

## COMMUNITY LAND TRUST INITIATIVE

**Description:** The Community Land Trust (CLT) Initiative supports incubation or expansion of 10 neighborhood-based CLTs to create and preserve permanently affordable housing, as well as commercial and community spaces. The initiative will combat displacement and foster participatory decision-making about neighborhood development -- engaging thousands of tenants and homeowners overall through outreach, organizing and CLT planning. The initiative has the potential to preserve hundreds of affordable housing units, by coordinating community education and organizing, and providing legal, technical and financial support to build capacity of CLTs. The initiative will be administered by DYCD.

**Amount:** \$735,625

**Allocation:** The City Council will designate the following 14 organizations and funding amounts:

Organization	Amount
CAAAV Organizing Asian Communities	\$61,250
City College of New York	\$25,000
Community Solutions	\$35,250
Cooper Square CLT	\$61,250
Cypress Hills LDC	\$35,250
Faith in New York	\$61,250
Mary Mitchell Center	\$61,250
Mott Haven Port Morris Community Land Stewards	\$61,250
New Economy Project (coordinator)	\$67,500
Northfield LDC	\$59,625
Northwest Bronx Community & Clergy Coalition	\$59,625
Picture the Homeless	\$62,500
Urban Justice Center (Community Dev. Project)	\$25,000
We Stay/Nos Quedamos	\$59,625

**Need for Community Land Trusts:** More than 75% of low-income renters -- and more than half of all renters -- in NYC are rent burdened. From 2014 to 2017, median rents increased by more than one-third. Meanwhile the city is rapidly losing affordable housing due to expiring subsidies and deregulation of rental properties. Community Land Trusts (CLTs) are a proven mechanism to preserve vital affordable housing stock, reach deeper affordability levels, prevent extraction of public subsidies, and guard against speculation. CLTs also stabilize commercial and community spaces. 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. This discretionary funding initiative will support 10 emerging and expanding CLTs, which will create and preserve permanently affordable housing and other community needs.

**Scope and Services:** The Community Land Trust Initiative consists of 14 organizations that will provide: a) CLT incubation and community engagement; b) legal and technical support; and c) administration and coordination of the overall initiative.

- A. CLT incubation and community engagement:** Ten organizations will form or expand neighborhood-based CLTs – including by conducting extensive community education and organizing, and by participating actively in a citywide CLT training network:
- a. **CAAHV Organizing Asian Communities** will pursue a CLT in Manhattan's Chinatown focused on supporting residents below 40% AMI and immigrant-owned businesses.
  - b. **Community Solutions** will work with Brownsville, Brooklyn residents and nonprofit partners to establish a CLT to support low- and moderate-income households.
  - c. **Cooper Square CLT**, a longstanding CLT in Manhattan's Lower East Side, will pursue acquisition of additional properties to support affordable housing development, and will recruit and train additional community leaders and organizers.
  - d. **Cypress Hills LDC** will pursue a CLT to preserve low income homeownership and rental opportunities in Cypress Hills and East New York, Brooklyn, and conduct targeted outreach to homeowners at risk of foreclosure.
  - e. **Faith in New York** will work with northern Manhattan partners to organize a CLT that can develop and steward low income housing, commercial and arts spaces.
  - f. **Mary Mitchell Center** will pursue a CLT to steward property it currently owns, as well as publicly-owned land and housing it seeks to acquire.
  - g. **Mott Haven Port Morris Community Land Stewards** will support limited-equity homeownership opportunities, as well as commercial, cultural, social and educational spaces that improve local quality of life.
  - h. **Northfield LDC** will establish a CLT to create affordable homeownership for families below 80% AMI on Staten Island.
  - i. **Northwest Bronx Community & Clergy Coalition** will organize a CLT to develop and preserve deeply affordable housing, community and nonprofit spaces, commercial and industrial spaces and community gardens.
  - j. **We Stay/Nos Quedamos** will form a CLT to preserve affordable housing, including HDFCs it currently manages, and to manage local green infrastructure, including microgrids, community-based utilities and storm water mitigation.
- B. Legal and technical support:** The following organizations will provide transactional legal services and other technical support to the organizations incubating CLTs:
- a. **City College of New York** will develop community education and training curricula, provide research support, and train and place interns at CLTs.
  - b. **New Economy Project** will provide data research, GIS mapping, and community education support.
  - c. **Picture the Homeless** will train and mentor groups on community and tenant organizing, as well as provide property research support.
  - d. **Urban Justice Center** will provide legal and technical support to five CLTs, including on incorporation, by-laws and other matters.
- C. Administration:** **New Economy Project** will serve as coordinator for the overall CLT Initiative, working with the administering agency and all participating organizations to track progress, ensure timely reporting and compliance, and promote development of high-capacity land trusts to steward land and housing in low-income neighborhoods.