construction	
1015 Hiawatha Blvd LLC	2
Site Improvements/Driveways	
	4

Side Lot Sales

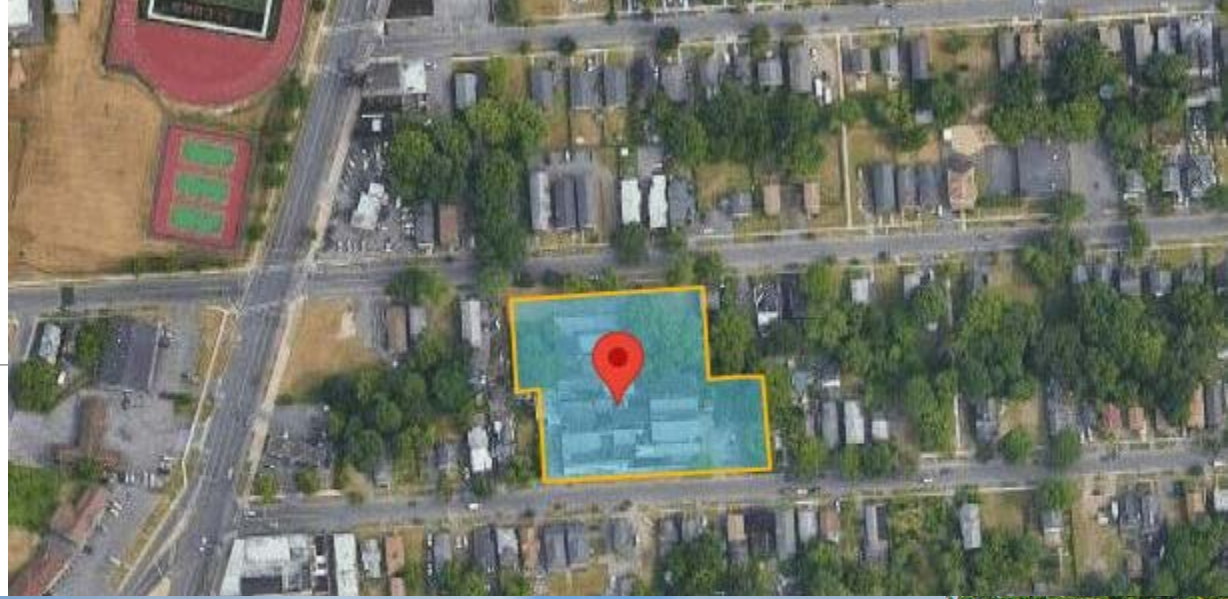


Brownfield Projects

We were awarded a \$1 million Brownfield Assessment Grant in 2023, for which we applied as a coalition with Blueprint 15 and NEHDA. Work really got underway in 2024 with those funds and we're completing a variety of Phase I and II Environmental Site Assessments and Hazardous Building Material Surveys.



We were also able to use that grant to prepare our application for a Brownfield Cleanup Grant for 541 Seymour (Consolidated Industries) and 917 Montgomery. We'll find out in May or June if that application is successful.



If funded, the grant will cover the cost to demolish this building, remove the concrete slab, and remove contaminated soils beneath. It's residentially zoned and we expect this to make room for 13 new homes.





917 Montgomery is in the Blueprint 15 target area and is one of several contaminated sites we own in that area – the area was formerly industrial. Our plan here is to remove underground tanks and do soil remediation and then finish renovating the building as a “vanilla box” that might be appropriate for retail, office, restaurant, or a similar use. We’ll work with Blueprint to find a tenant that is a locally owned business who will hopefully rent to own.

Working with our Partners: Community Gardeners

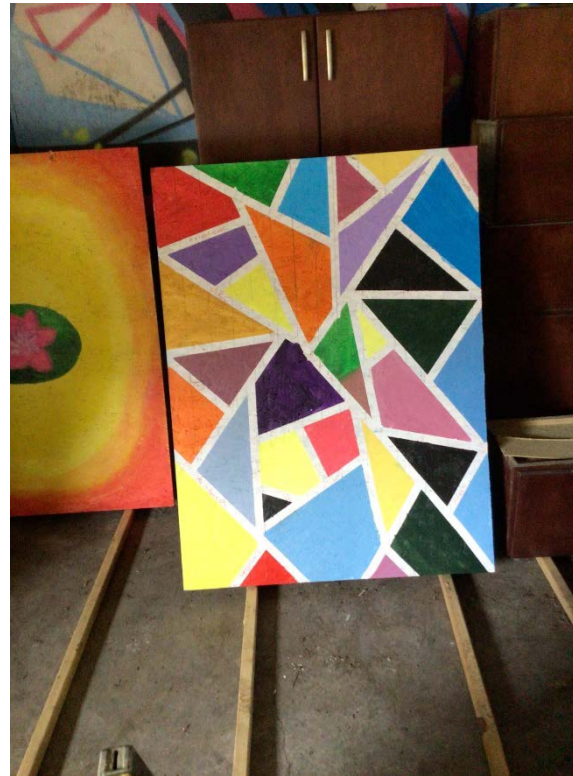


Hawley
Community Garden

14 active garden leases on
19 Land Bank lots



Using Art to Address Blight



Site Assembly for City of Syracuse Resurgent Neighborhoods Initiative Home HeadQuarters

South Salina St.
3 owner-occupied,
two-family homes.
Breaking ground
2024



State St.
6 new 1-family
owner occupied
homes breaking
ground 2024



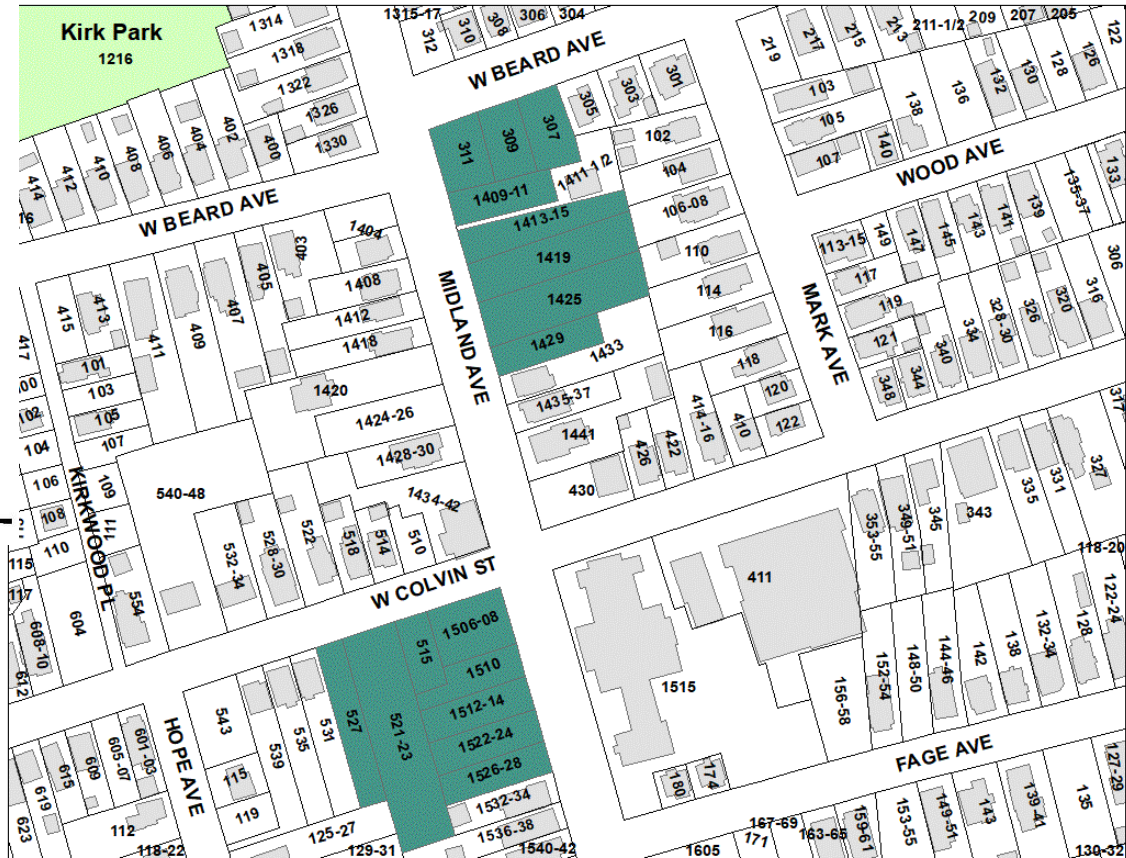
Site Assembly for City of Syracuse Resurgent Neighborhoods Initiative Home HeadQuarters



Site Assembly for City of Syracuse Resurgent Neighborhoods Initiative Housing Visions



Housing Visions to build
5 two-family homes at
Midland/Colvin and
5 at Midland/Beard





Site Assembly for City of Syracuse Resurgent Neighborhoods Initiative Housing Visions



Site Assembly for City of Syracuse Resurgent Neighborhoods Initiative Jubilee Homes

New construction

920 W. Onondaga St.



Under Construction 2023



Demolished in 2021



Completed 2024

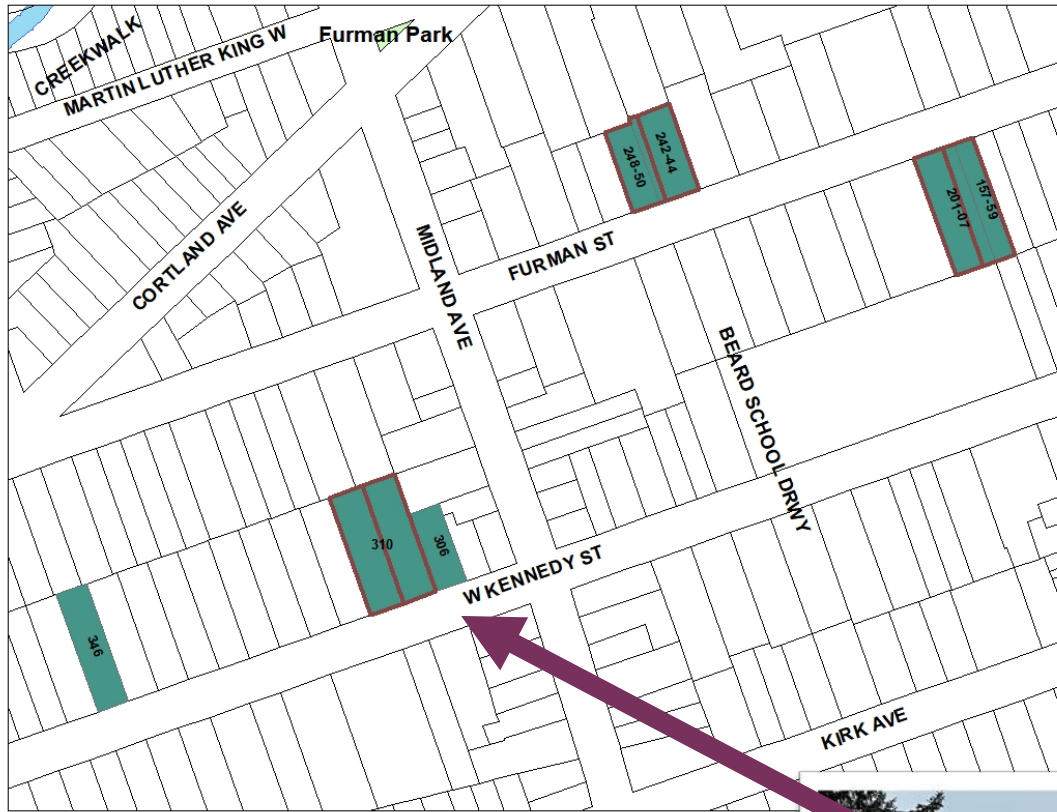
A Tiny Home For Good Saved from Demolition











Furman Street

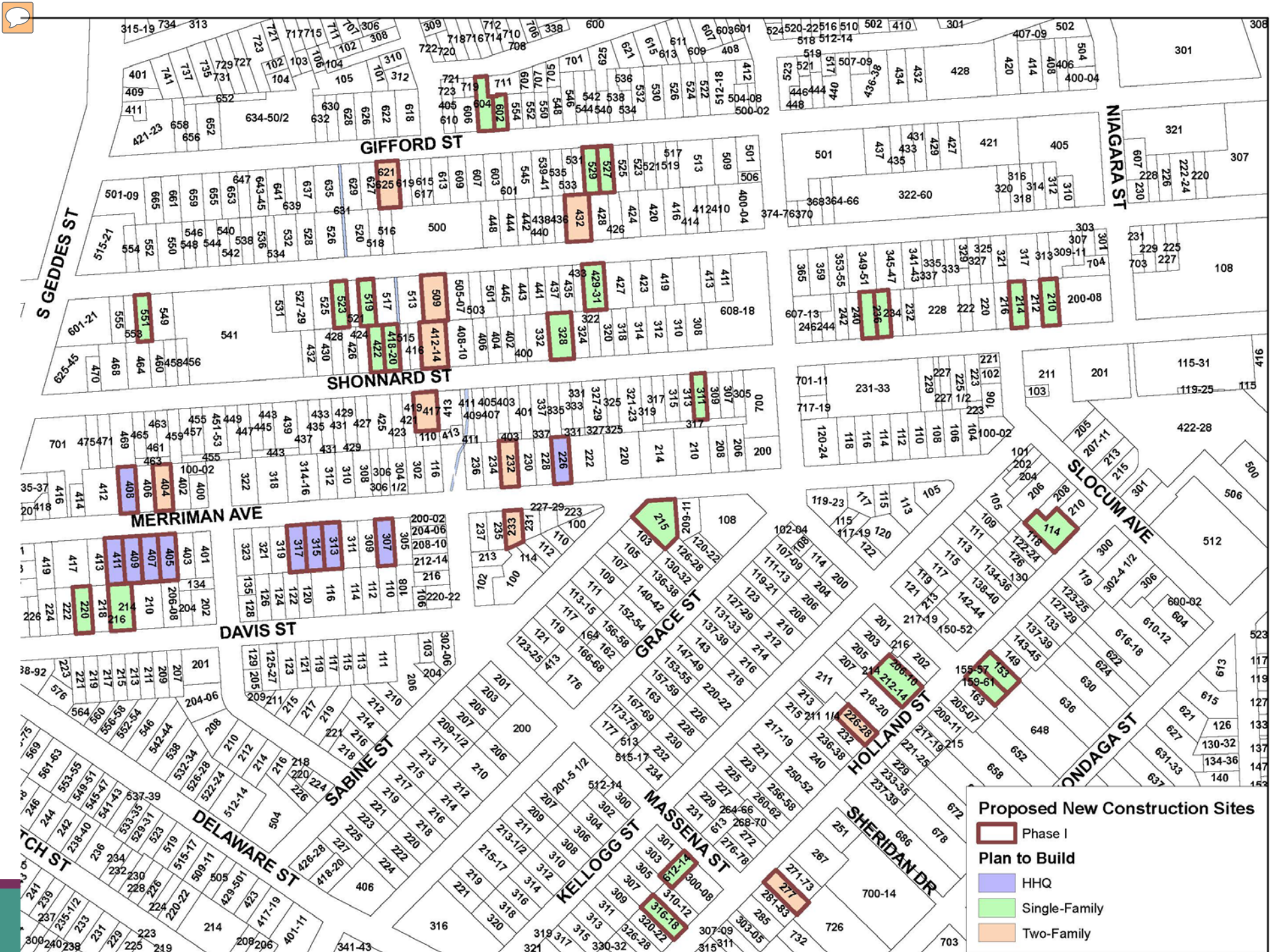
- 157 – 1-fam
- 201 – 1-fam
- 248 – 2-fam
- 242 – 2-fam

W Kennedy Street

- 306 – 1-fam
- 308 – 1-fam
- 310 – 2-fam
- 346 – 1-fam







Proposed New Construction Sites

- Phase I
- Plan to Build**
- HHQ
- Single-Family
- Two-Family

GIFFORD ST

SHONNARD ST

MERRIMAN AVE

DAVIS ST

GRACE ST

MASSENA ST

SHERIDAN DR

SLOCUM AVE

ONDAGA ST

S GEDES ST

NAGARA ST

SABINE ST

DELAWARE ST

KELLOGG ST

CH ST



Healthy Homes 101



Syracuse Police and Fire Depts.



- **Police**
Access for training & we file trespass affidavits on vacant properties
- **Fire Department**
“real world” training environment for roof ventilation and search and rescue training

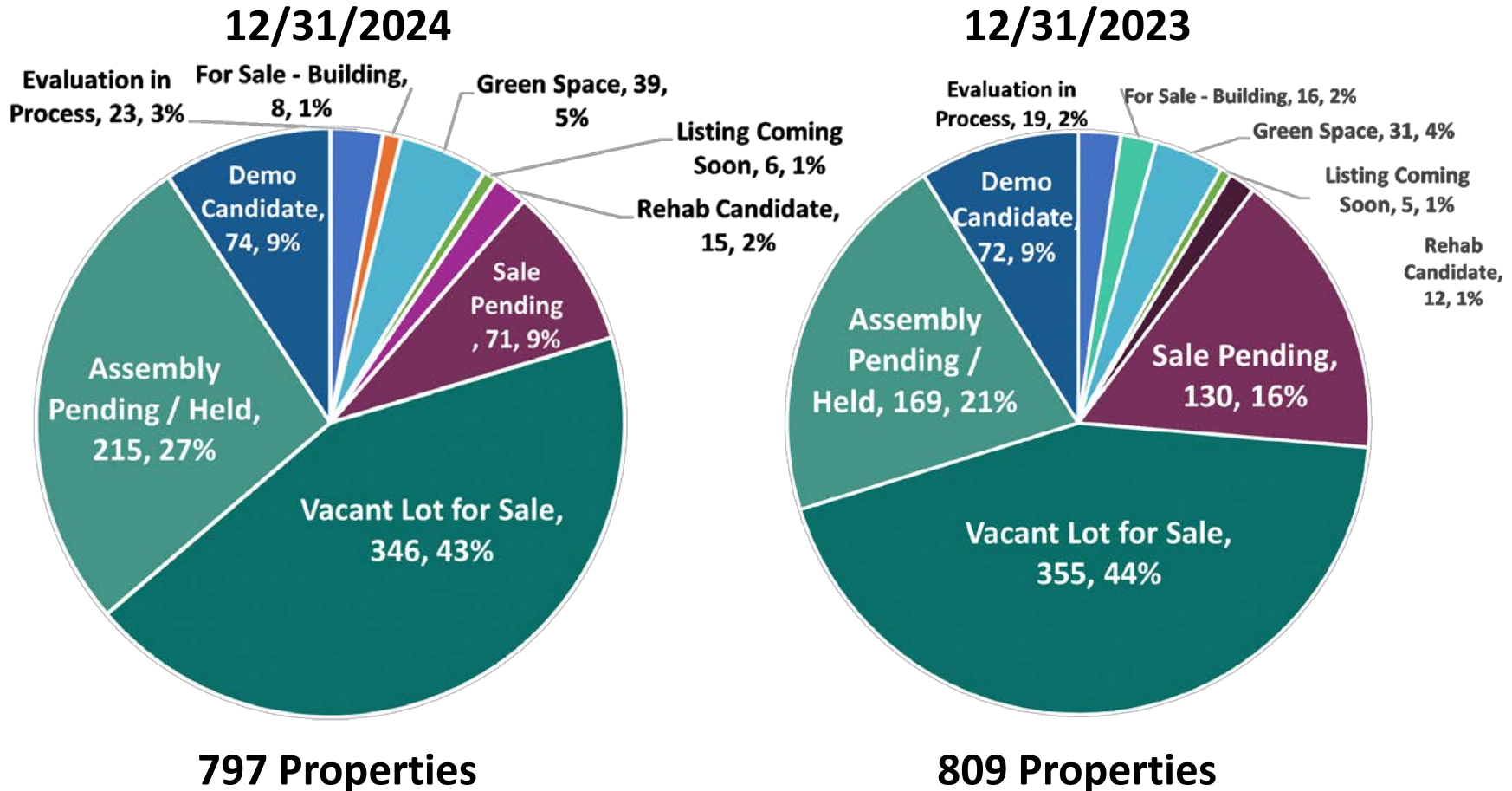
Property Maintenance



- **1,341** tires disposed of
- **631** sidewalks shoveled
- **11,247** lawns mowed
- **15,422** cubic yards of debris removed
- **4,639** periodic inspections conducted

Current Inventory: 797 Properties

So what are we doing with them?



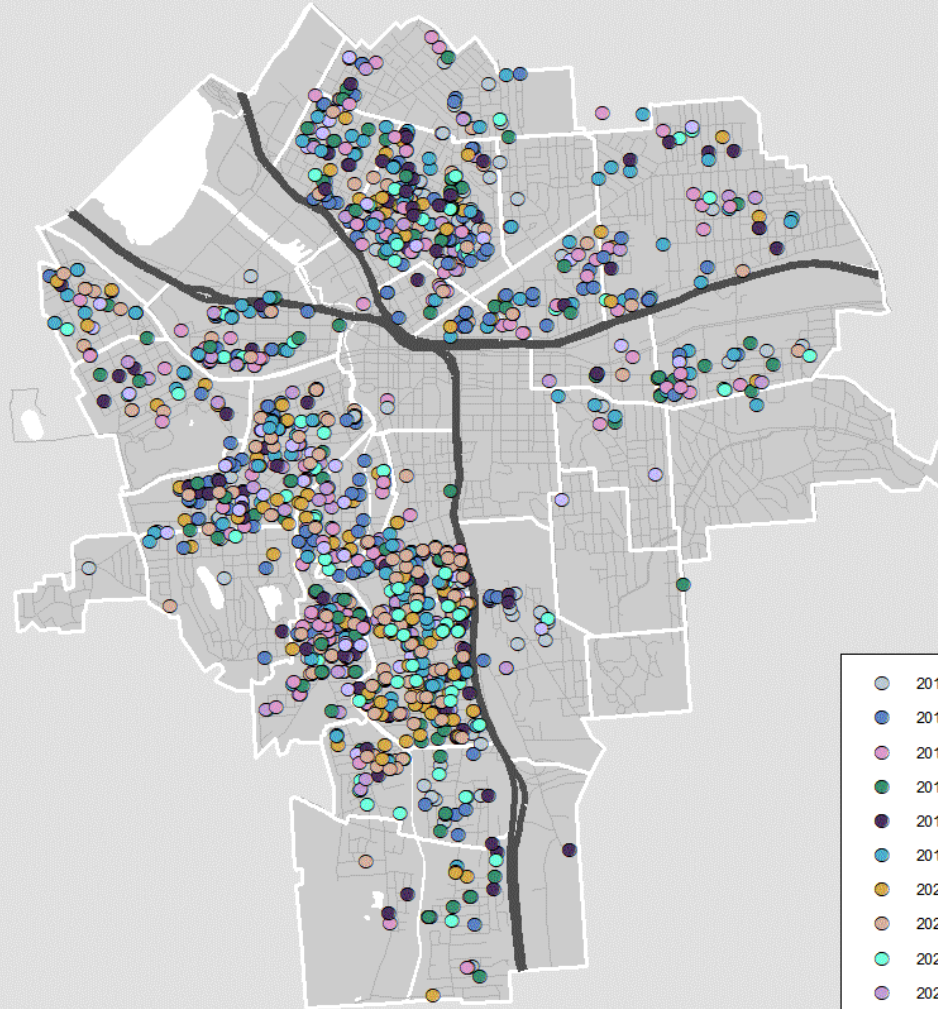
Progress to Date

- **2,209** Properties Acquired
- **1,411** Properties Sold
- **916** Structures Renovated or under Renovation
- **438** Owner-Occupied Rehabs Completed
- **715** Housing Units Renovated or Created
- **22** New Business Spaces Created
- **646** Blighted Structures Demolished
- **44%** Reduction in # of vacant bldgs in the City

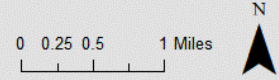
1,411 Properties Sold

- Leverage \$53.5 million in private investment
- \$39 million in assessed value returned to the tax rolls
- These properties generate \$2.6 million in local property taxes annually

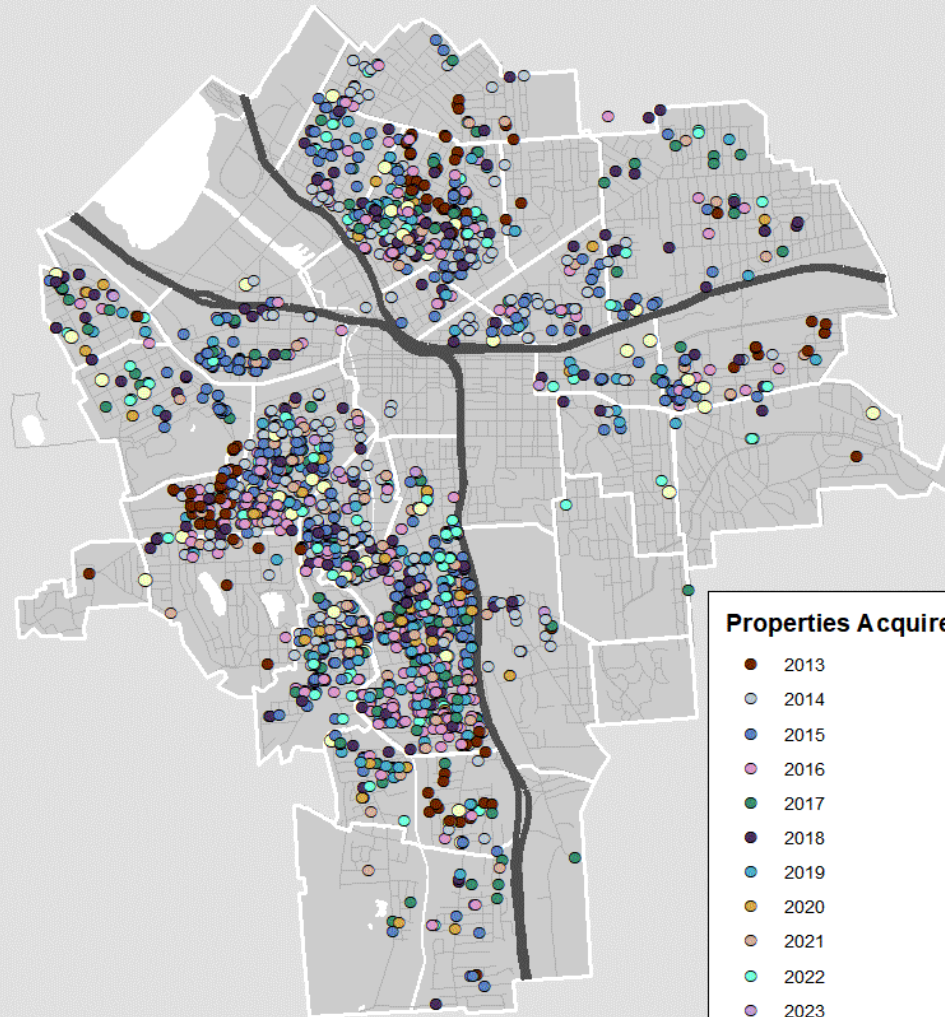
Greater Syracuse Land Bank 1,411 Properties Sold



- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024

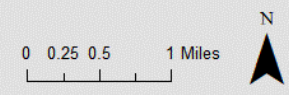


Greater Syracuse Land Bank 2,209 Properties Acquired

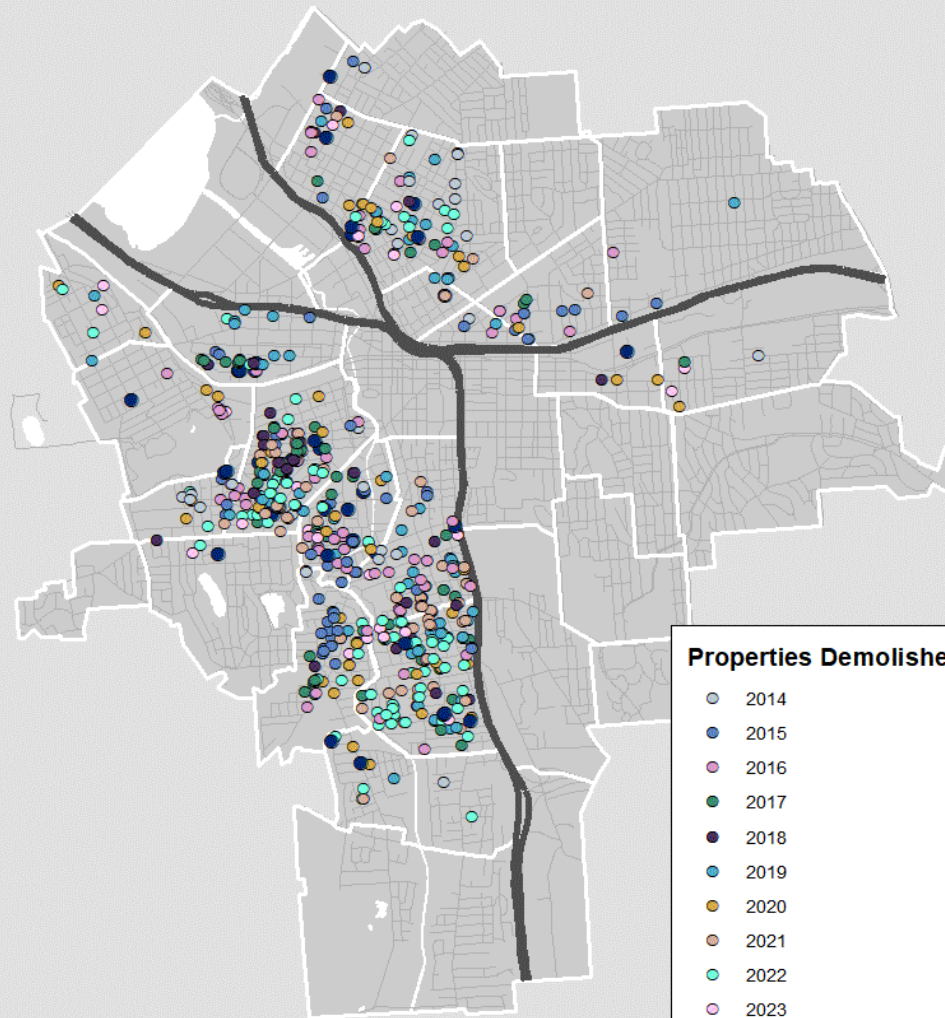


Properties Acquired

- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024



Greater Syracuse Land Bank 646 Properties Demolished



Properties Demolished

- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024

