



# GREATER SYRACUSE LAND BANK

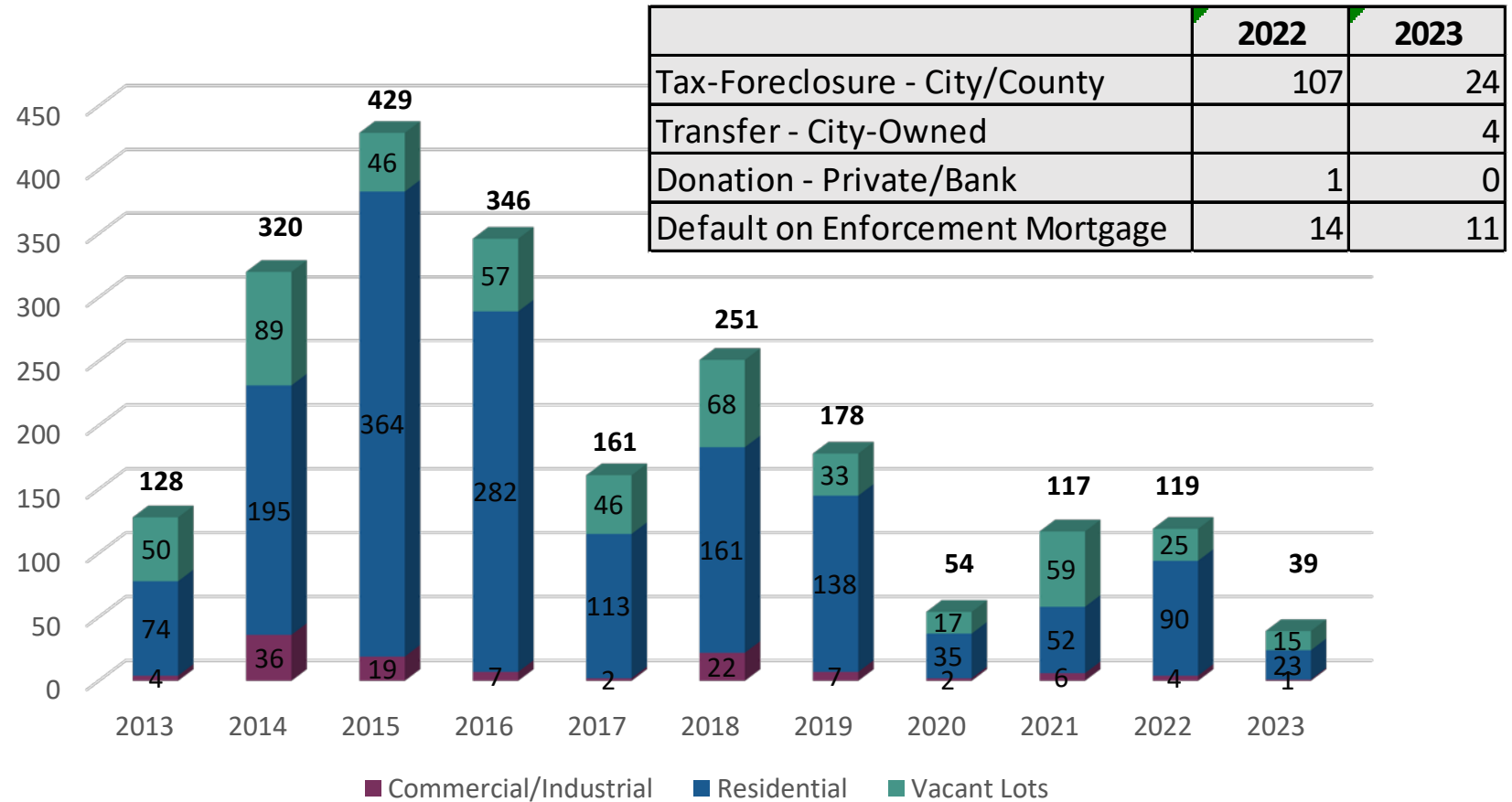
*Restoring Properties, Revitalizing Neighborhoods.*

*2023 Annual Meeting January 16, 2024*

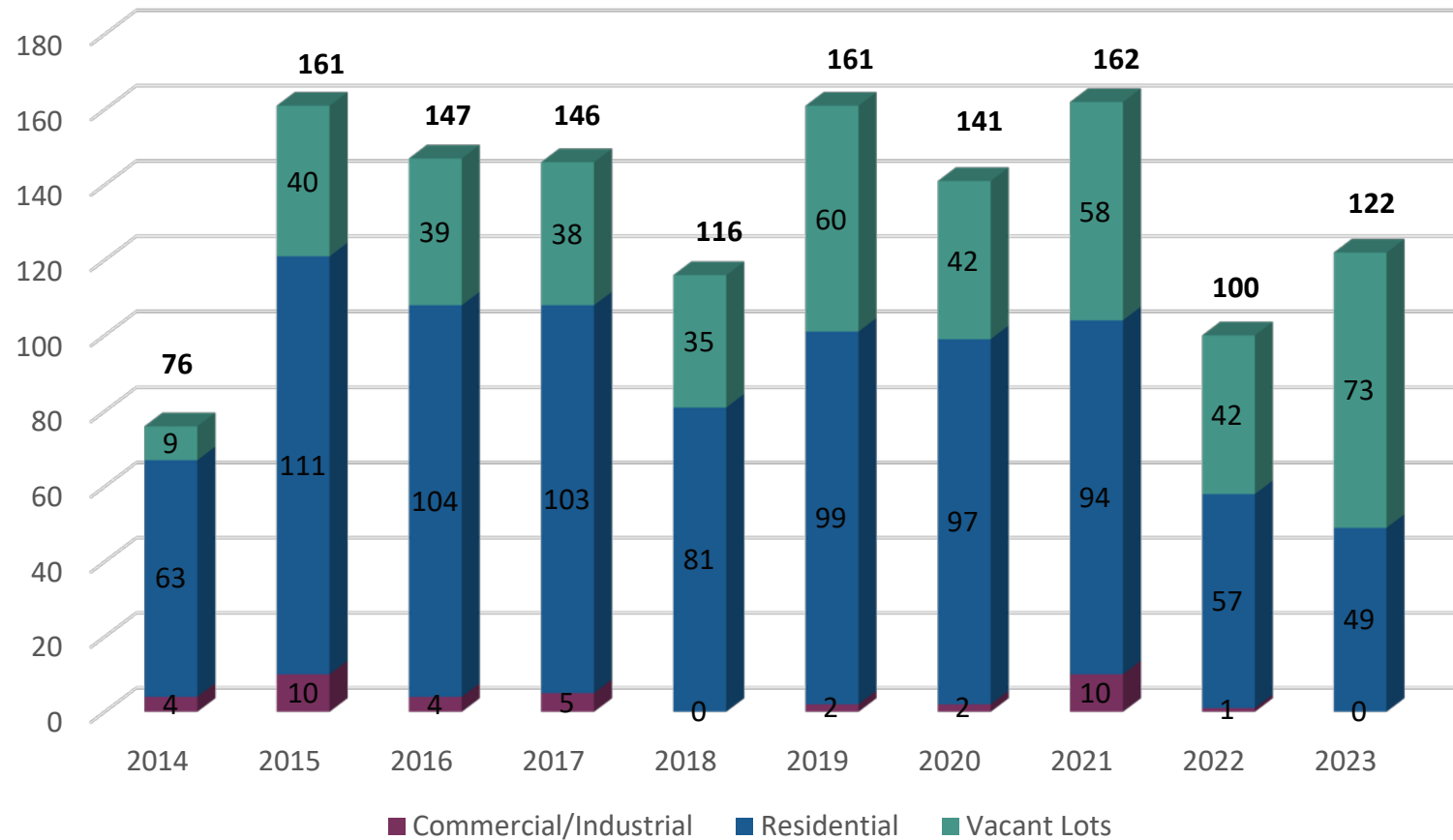


# 2023: 39 Properties Acquired

## 2,142 Properties Acquired to Date



# 2023: 1,332 Properties Sold to Date





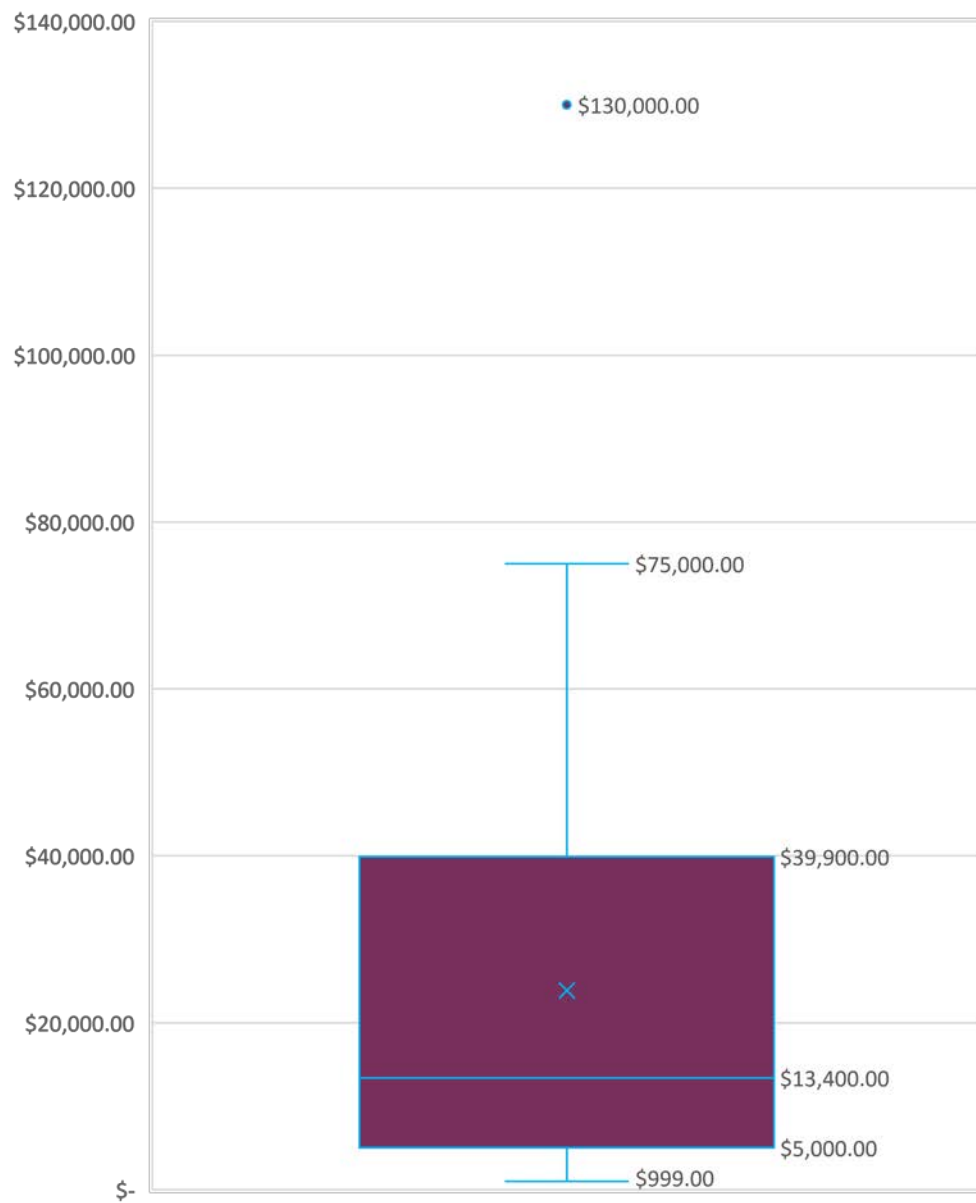
# Sales Revenue Trends Over Time

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



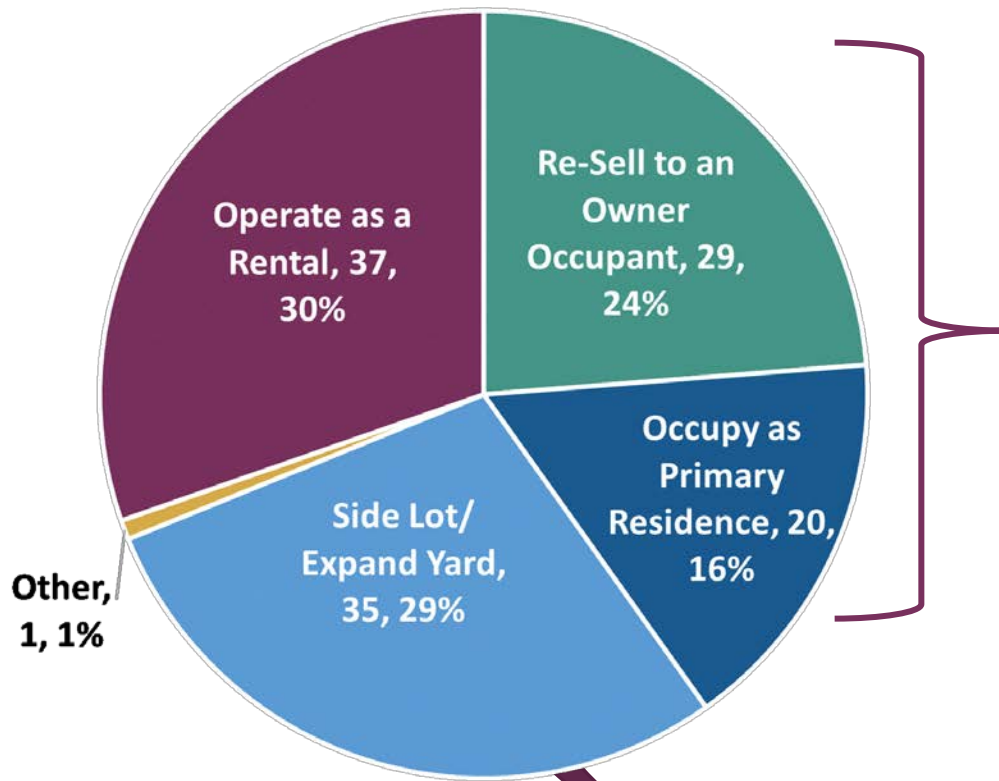


## Structures Sales Prices 2023





# 2023: 122 Properties Sold



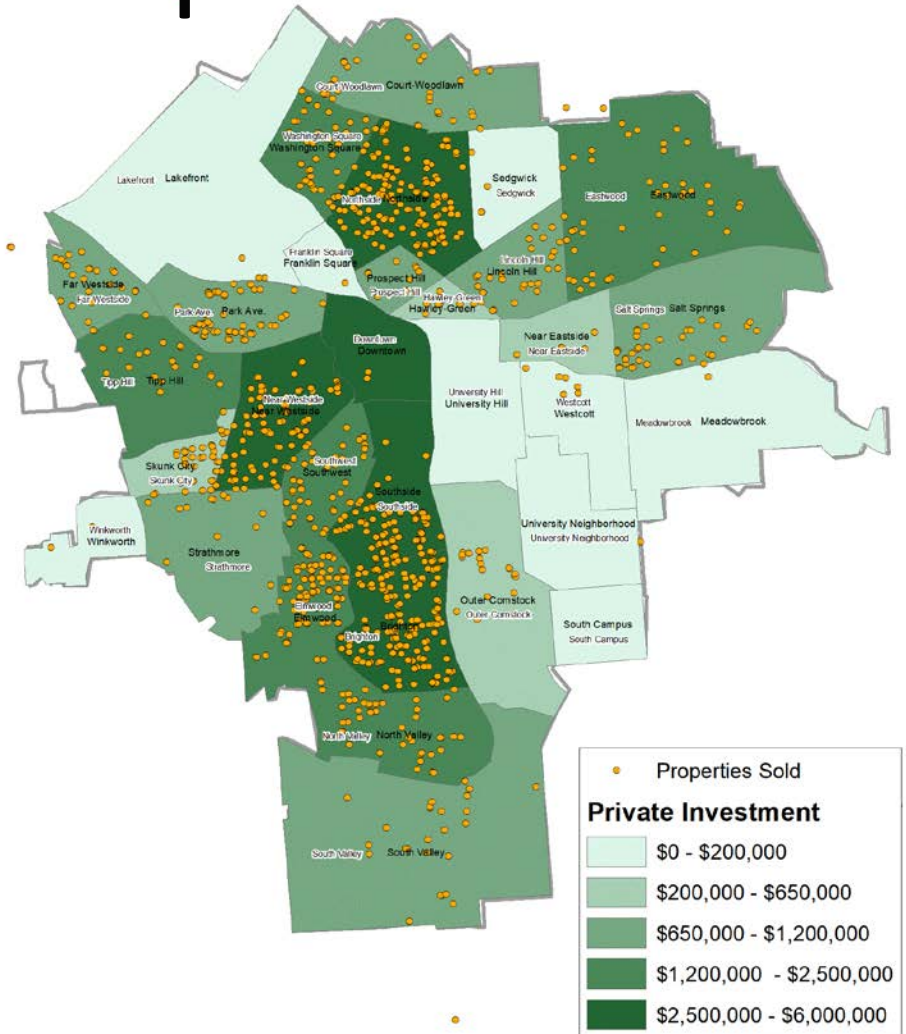
## Sales Resulting in Owner-Occupancy:

Home Ownership Choice	10
Occupy as Primary Residence	5
Flip to an Owner Occupant	2
Returned to Former Owner	1
Tenant to Homeowner	5
Affordable Home Ownership Discount	6
Affordable Housing Development	19
Public Employee Discount	1
	49

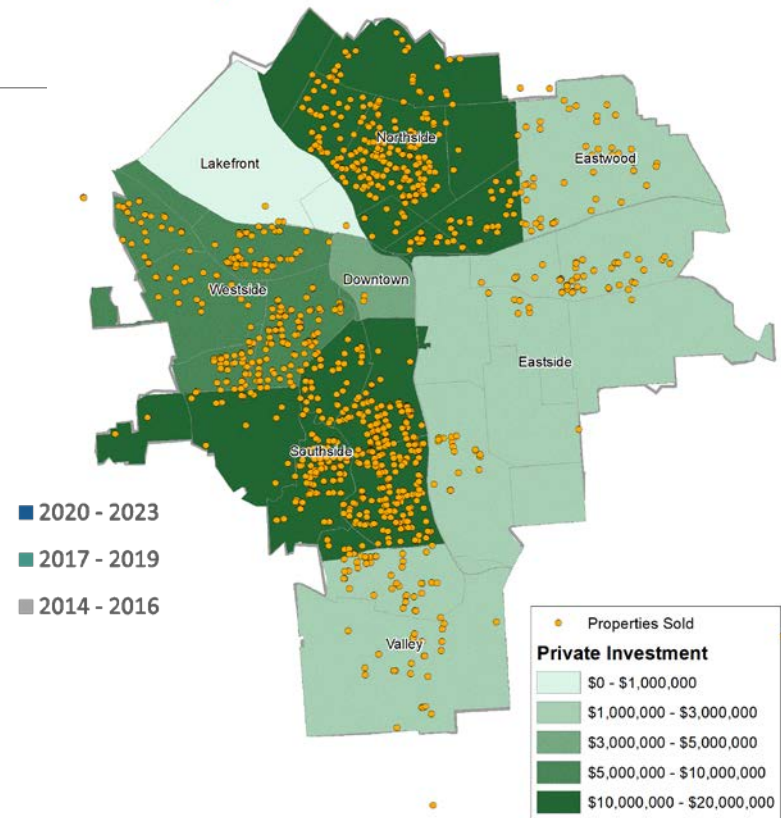
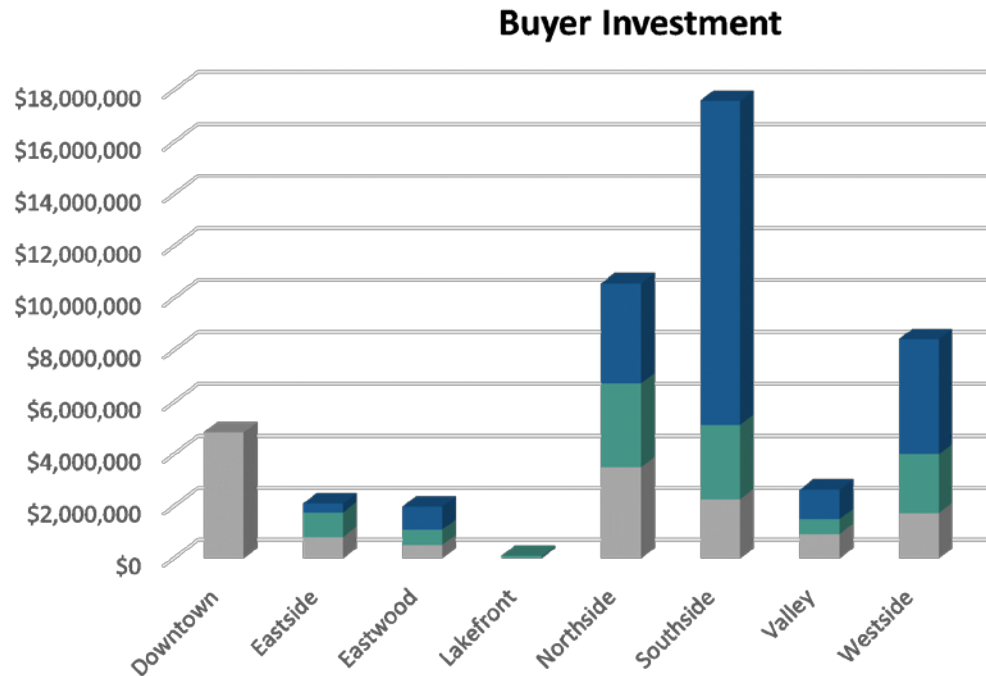
In partnership with the Northeast Hawley Development Association (NEHDA), who assists side-lot purchasers through the re-subdivision process, we've sold 436 side-lots to date.

# Property Redevelopment

Properties sold to  
date leveraged over  
\$48.1M in Private  
Investment in  
Renovation and  
New Construction



# Summarized by TNT Area





# Renovation for Home-Ownership

471 properties sold to date are now owner-occupied!

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# Renovation for Home-Ownership

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Some buyers purchase and renovate to make it their own primary residence. Timothy Edwards, a City employee, purchased 223 Englewood Ave. with the Public Employee Discount and did a beautiful job renovating it.



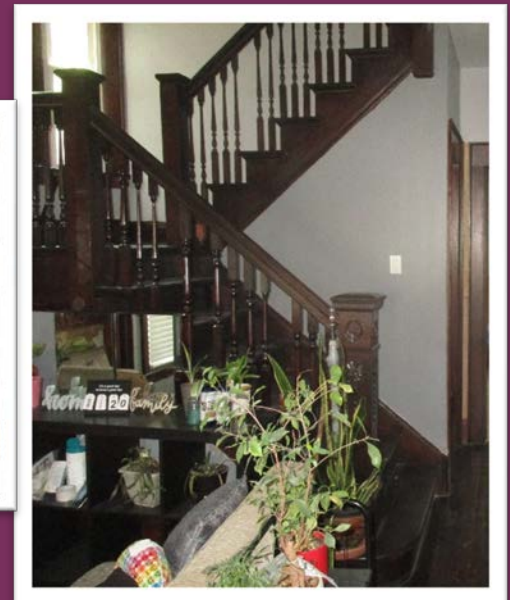
223 Englewood Ave.



# Renovation for Home-Ownership

471 properties sold to date are now owner-occupied!

Alpheus Calderon did a beautiful job renovating and maintaining his home's original character. He's now purchased another from us just across the street from his home that he will operate as a rental.





# 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 2023 by Donai Inc. and by Kristen Jensen.



160 Didama St.



223 Fobes Ave.







# Renovation for Rental

These rentals were purchased by local landlords already invested in the area. Avni Jahiu purchased 112 Oberst and Marlon Simmons purchased 214 E. Colvin St. Both of these were finished in 2023.



112 Oberst St.



214 E. Colvin St.

# NYS Homes & Community Renewal Land Bank Initiative (LBI)

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In early 2023 we were awarded \$1.8 million under this new land bank-specific state grant program – the highest amount awarded to any land bank in NY. This will fund:

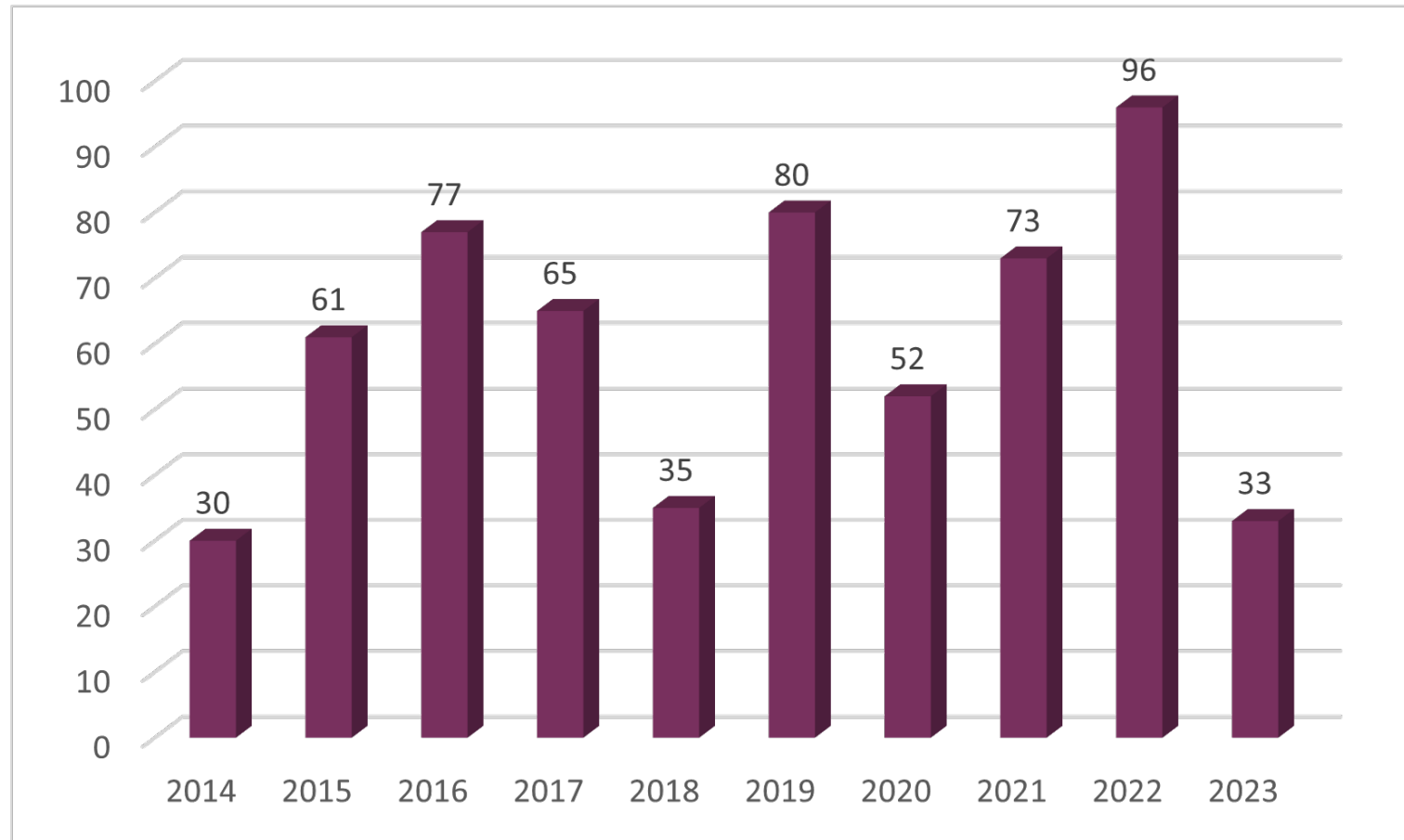
- 36 demolitions
- 9 building stabilizations (work like rebuilding porches and foundations, replacing roofs, siding, windows, and doors)

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 hope to be able to apply for more LBI funds soon as we'll have these all spent by spring 2024.



# 2023: 33 Properties Demolished



# 2023: Demolition Funding Sources

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Funding Source	# Demolitions
City 2021 ARPA	11
LBI Phase 2	21
Unrestricted	1
<b>Grand Total</b>	<b>33</b>

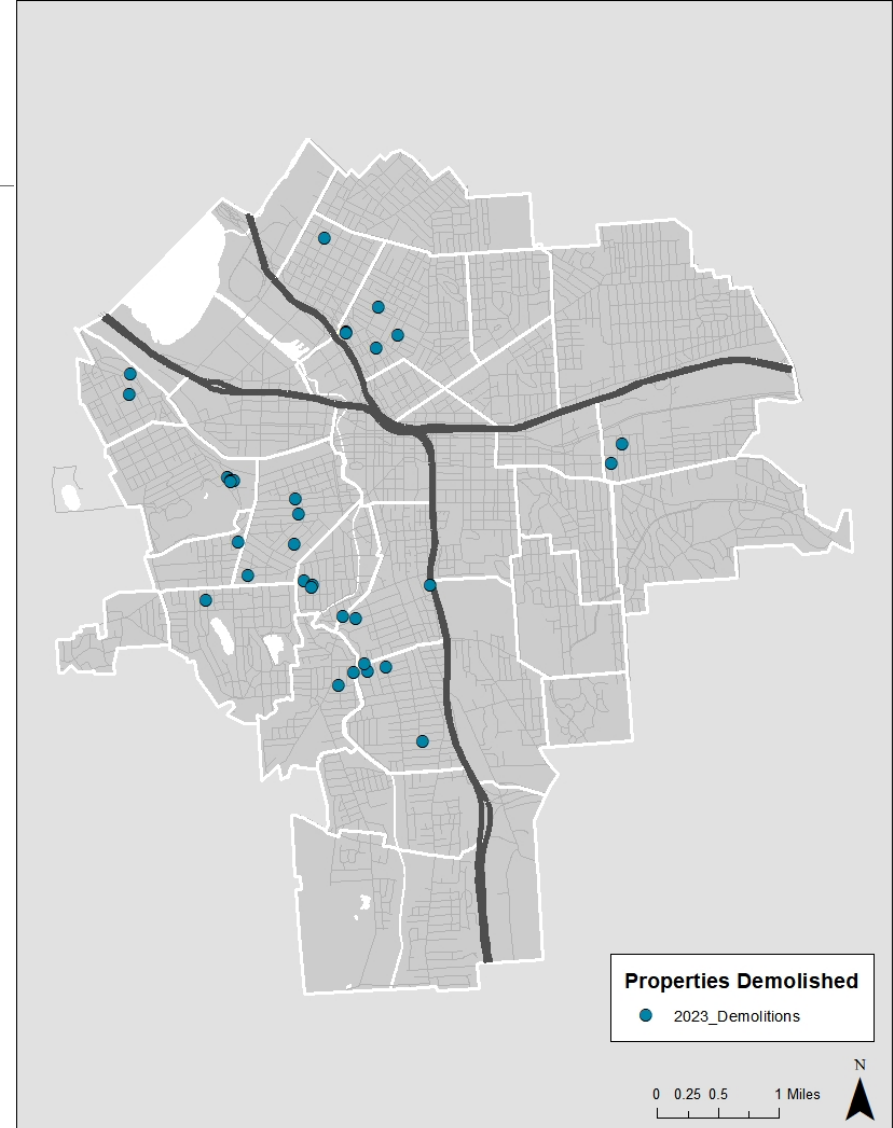
- 38 ARPA demos were completed in 2021
- 91 in 2022
- 11 in 2023



Now only 72 demolition candidates in our inventory. We anticipate as the City's pace of foreclosures picks back up, we'll acquire many more demos over the next few years.

# 2023 Demolitions by Neighborhood

Neighborhood	Number Demolished
Brighton	4
Elmwood	2
Far Westside	2
Near Westside	4
Northside	5
Salt Springs	2
Skunk City	1
Southside	2
Southwest	4
Strathmore	1
Tipp Hill	5
Washington Square	1
<b>Grand Total</b>	<b>33</b>





# 33 blighted structures removed



1210 State St N



169-71 Ostrander Ave W



233-35 Palmer Ave



244 Palmer Ave



244 Bruce St



330-32 Fitch St



346 Kennedy St



410 Division St



809-11 Colvin St W





# LBI STABILIZATION

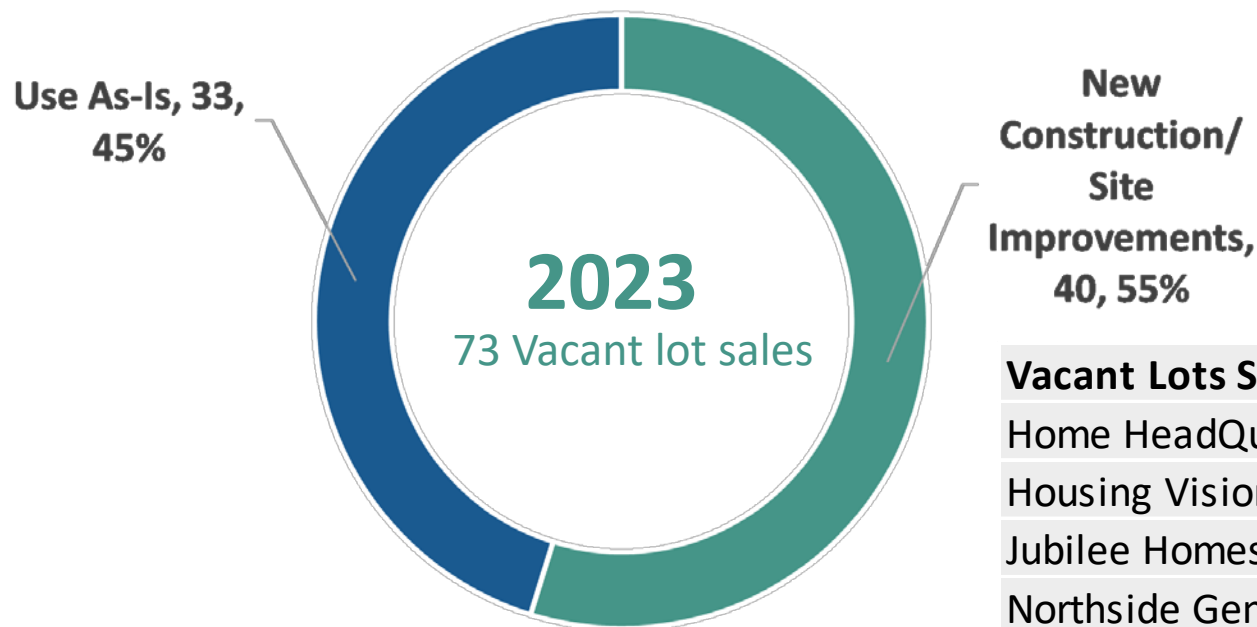


2027 Midland Ave –  
rebuilt porches, new  
siding. New windows  
and doors coming next.



# Vacant Lot Sales

## Vacant Lot Sales by Planned Use





# Side Lot Sales



243 West Ostrander Ave sold to the owner of 239-41 W Ostrander for additional yard space. Owner improvements include fencing and porch rebuild.







# Brownfield Projects

\$600,000 EPA Brownfield Assessment Grant awarded in 2019 and fully spent down in 2022. This funded 19 Phase I and 9 Phase II Environmental Site Assessments and 1 hazardous materials survey for the Syracuse Developmental Center.

We were awarded a \$1 million Brownfield Assessment Grant in 2023, for which we applied as a coalition with Blueprint 15 and NEHDA. Work is now starting on Phase Is and we are gearing up to start Phase II Environmental Site Assessments and Hazardous Building Material Surveys.







# Working with our Partners: Community Gardeners & Syracuse Grows

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14 active garden leases on  
19 Land Bank lots

## Butternut Community Garden





# Using Art to Address Blight

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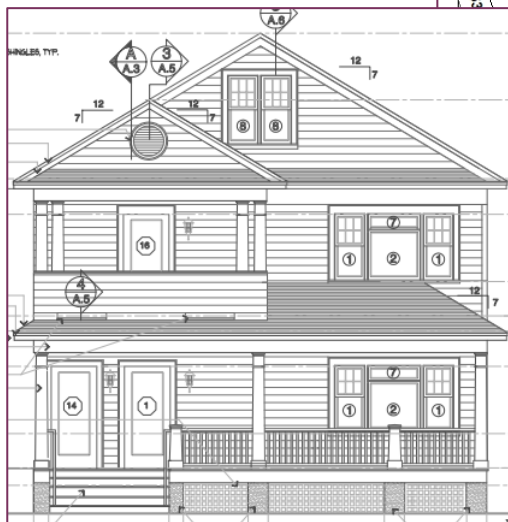
# Working with our Partners: Home HeadQuarters





# Site Assembly for City of Syracuse Resurgent Neighborhoods Initiative Home HeadQuarters

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



NEW RESIDENCE LOCATED AT 1614 S STATE ST, SYRACUSE, NY 13205  
HOME HEADQUARTERS, INC.

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



# 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 Jubilee Homes

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**New construction**

920 W. Onondaga St.









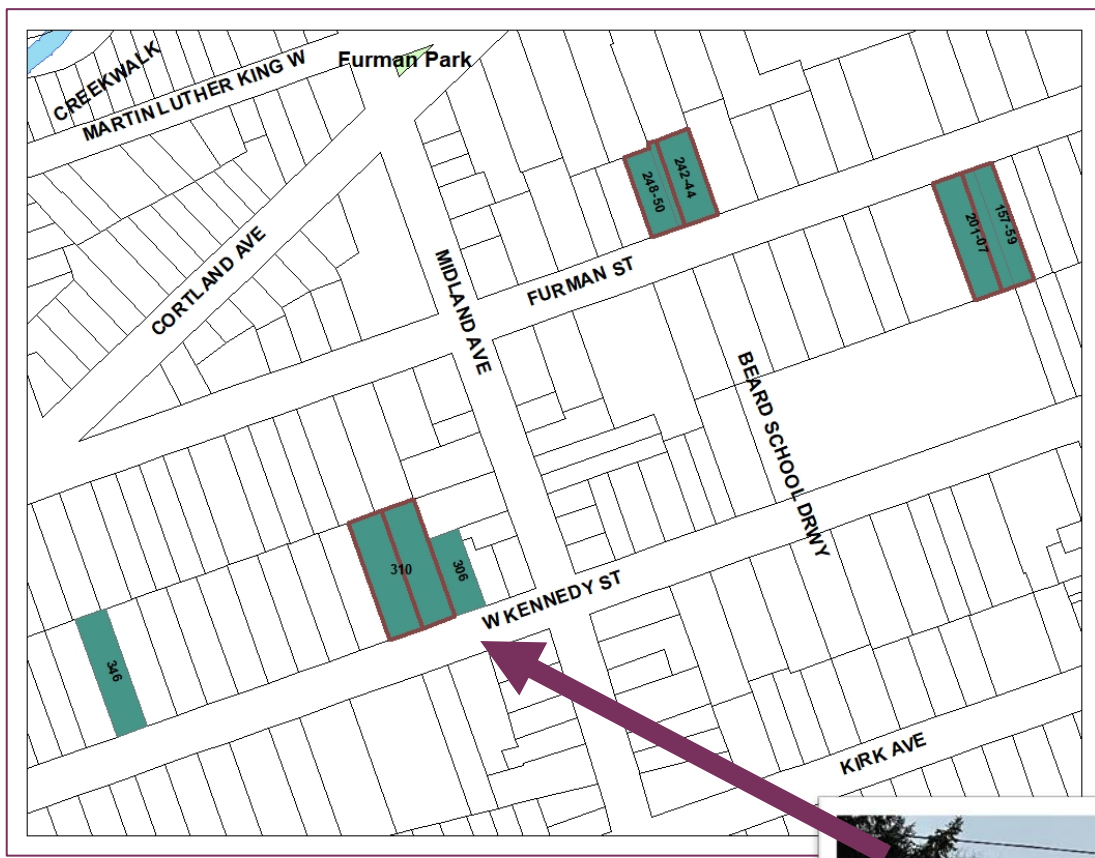




# A Tiny Home For Good

**New construction**  
516 & 522-24 Rich St





## 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







# Onondaga County Health Department Lead Training

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# Syracuse Police and Fire Depts.

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- **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

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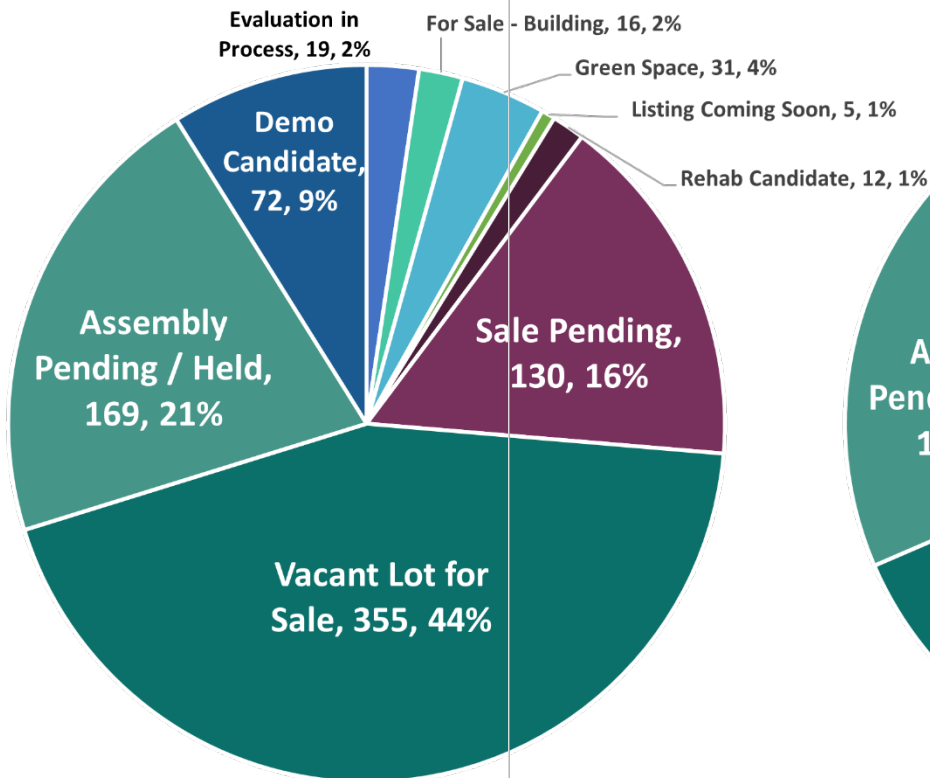


- **2,539** tires disposed of
- **448** sidewalks shoveled
- **11,798** lawns mowed
- **18,514** cubic yards of debris removed
- **5,118** periodic inspections conducted

# Current Inventory: 809 Properties

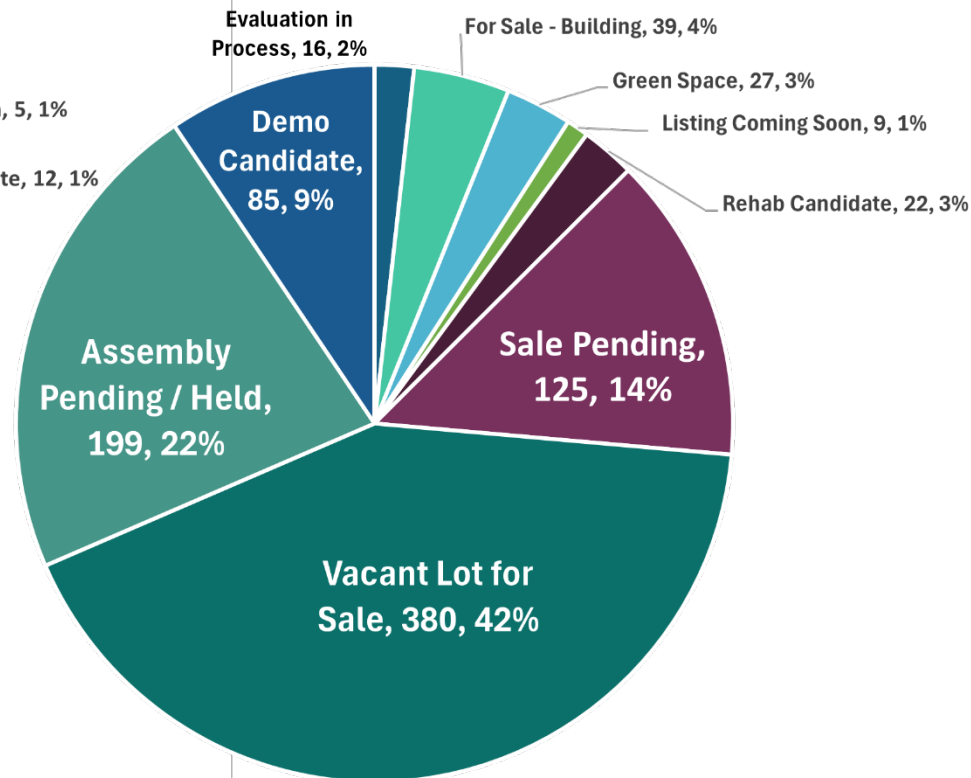
## So what are we doing with them?

12/31/2023



809 Properties

12/31/2022



902 Properties



# Progress to Date

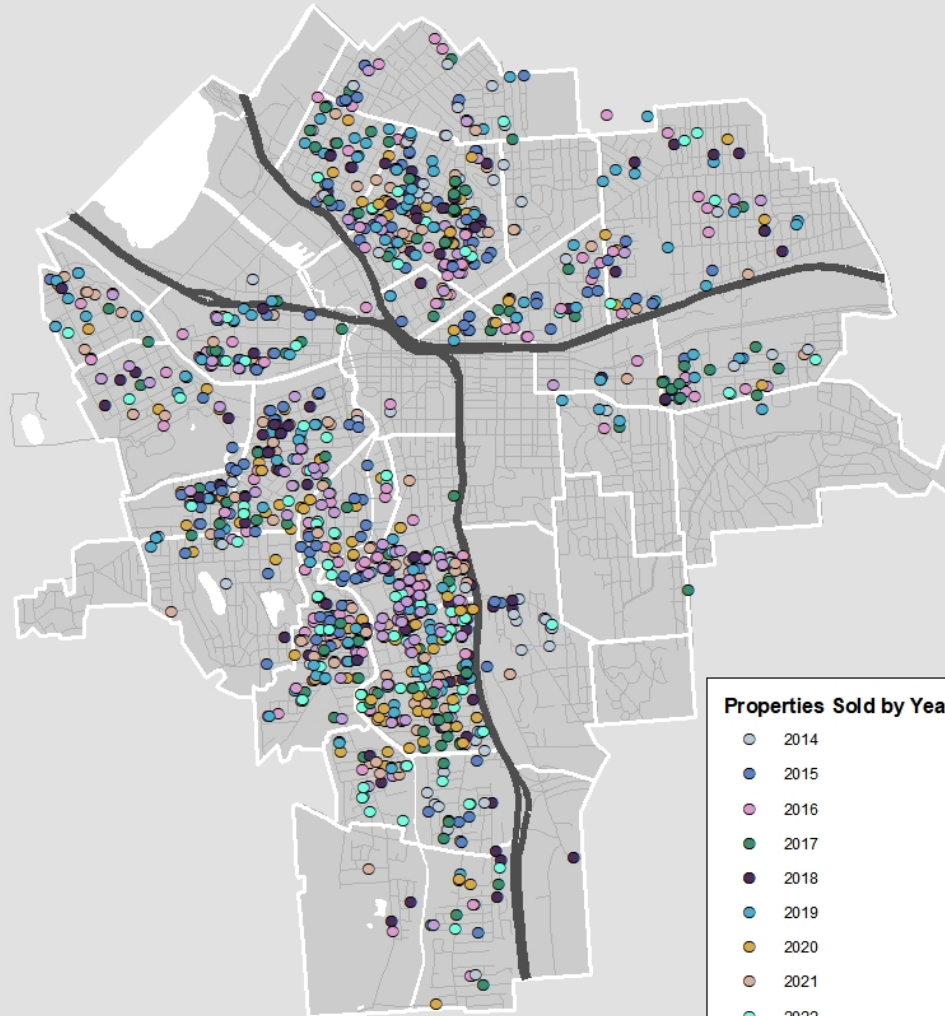
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- **2,142** Properties Acquired
- **1,332** Properties Sold
- **896** Structures Renovated or under Renovation
- **438** Owner-Occupied Rehabs Completed
- **1,022** Housing Units Renovated or Created
- **25** New Business Spaces Created
- **603** Blighted Structures Demolished

# 1,332 Properties Sold

- Leverage \$48.1 million in private investment
- \$37.8 million in assessed value returned to the tax rolls
- These properties generate \$2 million in local property taxes annually

# Greater Syracuse Land Bank 1,332 Properties Sold



## Properties Sold by Year

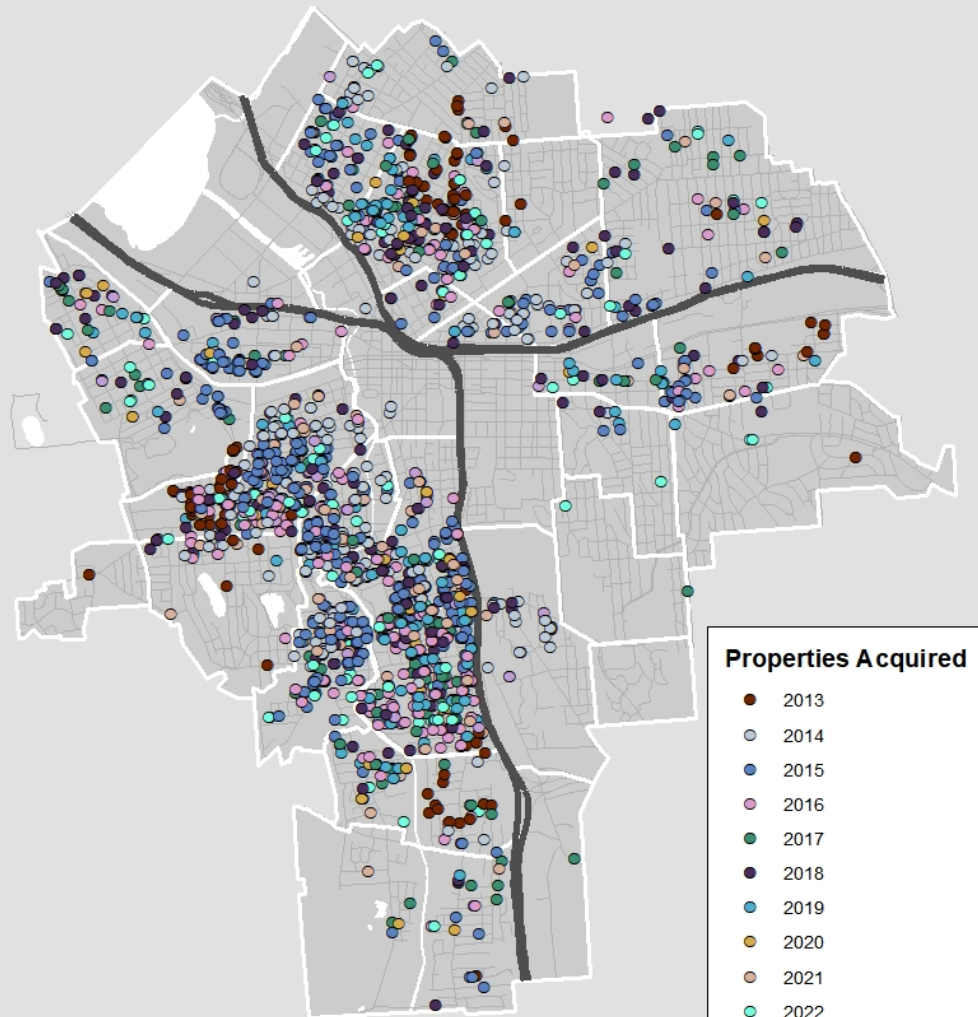
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023

0 0.25 0.5 1 Miles





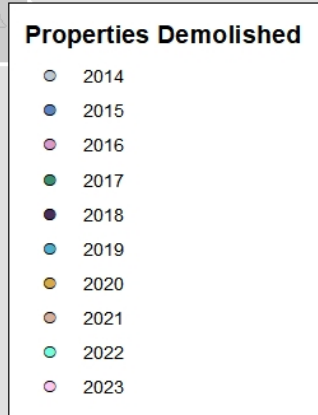
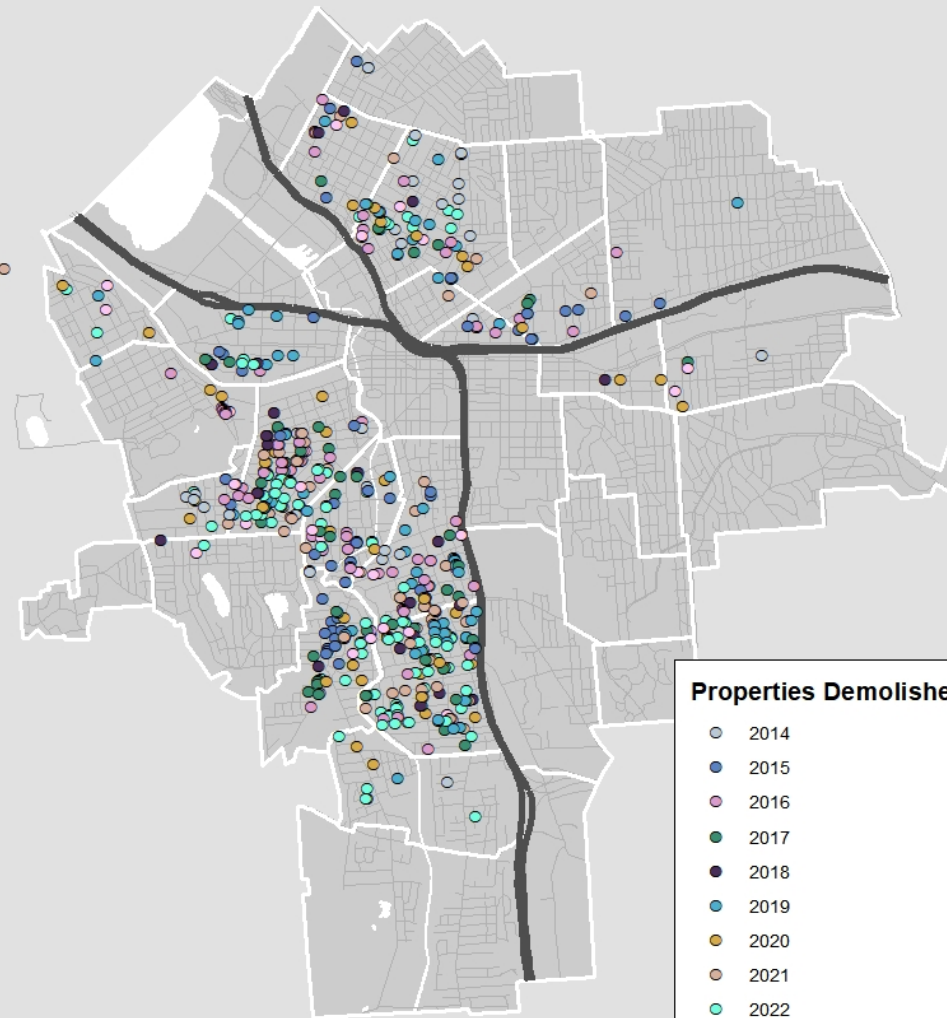
# Greater Syracuse Land Bank 2,142 Properties Acquired



0 0.25 0.5 1 Miles



# Greater Syracuse Land Bank 603 Properties Demolished



0 0.25 0.5 1 Miles

