



Community Land Trust Initiative

Description: The city-wide Community Land Trust Initiative will incubate and expand community land trusts (CLTs) to create and preserve permanently affordable housing; combat residential and commercial displacement; and foster participatory decision-making over neighborhood development. The initiative will combine community outreach, education, organizing, and legal and technical support to build capacity of CLTs. The initiative will be administered by DYCD.

Request: New Economy Project (Coordinator) and partners request \$850,000 in FY2020 to support the new citywide CLT Initiative, made up of 15 organizations, listed below.

Need for CLTs: NYC is rapidly losing affordable housing due to expiring subsidies and deregulation of properties. More than 75% of low-income NYC renters are rent-burdened. Median rents increased by more than one-third, between 2014 and 2017. NYC loses more than 1,000 small businesses each month – a particular burden for neighborhoods of color, where small businesses provide a large share of jobs. CLTs – nonprofits that own and steward land for the public good – are a proven and progressive model for land and housing development. CLTs lease use of the land for affordable housing and other community needs, typically through 99-year renewable leases that establish affordability, resale and other restrictions. By separating ownership of land from what is built on top, CLTs curb speculation, protect public subsidy, and serve as bulwarks against displacement and homelessness. Cooper Square CLT on the Lower East Side has developed and preserved 400 permanently affordable housing units for families earning as low as 30% AMI, as well as commercial space for 20 small businesses, for example.

Goals: Short-term goals include conducting 50 education and organizing sessions for 2,500 tenants and homeowners; providing 25 technical assistance engagements to emerging CLTs; and formalizing CLT incorporation and partnerships in all five boroughs. Long-term goals include preserving thousands of permanently affordable housing units; providing affordable commercial space for hundreds of small and cooperatively-owned businesses; and ensuring accountable, community-led development.

Scope and Services: The CLT Initiative consists of 11 community-based organizations (CBOs) and four technical support organizations, described below.

1. **CAAAV Organizing Asian Communities** will create a CLT focused on affordable housing for elderly residents and commercial space for immigrant-owned businesses, in Manhattan’s Chinatown.
2. **Chhaya CDC** will pursue a CLT to preserve community space and commercial affordability for small businesses in Jackson Heights, and to prevent home foreclosures.
3. **City College of New York** will develop training curricula on CLTs.
4. **Community Development Project** will provide transactional legal support on CLT incorporation, by-laws and other matters.
5. **Community Solutions** will work with Brownsville, Brooklyn residents and nonprofit partners to establish a CLT to support low- and moderate-income households.
6. **Cooper Square CLT**, on the Lower East Side, will acquire and develop new properties and recruit and train an intergenerational team of community and housing leaders.

7. **Cypress Hills LDC** will create a CLT to preserve low-income homeownership and rental units in Cypress Hills and East New York, Brooklyn, and to support homeowners at risk of foreclosure.
8. **East Harlem El Barrio CLT** will complete acquisition of its first four properties and engage tenants and community residents in stewardship, organizing, and creation of a Mutual Housing Association.
9. **Mary Mitchell Center** will create a CLT to steward property it currently owns and publicly-owned land and housing it seeks to acquire.
10. **Mott Haven Port Morris Community Land Stewards** will support limited-equity homeownership opportunities, as well as commercial, cultural, and educational spaces that improve quality of life.
11. **New Economy Project (Coordinator)** will provide research, training, and overall coordination for the CLT Initiative, including to track progress and ensure timely reporting and compliance.
12. **Northfield LDC** will establish a CLT to create affordable homeownership for low income families on Staten Island, and to preserve homes at risk of foreclosure.
13. **Northwest Bronx Community & Clergy Coalition** will create a CLT to protect affordable housing; community, nonprofit, commercial and industrial spaces; and community gardens.
14. **Picture the Homeless** will provide training and mentorship on community and CLT organizing.
15. **We Stay/Nos Quedamos** will form a CLT to steward affordable housing it currently manages, as well as microgrids, community-based utilities, and storm water mitigation.



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