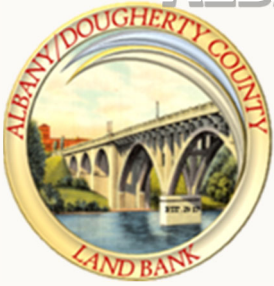


ALBANY/DOUGHERTY COUNTY LAND BANK



June 2023

VACANT TO VIBRANT !

From the Board

The Land Bank Board of Directors is dedicated to improving the quality of neighborhoods by returning unproductive, tax delinquent properties to productive, revenue-generating status. As we enter into our sixth year, we keep our focus on workforce housing, economic growth, and preserving the historical character of Albany and Dougherty County.

We continue to increase our knowledge and capacity to meet our goals as a professional board, by attending training opportunities specific to Land Banking in order to improve the essential needs of our community. Our Board of Directors are professionals dedicated to housing, economic development and the revitalization of Albany and Dougherty County.

Using the *Georgia Land Bank Resource Manual* as a guide, the Board of Directors effectively maintains focus to reach the goals set-forth in the Intergovernmental Agreements between the City of Albany, Dougherty County, the Dougherty County School District, and the Albany Dougherty County Land Bank.

Our Board meets every month on the 2nd Thursday at 5:00 PM. The meetings are open to the public. We encourage public participation and offer updates to the success of our Land Bank within the community.

BOARD OF DIRECTORS

Chair; Thelma Johnson Vice Chair; Larry Thomas

Erick Williams

Jim McBride

Dontravious Simmons

Jim Pace

Albert Etheridge

Executive Director; Paul Forgey

Programs Manager; Angel Gray

Reporting our Progress

Since January, 2018, the Land Bank has processed over 300 applications requesting acquisition; acquired sixty (60) properties in a target area for the purpose of redevelopment; and; sold 130 properties to new, responsible owners.

Our average annual operating budget is \$250,000. The budget supports community outreach activities, training for both staff and board members, acquisitions, property maintenance, and legal fees.

PARTNERSHIPS, COMMUNITY OUTREACH, & FEATURED CLOSINGS

PARTNERSHIP: DCED

The Albany Dougherty County Land Bank partnered with the Department of Community and Economic Development to construct two (2) single-family structures within the Farkas Estates Subdivision. The structures will infill the last two vacant lots within the subdivision. Farkas Estates is a homeownership housing development in of South Albany near Mary Young Cummings Park. The Land Bank and DCED are also partnering to provide a landscaping and beautification project to portions of the Gloriana and Ragsdale Subdivision located nearby in South Albany.

PARTNERSHIP: PHOEBE

The Albany Dougherty County Land Bank and Phoebe Putney Hospital have partnered to preserve properties within the Albany Historic District. The Land Bank received two parcels with structures that are of historic significance due to their age and architecture. The properties will be marketed by the Land Bank to secure a vested ownership that will revive the structures to productive use.

COMMUNITY OUTREACH: RADIUM SPRINGS AREA REFORESTATION

The Albany Dougherty Land Bank is dedicating funds for a community outreach effort to help reforest the canopy within the Radium Springs Subdivision. In 2017, a devastating tornado destroyed a significant number of trees, which dramatically changed the landscape. This outreach will compliment the revitalization projects undertaken by Dougherty County in the area such as the new trail system and pond on the former golf course. Currently the Land Bank is in the early planning stages of this outreach effort. The intent is to collaborate with Department of Natural Resources (DNR), Keep Albany/Dougherty Beautiful, Dougherty County Public Works, and Citizens to make the project a success.

FEATURED CLOSINGS

The Albany Dougherty Land Bank has created opportunity for Homeownership to families by working within their financial means to acquire property. The following featured closings are positive assurance homeownership is obtainable.

612 Lincoln Avenue: *The Williams Family*
515 S Madison Avenue: *The Redding Family*
3719 Radial Avenue: *The Clark Family*

Many citizens within our community come to the Land Bank seeking properties for investment and wish to increase the availability for affordable housing. Albany has a large rental population and the need for affordable safe rentals continues to grow. The following featured closings are proof the Land Bank is a tool to help a community help itself by investing within areas of need.

207 Kalmon Avenue: Single-Family Residential
419 Lumpkin Street: Single-Family Residential
116 N Central: Single-Family Mobile Home Park

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