



FEB 2022

ADVANCING COMMUNITY- LED PLANNING AND COLLECTIVE OWNERSHIP

A look into the origins, vision and
demands of the East New York
Community Land Trust

HESTERST

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EXECUTIVE SUMMARY

This report is the product of a two-year project by East New York Community Land Trust’s (ENYCLT) Steering Committee to investigate the remaining city-owned (also termed publicly-owned), vacant, or underutilized lots in East New York to gather community input and develop plans for how this land can be used to fulfill our community’s collective vision for the future. The City has neglected lots under their control in East New York, leaving them vacant and underutilized for decades and allowing them to serve as dumping grounds for nearby buildings and businesses - physical reminders of the city’s decades-long policies of disinvestment in low-income Black and Brown communities like East New York. Since the neighborhood-wide rezoning of East New York in 2016, the city has disposed of many of these public lots directly to private developers - offering an infusion of public assets and public subsidy for development only once there is the prospect of rising land values and gentrification in the neighborhood. We reject that formula and demand the immediate disposition of the remaining city-owned lots to the ENYCLT along with major city and state investment in community-led development of these sites.

This report provides a feasibility analysis of 18 city-owned sites that should be transferred to community ownership immediately and presents general proposals for seven of the sites based on a still-ongoing process of gathering community input and organizing residents led by ENYCLT.

Key Findings

238
vacant lots

We found that there are 238 vacant city-owned lots in East New York that are under the jurisdiction of 13 agencies. The Parks Dept. has the most with 127, followed by NYC Housing Preservation and Development’s (HPD) 91 parcels, Department of Citywide Administrative Services (DCAS)’s 19, and 13 each for Department of Homeless Services (DHS) and New York Police Department (NYPD).

18
sites to transfer

We identified 18 city-owned sites that should be transferred to the ENYCLT. They are viable for development based on their size (over 2,500 square feet), zoning, and environmental considerations - meaning they are at immediate risk of being disposed by the city to private developers.

5
sites in the IBZ

Five of these sites are clustered in the East New York Industrial Business Zone (IBZ) and offer 117,744 square feet (SF) of land zoned for manufacturing uses, presenting a crucial opportunity for industrial development and high-quality job creation.

3
NYPD parking lots

Three of the 18 sites are NYPD parking lots. One of these parking lots is used by the NYPD but is under the jurisdiction of HPD, posing important questions about the agency’s responsibility to provide housing during one of the worst housing and homelessness crises in the city’s history. ENYCLT’s report about NYPD land across New York City is forthcoming.

11
sites for development

There are 11 sites viable for housing development and would allow for 504,344 residential SF based on their zoning, which is equal to a potential 630 units of affordable housing.

300
residents

We surveyed over 300 residents living near several of the largest sites. We found that people are concerned about the lack of deeply affordable housing accessible to low-income East New York residents and that there is an overwhelming demand for indoor and outdoor recreation centers and spaces, such as parks, for people of all ages, but especially for adolescents.

ACKNOWLEDGEMENTS

This report was created by the East New York Community Land Trust and Hester Street Collaborative.

The report was written by several members of ENYCLT's Policy and Advocacy Committee: Boris Santos, Brianna Soleyn, Jakob Schneider, Hayoung Jeong, and Hannah Anousheh. The report would not have been possible without the contributions of many ENYCLT members who did the organizing and research work that this report describes, including: Debra Ack, Niani Taylor, Albert Scott, Izoria Fields, Ethel Cooks, Stephanie Rivera, Kenya McCall, Andrea Granville, Afiya Lahens, Ayani Wallace, Soheir Hassan, Leslie Velasquez, Lina Green, Sandra Brathwaite, Chanel Haliburton, Judith Douglas, Stephanie Reeder, Desmond Dawkins and many more.

Special thanks to the Executive Director of Cypress Hills Local Development Corporation, Michelle Neugebauer, and the Board of the Directors for believing in us and providing us with endless support. Without your partnership, the ENYCLT would not have been able to grow and flourish in the way that it has.





INTRODUCTION

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In March 2020, at the beginning of the COVID-19 outbreak, longtime East New York and Brownsville residents mobilized quickly to form the steering committee for what became known as the East New York Community Land Trust (ENYCLT). The steering committee saw the Community Land Trust (CLT) model as a tool to address two trends that they feared would only exacerbate displacement at a time when residents were more vulnerable than ever due to the COVID-19 crisis:

1. The City's sale of public land and buildings to private developers for as little as a dollar and
2. the speculative purchasing and flipping of vacant lots, small homes, multi-family buildings, and commercial properties by investors.

The Community Land Trust Model

A CLT is a community-controlled nonprofit organization that retains ownership of land forever and ensures that the land is used in ways that benefit the community, not as a source of profit for speculative investors. When a CLT acquires a piece of property, it separates the deed to the land from the deed to the structures on top of the land. The CLT maintains ownership of the land and places restrictions on the sale price of the houses or other structures on the land. This allows the CLT to ensure that the housing on the land is

permanently affordable, even when market-rate development and gentrification drive up the price of land and housing in the same neighborhood. CLTs also acquire and hold land to create and protect affordable commercial or manufacturing space, community centers, gardens and farms, and other land uses.

To ensure that the land in the CLT promotes affordability and protects community benefits, CLTs are democratically governed by a tripartite board structure:

1. One third is made up of and elected by residents living in properties on CLT owned land;
2. One third is made up of and elected by residents of the larger neighborhood serviced by the CLT, but do not lease land from the CLT; and
3. One third represents the broader public interest (e.g. community allies with relevant skills).

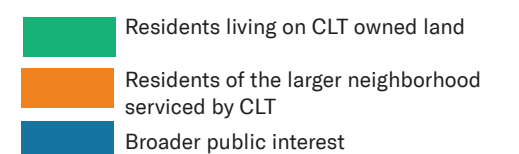
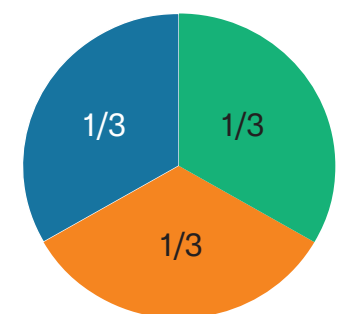


Figure 1: CLT model board structure

The CLT balances the interests of different stakeholders through this structure. No one group can dominate the governing of a CLT; therefore, different interests can be protected.

The contemporary CLT came out of the civil rights movement; used as a means for self-determination, collective wealth building, and community safety for Black people in the South who were denied individual ownership of land and faced evictions from their homes and farms. To combat this violence, black farmers and civil rights activists in Albany, Georgia formed the first contemporary CLT, New Communities, Inc., in 1969 after purchasing 5,000 acres of farmland. Charles Sherrod, President of New Communities, Inc. and member of the Student Nonviolent Coordinating Committee (SNCC) said, “The only way African Americans in the Deep South would ever have the independence and security to stand up for their rights — and not be punished for doing so — was to own the land themselves.”

We, East New York and Brownsville residents, formed the ENYCLT to join a movement to make all of East New York an affordable, sustainable, and thriving community. It was a proactive measure to address our concern that the COVID-19 pandemic would exacerbate real estate trends in East New York, which for decades have driven up the cost of land at residents’ expense.

The community had just been hit by the 2016 rezoning that flooded the neighborhood with speculative predatory investors. As the real estate industry accelerated its house flipping for profit, we came together in the middle of a pandemic to create a CLT to bring truly affordable housing to the neighborhood and begin to address years of broken promises. In doing our best to be led with integrity, democratic processes, bold activism, and collaboration, we build on the work of local legends like community activist Granville Payne and others.

In the following section, we briefly outline how unjust market-driven housing policies in East New York have lined the pockets of the rich, and how transferring land to community ownership is the first step to address this issue.



ENYCLT Board Member Niani Taylor survey a city-owned vacant lot.

“The only way African Americans in the Deep South would ever have the independence and security to stand up for their rights — and not be punished for doing so — was to own the land themselves.”

Charles Sherrod, President of New Communities, Inc. CLT

Historical and Current Context of East New York

Redlining and Blockbusting

The arrival of displaced Black people from the South and Puerto Ricans - some of whom passed through other New York City neighborhoods - through the 1960s in East New York set a course for both private and public disinvestment. As white, often immigrant, households were incentivized by the federal government to leave East New York to purchase homes in other parts of the city and the emerging suburbs, the new Black and Brown residents of East New York ran headlong into what urban planner Walter Thabit called “apartheid, American style.”¹

The newcomers encountered an aged and poorly maintained housing stock and a lack of access to loans for purchasing or rehabbing homes thanks to redlining. This created a perfect environment for the exploitation of East New York’s new residents through the extractive process of blockbusting - when real estate speculators harassed white residents into selling below market value and then sold their homes at unsustainable prices with high interest to black residents. These unfavorable contracts, combined with the federal homeownership programs beset with fraud and scandal, led black homeowners to lose their homes to foreclosure.² In all, from the mid-1960s through around 1971, over 5,000 units of housing were lost to abandonment, vacancy, and demolition.

Urban Renewal

The Housing Act of 1949 officially allowed municipalities to “clear slums” and relocate or displace people in the name of urban renewal (i.e. redevelopment). The Vest Pocket plan

and other urban renewal plans implemented in East New York (and discussed below) involved, either partially or wholly, the process of forced mass displacement through vacate orders, demolition, and then construction. In many cases, the city failed to redevelop after demolition. This was true with the construction of the industrial zone in the northwest. The decision to displace 1,200 families in this area was first made by the Central Brooklyn Model Cities Policy Committee.³ Some of the cleared lots in East New York remain vacant while others have only recently been redeveloped (such as the area of Chestnut-Dinsmore which will now contain [Chestnut Commons](#), an affordable housing complex) due to the recent rezoning and other City actions. The objectives of the East New York Urban Renewal Plan I and II (1986 and 1989) are outlined in Appendix F.

Disinvestment

The devastation due to real estate speculation in East New York was made even worse by government disinvestment in the 1970s and 1980s. During the fiscal crisis of the 1970s, the city imposed a severe austerity regime that targeted neighborhoods like East New York with the most severe cuts to basic services and resources, through the policy of “planned shrinkage.”⁴ In response to this disinvestment, grassroots community-based organizations stepped in. The Nehemiah Program exemplifies a successful case of how grassroots community groups can utilize vacant, city-owned (also termed publicly-owned) lots to stabilize a housing crisis.

The Community Fights Back

In the 1980’s, East Brooklyn Congregations (EBC), a coalition of 36 congregations brought together by the organizer Mike Gecan of Saul Alinsky’s Industrial Areas Foundation, developed the Nehemiah Plan to build low-cost, single-family houses for low- and middle-income households on lots that were donated by the city. The Nehemiah Plan led to the development of over 6,000 affordable single-family homes in East New York and Brownsville in four phases. In the 1980s, Nehemiah houses accounted for 38 percent of the net increase in East New York’s housing stock, and 77 percent of the increase in single-family houses.⁵

The creation of the Mutual Housing Association of New York (MHANY) program in 1995 is an example of the successful transfer of city-owned vacant buildings that turned squatters into rightful owners.⁶

Despite the substantial amounts of housing rehabilitation, the need for affordable housing persisted, with 35 percent of East New York renters paying more than one-third of their already low incomes for rent in 1996.⁷

The East New York Rezoning

In 2016, despite fierce community resistance and the creation of an actual community plan (see Appendix F), the City Council passed the rezoning of East New York even though it would place 50,000 residents at risk of displacement.⁸ The rezoning failed to deliver the benefits the city promised to the neighborhood. For example, the City promised that 1,300 new affordable housing units would be built in the two years following the rezoning, but as of 2020 only 503 units were built or

under development.⁹ Another promise that remains unmet is the revitalization of the East New York Industrial Business Zone (IBZ) and the 4,000 new jobs it was supposed to create.¹⁰ The City has not provided any data on job creation. Meanwhile, East New York industrial businesses and homeowners continue to face aggressive speculative investors.

Home Flipping

Speculative investment targeting homeowners takes on multiple forms in East New York. Property flipping¹¹ has become pervasive and has reduced the stock of entry-level affordable homes because flipping drives up home values without adding any further public benefit.¹² Because home prices have been lower in East New York relative to many other parts of the city, the past decade has made the neighborhood a target for this practice.¹³ Flippers often prey on people who are having difficulties paying their mortgage and are at risk of foreclosure (or have recently entered foreclosure).¹⁴ In 2017, East New York and Brownsville¹⁵ had the 3rd and 4th highest new foreclosure rates in New York City out of 59 community districts.¹⁶ That same year, 35 percent of 1-4 family homes sales in East New York went to investors, and there were a total of 126 home flips in that one year.^{17,18}

The Tax Lien Sale

The city also plays a critical role in robbing East New Yorkers of household and community wealth through its tax lien sale process. Here, the City places a lien on properties for unpaid taxes, water and sewer bills, and other municipal debts owed to the city. If these debts remain unpaid, the city can choose to sell these liens. Unlike other US cities, New York City works with Wall Street firms to whom it sells these debts annually. Once the liens are sold, these firms assume the rights the city previously had to collect these debts while charging compounding fees and interest. If the Wall Street firms are unable to collect the debts, they can foreclose on the property, which is then sold at auction. While some people do indeed lose their homes to foreclosure through this process, it also encourages predatory property flipping, as homeowners whose liens are at risk of being sold into the sale are often approached by unscrupulous real estate investors who offer to settle the lien and purchase the home well below market value. While this solves the problem of the lien, it results in the loss of generational wealth for the homeowner.

According to an analysis by NYU's Furman Center, East New York experienced some of the highest numbers of smaller homes and apartment buildings that had liens sold from 2010 to 2015.¹⁹ The city's tax lien sale data shows that East New York continues to have some of the highest numbers of liens sold into the trust since that study. The city also sells vacant lots in the tax lien sale. By selling the liens on vacant lots, the city loses its ability to foreclose on blighted lots that are abandoned by absent and neglectful owners. If the city did not sell liens, it could take ownership of hundreds of vacant lots and transfer them to CLTs. According to a [report by New Economy Project](#), the city squandered 3,600 potential units of affordable housing in the tax lien sale

held on December 17, 2021.²⁰

Land Privatization

In conjunction with the 2016 East New York Rezoning, the city transferred many vacant and underutilized public lots to private developers without community input. The affordability requirements for city-subsidized affordable housing projects are bound to regulatory agreements that only last between 30 years to 60 years. In fact, a 2019 study by [ANHD](#) found that 234,520 city-subsidized affordable units were set to expire between 2017 and 2037.²¹ While mission-driven non-profit developers tend to choose to keep the units affordable, for-profit developers will often opt-out of the affordability restrictions and raise rents significantly.

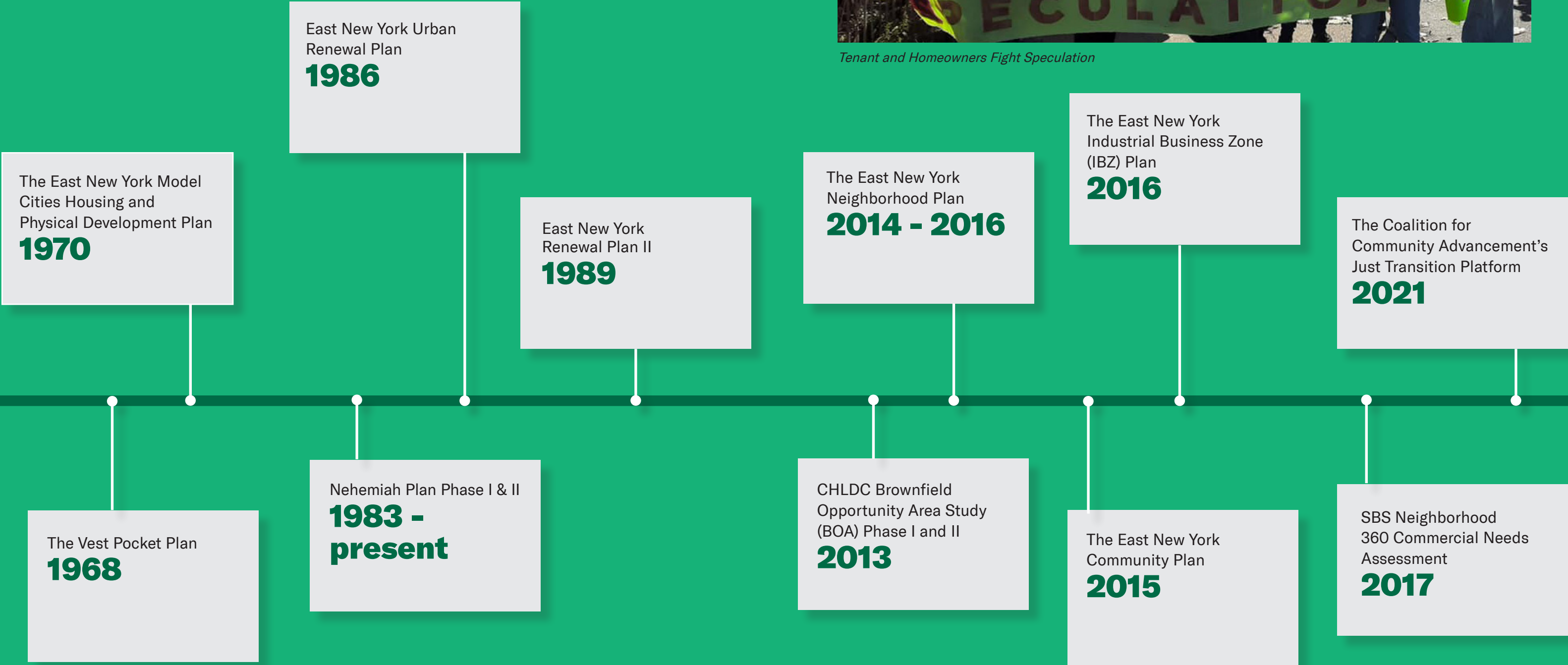
In 2017-2018, for-profit developers constructed 75 percent of new units, while non-profits built only 25 percent of new units. In addition, from 2014 to 2018, 75 percent of city-issued RFPs for new construction projects on city-owned land were awarded to for-profit developers while only 25 percent of RFP awards went to non-profits. To make matters worse, when the city transfers city-owned land for affordable housing, it ties that award to significant public subsidy (i.e. our tax dollars) - and for-profit developers received 72 percent of the total amount of city subsidy awarded from 2014 to 2018.²² In 2017, the city awarded over 35 scattered lots across East New York and Brownsville to developers including for-profit developers Rajoy Management Inc. and Infinite Horizons LLC.²³ **The ENYCLT's top priority is to protect the remaining public land assets in East New York before the city gives them all away to for-profit developers.**



Past Plans and Studies

The city-owned, vacant, and underutilized lots that the ENYCLT seeks to acquire should be used in ways that conform with the comprehensive plans of the last several decades, some of which are highlighted on the timeline included below. Many of the demands laid out in the East New York Community Plan of 2015 and the Coalition for Community Advancement’s Just Transition Platform are reflected in the Site Proposals section of this report.

*See [Appendix F](#) for further description on each plan.



Tenant and Homeowners Fight Speculation



PLANNING 'BY US, FOR US'

PLANNING 'BY US, FOR US'

Several months after the ENYCLT Steering Committee was formed, member and life-long East New York resident Izoria Fields made a passionate plea for the ENYCLT to use its energy and resources to do something about vacant lots in the neighborhood. Others agreed, and a plan was developed to take stock of every vacant lot in East New York and develop community plans for the sites best suited for CLT acquisition. Izoria headed the newly formed “Lot Survey” Committee - which would soon become the Land Committee - that began meeting weekly to plan and execute this project. Each step in this process, outlined below in the methodology section, was planned and executed by the ENYCLT Steering Committee composed of thirty East New York and Brownsville residents.

While the Land Committee spearheaded the project, both the Education and Organizing and Policy and Advocacy Committees played pivotal roles in the project as well. The Land Committee led the charge to survey vacant lots and parking lots, managing to survey all city-owned lots in East New York. The Land Committee then conducted property-level research, including ownership history, zoning, and building permit applications, to identify viable sites. This resulted in a slate of 18 viable sites that were forwarded to the full Steering Committee for a vote to determine which sites we wanted to prioritize and organize around. The second phase of our community planning for these sites was to survey residents that lived around our target sites, which was led by the Education and Organizing Committee. To get a deeper understanding of what people wanted to see on these vacant lots, the Education and Organizing Committee produced flyers and educational materials for

various community events to gather additional community input on the sites. The third phase of the process, writing and drafting this report in coordination with Hester Street, was executed by the Policy and Advocacy Committee because its members had a comprehensive vision for how the report could be used for advocacy and organizing.

The ENYCLT believes that true community-led planning initiatives must be designed and implemented by neighborhood residents at every stage in the process. This is a rejection of the top-down planning and that too often characterizes what passes for community planning where professional planners from outside of East New York gather community input only to develop recommendations independently.

Methodology

We developed a collaborative strategy for identifying, surveying, and selecting city-owned lots that could be suitable candidates for acquisition and development. In this section, we detail how we identified these lots, our approach to surveying them, and how we narrowed down our list from over 200 parcels to our current 18 target sites (some of which consist of more than one lot, or parcel).

Identifying City-owned Lots Using Public Data

We initially identified city-owned vacant lots using the Vacant Publicly Owned Land dataset from the City's open data portal, NYC OpenData. We used the boundaries of Brooklyn's Community District 5 (CD5) as our area of interest. Once we began surveying lots included in this dataset, we realized that it was not entirely up to date; some lots were no longer vacant, with construction in progress on several of them. To develop a more accurate dataset of vacant, city-owned parcels, we used the NYC Department of City Planning's MapPLUTO database - the City's extensive tax lot dataset - to update our list.

We identified a total of 339 vacant, publicly-owned parcels within the boundaries of CD5. Most of these lots were owned by the City and under the jurisdiction of various City agencies, but this total also included some vacant New York State parcels and others under the jurisdiction of regional authorities such as the MTA. We narrowed our list to the 255 parcels we surveyed based on the following criteria: 1) owned by the city; 2) total lot area greater than 1,000 SF or contiguous lots totaling more than 1,000 SF; and 3) not identified as committed for development based on publicly available information, including lots that were part of NYC Housing Preservation and Development's

(HPD) New Infill Homeownership Opportunities Program (NIHOP) and the Neighborhood Construction Program (NCP).

Taking Stock of Vacant Lots

Surveying of the lots took place from late-summer 2020 through early winter of 2021, typically every other Saturday. Surveying was conducted in teams of two or three community members. The survey instrument and protocol were developed by the Lot Survey Committee which leads efforts related to land acquisition, including conducting property-level research, community-led planning, and community member surveys. Initially, surveys were conducted using either a paper or online survey accessed via mobile phone. After a couple of months of surveying, we transitioned to a fully online map-based survey tool that allowed the Lot Survey Team to interactively select the parcel they were surveying, obtain basic parcel information, access the online survey form, and upload photos. The online map-based tool streamlined the survey process and allowed for more consistent and accurate data collection.

From 255 Lots to 18 Target Sites

Once all the lot surveys were completed in late December of 2020, the Land Committee began analyzing the data to identify which of the 255 City-owned lots would be ideal candidates for our Public Land in Public Hands Campaign. This was a multifaceted, iterative process that used multiple criteria to develop a list of targeted lots. Lots that we identified as community gardens - nearly 100 of them - were removed from the list. We also removed any lots that our survey showed were not vacant, despite being indicated as such in the DCP's MapPLUTO database.



A vacant lot in East New York that was surveyed by ENYCLT.

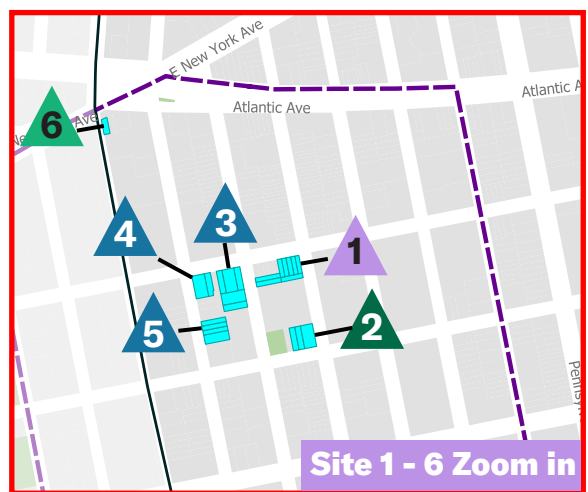
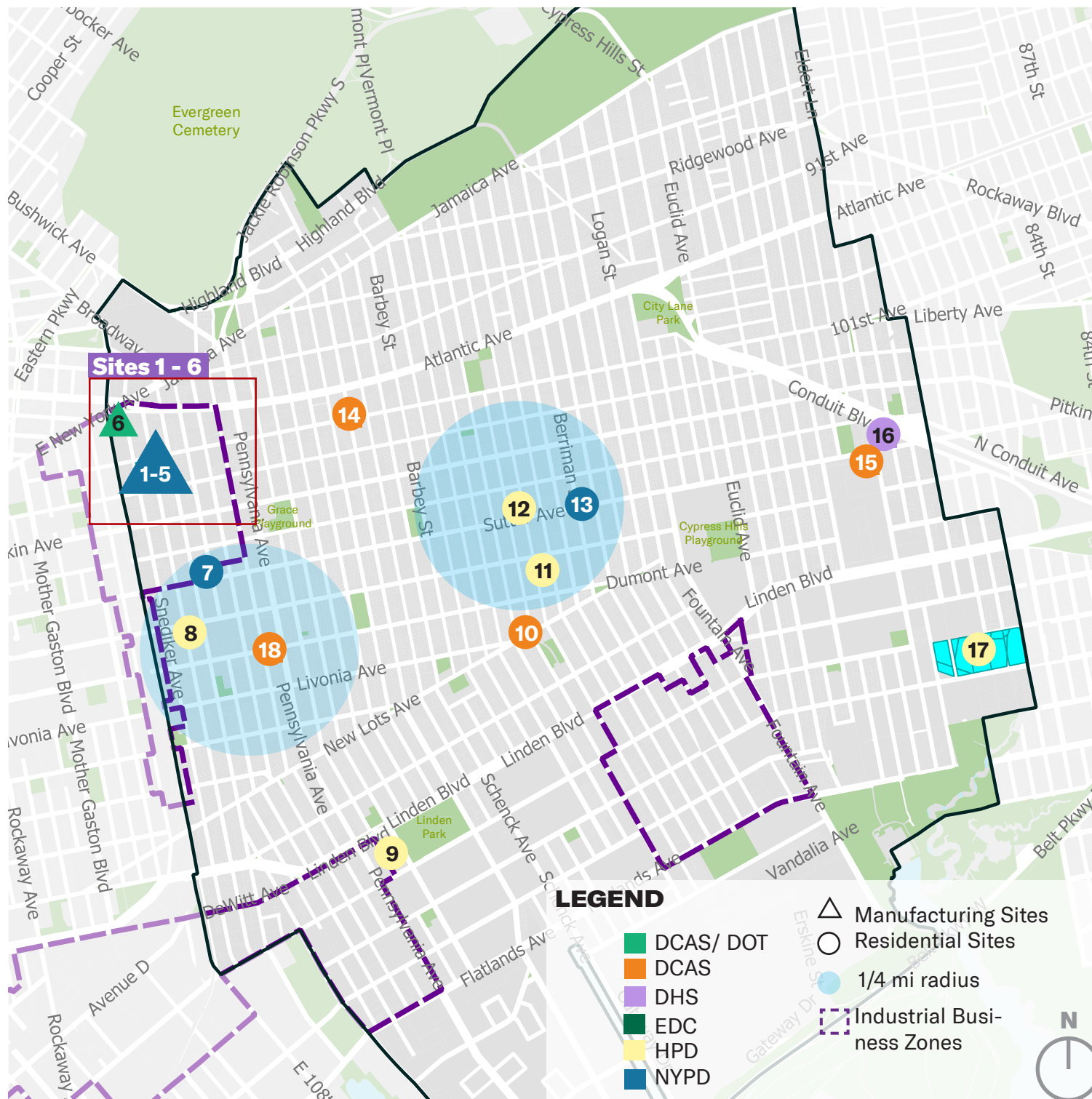
We evaluated the remaining lots based on the following criteria: 1) lot size and buildable area; 2) zoning and allowable land uses; 3) environmental considerations, including flood risk or designated natural areas; and 4) contiguous lots that could be combined into a larger development site. This resulted in fewer than 100 lots.

From late-December 2020 through early-February 2021, the Land Committee conducted an intensive investigation of each of the remaining lots. Our aims were multiple. First, we wanted to confirm the City's ownership of each lot while also understanding its history. We did this using the Office of the City Register's Automated City Register Information System (ACRIS), the City's property records database. In addition to confirming current ownership, we learned that many of the lots had been vacant since the 1970s and 1980s after having been transferred to City ownership through foreclosure on property tax arrears, otherwise known as in rem foreclosure.

Second, we consulted the Department of Buildings' (DOB) public building permit portal to determine if plans were currently under review for any of the lots. Once we had further

narrowed our list of lots, members of the Land Committee met with a representative from the NYC HPD to help us determine if any of the remaining parcels were already committed for development.

The result of this extensive lot survey process was about 50 lots that could be assembled into 18 potential development sites. The Land Committee then presented the sites to the ENYCLT Steering Committee to get feedback on the sites and identify priority target sites. The Land Committee took the feedback from the Steering Committee and prioritized eight sites: Sites 1 through 5, a cluster of sites located in the East New York IBZ; Sites 8 and 18, larger lots located in central East New York; and, Site 12, a large site formally under the jurisdiction of NYC HPD but currently used by the NYPD's 75th Precinct as a parking lot.



Sites

- | | |
|----------------------------|------------------------|
| 1. 264 Libery Ave. | 10. 763 New Lots Ave. |
| 2. 291 Glenmore Ave. | 11. 655 Linwood St. |
| 3. 232 Liberty Ave. | 12. 987 Sutter Ave. |
| 4. 222 Liberty Ave. | 13. 284 Berriman St |
| 5. 105 Snediker Ave. | 14. 511 Liberty Ave. |
| 6. 1762 East New York Ave. | 15. 1388 Sutter Ave. |
| 7. 561 Sutter Ave. | 16. 661 Eldert Ln. |
| 8. 530 Blake Ave. | 17. 902 Drew St. |
| 9. 885 New Jersey Ave. | 18. 441 Sheffield Ave. |

Community Planning and Organizing “By Us and For Us”

The Land Committee developed a multi-pronged approach to the community planning process in Spring 2021. Unlike traditional top-down approaches to neighborhood planning, we decided to use the community planning process to introduce the ENYCLT to the community, organize with East New York residents, and build relationships with local businesses and community-based groups working toward racial and economic justice in East New York, all while gaining insight into the vision that community members hold for their community. In the remainder of this section, we provide a deeper dive into our community-led planning process.

For residential sites, which are the majority of the ENYCLT’s target sites, we designed a survey administered in-person near the target site. The surveys are conducted in multiple ways so that we can get a broad range of visions for the sites and East New York generally. First, we paired our “survey days” - typically every other Saturday - with an event, sometimes in collaboration with the Education and Organizing Committee, that offered residents a fun, engaging experience while they shared their hopes and dreams for East New York. Through these events, we have collaborated with local business owners who shared their craft with attendees. For example, at one “survey day,” community members learned how to make their own tea bags, while at another they learned how to repurpose old clothing into face masks.

We also surveyed residents at our well-attended community event in June, the Anti-Gentrification Walking Tour and BBQ, a collaboration with Preserving East New York. We also coupled our “survey days” with door-

to-door surveys of households that live near the sites. Similarly, we used targeted phone surveys of residents who live near potential development sites. In just a few months of surveying, we had collected over 300 responses from residents for Sites 8, 18, and 12.

Our approach to Sites 1 through 5 in the East New York IBZ is slightly different. Recognizing that these sites are predominantly in areas with fewer residents and a high concentration of local businesses, we engaged with local nonprofits and businesses working in the area. Building a shared vision with these groups occurred during our weekly Land Committee meetings and some Policy and Advocacy meetings, where groups would share their work and vision with us and identify potential areas that we can work together to build on the many strengths East New York possesses. Specifically, we are identifying how ENYCLT, as a steward of collectively-owned community land, can provide affordable space for sustainable, community-oriented businesses and organizations.

The next stage of our community planning process is to conduct community visioning sessions with community residents living around each site in the coming months. During these sessions, we will introduce the CLT model, discuss the survey results, and develop detailed site proposals collectively.

Timeline



Summer 2019 - Fall 2020
Steering Committee
Site surveys with ENY



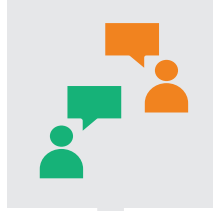
November 2020 - December 2020
Land Committee
Target site list



December 2020 - January 2021
Land Committee
Site background research



February 2021
Steering Committee
Finalized list of target site



February - October 2021
Education & Organizing Committee, Land Committee
Resident engagement
(survey + interviews)



September - November 2021
Steering Committee
Developed site proposals



January 2022 - present
Education & Organizing Committee, Land Committee
Development site community
visioning sessions



Findings

Our engagement with community members through the planning process has generated important insights about what people want to see on vacant, city-owned land in East New York. Residents have been happy to talk with us and share their visions for these sites. Because we have adopted a highly local engagement strategy - talking with people who live near the vacant lots - we found that the community need is different for each site. For

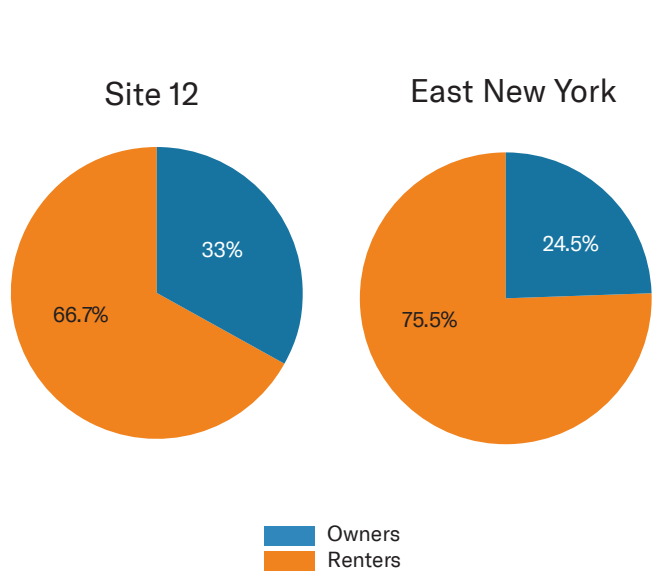
example, people living in areas with greater housing density have explicitly said they want sites near them to be used for community centers and recreation instead of affordable housing. On the other hand, areas with lower density housing and limited community centers have indicated a priority for affordable housing development and community spaces for recreation.

SURVEY FINDINGS

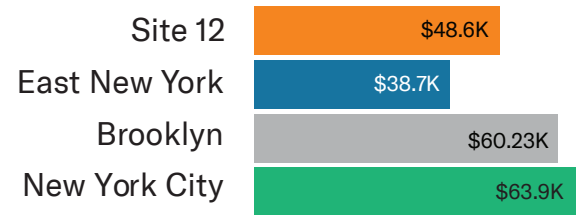
Site 12: 993 Sutter Ave

Site 12: Housing

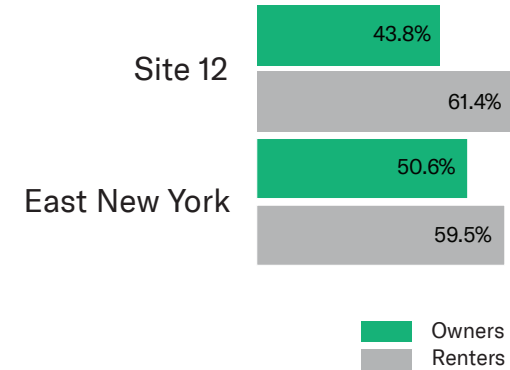
HOUSING TENURE



AVERAGE HOUSEHOLD INCOME



HOUSING COST BURDEN



*Information represents 1/4 mile radius around Site 12.
Source: US Census American Community Survey 2019

This site is a city-owned lot under the jurisdiction of NYC HPD but is currently used as parking for the adjacent NYPD 75th Precinct. The surrounding area - about a 1/4-mile radius around the site - (see Map 1) is largely residential, with over 80 percent of all lots devoted to residential uses.²⁴ Two-thirds of the roughly 3,800 occupied housing units are rental units, which is lower than the entire East New York area where a little more than 75 percent of all housing units are rentals (see Figure 2). The median household income of people living near Site 12, which is just under \$49,000, is noticeably higher than the \$38,750 for the entire East New York community but significantly lower than the \$60,000 median household income for all of Brooklyn (see Figure 2). Housing affordability here is an issue, with about 44 percent of homeowners and 61 percent of renters paying more than 30 percent of their income for housing costs. These statistics are reflected in many of the responses we collected in our surveys.

We surveyed 141 East New York residents about their vision for the site (although not everyone we talked to responded to every survey question). Nearly 70 percent of the people we conversed with had lived in the community for more than 10 years and were predominantly renters (about 75 percent). When asked what they would like to see at the site, the most common response was affordable housing with 85 responses (about 65 percent). The East New York residents we spoke with stressed the need for places to meet with neighbors and take their children, with about half of the surveyed residents indicating they'd like to see a community center (nearly 50 percent of all respondents) and about one-third saying they would like to see a park or playground, other general recreation options, cultural space, or healthy food options.

When asked about the housing characteristics they would like to see at the site, there was a preference for deeply affordable housing that aligned with the current character of the neighborhood. For example, the most common type of housing was smaller, 1-4 family buildings (75 percent) followed by small apartment buildings (about 45 percent). The responses indicated that a mix of affordability levels should be offered, but there was an emphasis on providing opportunities for those most excluded from adequate housing they could afford. Of the 164 responses to this question (respondents could select more than one option), nearly 75 percent of the responses indicated households making \$28,830 or less should be able to afford the housing that is built. Of the 93 people who answered the survey question, the most common response was that households making up to \$9,600 should be able to afford units here (about 52 percent of people we talked to), followed by those earning between \$9,600 and \$19,000 (42 percent of respondents) and those making between \$19,000 and \$28,800 at 37 percent. We also asked them the types of tenure arrangements they would prefer, including rentals, condominiums, cooperative housing, and single-family homeownership. When asked if they would like to see rental units, about two-thirds said they did. When asked the same question about condominiums and coops, about 40 percent said they would be interested, and 16 percent said yes to single-family homes. It is worth noting that although rental housing was the most common response, there is a clear interest in affordable ownership options.

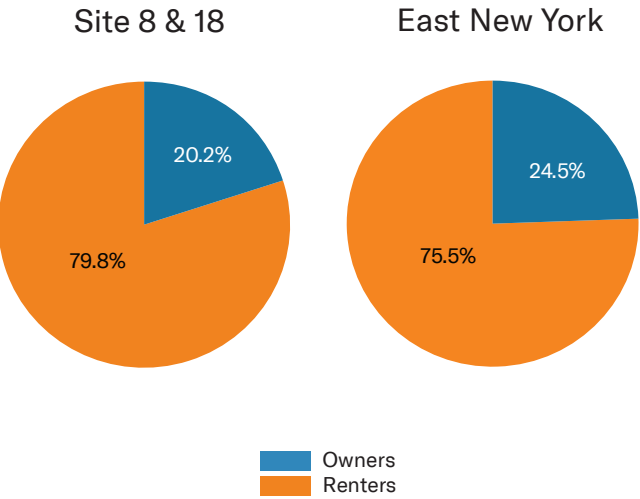
Site 12: 993 Sutter Avenue



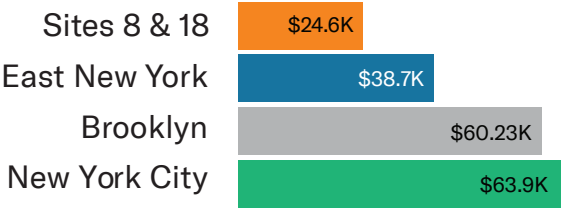
Site 8: 315 - 341 Hinsdale Street

Sites 8 & 18: Housing

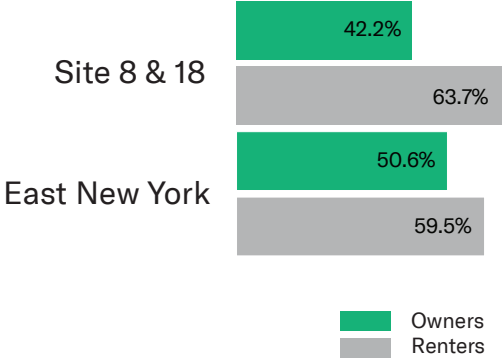
HOUSING TENURE



AVERAGE HOUSEHOLD INCOME



HOUSING COST BURDEN



*Information represents 1/4 mile radius around Site 8 & 18.
Source: US Census American Community Survey 2019

Site 8: 315-341 Hinsdale Street and Site 18: 441-447 Sheffield Ave

Sites 8 and 18 are separated by only about one-quarter of a mile (see Map 1). Site 8 is owned by NYC HPD, while Site 18, which consists of two lots, is under the jurisdiction of the NYC Administration for Children’s Services (ACS). The area surrounding these sites are diverse in terms of land use and includes parts of the East New York IBZ on its northern and western edges. About 80 percent of the roughly 11,000 housing units in the area are occupied by renters and about 65 percent of these households pay more than 30 percent of their income for housing costs (Figure 3). The median household income of this area, \$24,637, is notably lower than that of East New York, Brooklyn, and New York City. This holds true for both Black and Latino households who have median household incomes of \$27,300 and \$20,400, respectively.

We surveyed 179 people in relation to Sites 8 & 18 who revealed concerns about housing PLANNING ‘BY US, FOR US’

density, and the desire for other uses to be provided on these sites. Only about 45 percent of respondents indicated that affordable housing would be something they would want to see on these sites, whereas the same percentage said they would like to see a community center, and 40 percent said they would like to see the land used for a park/playground and other indoor or outdoor recreational activities. For those who answered questions about housing, the results are like those of Site 12. For example, while the people we talked to indicated rental as the most common tenure option, more people said they wanted some form of ownership, whether it is single-family homeownership, condos, or cooperatives. In terms of affordability, it was quite clear that deep affordability was desired, and most people wanted to see housing available to households with incomes below \$28,800.

GENERAL FINDINGS AND SITE PROPOSAL



General Findings



Community engagement hosted by ENYCLT asking local residents what they want to see on the lot located at 530 Blake Avenue.

The process of surveying all city-owned lots in East New York, conducting zoning analysis and historical research on each site, and speaking with hundreds of residents living adjacent to the lots took two years. Here are some of the findings:

1

18 Sites
504,344 SF
630 Units

The 18 target sites would allow for 504,344 residential square feet based on their zoning, which is equal to a potential 630 units of affordable housing. Of these 18 sites, the five sites that are in the East New York IBZ would allow for 117,744 SF square feet of manufacturing space. A large manufacturing operation such as Legion Lighting fits comfortably into 40,000 SF.

2

For the most part, responses from the over 300 surveys we conducted told us what we already knew to be true: East New York residents want deeply and permanently affordable housing for low-income residents, more green spaces and recreation opportunities that are both indoor and outdoor, access to fresh, high-quality groceries, and more family wage job opportunities. Diving into more detail, we learned that:

- Residents are angry about all the vacant lots in the neighborhood. While they remain vacant, they create blight because they are most often sites for garbage dumping.
- Where people want to see housing, they want it to be deeply affordable housing for extremely low-income households.
- They are concerned about building more housing in areas where large multifamily housing projects are clustered.
- Across the board, but especially in housing dense areas, they want to see spaces such as parks and community centers that operate to provide opportunities for recreation, healthy living, and enjoyment. There is overwhelming demand for more centers for recreation for people of all ages, but especially for adolescents and aging adults.

Trash pick-up of the target site identified located at 530 Blake Avenue.



3

Our 18 target sites are all city-owned but under the jurisdiction of six city agencies: HPD, EDC, ACS, DHS, NYPD, and DCAS. HPD is the administering agency for the citywide CLT Initiative; however, many of the city-owned lots that are viable for CLT acquisition in East New York are not currently under HPD control. HPD should work with the ENYCLT and our partners at NYCCLI to develop a specific procedure for coordinating across agencies to transfer land to CLTs. We have heard from other CLTs across the city that this problem is not unique to East New York.



Department of
Housing Preservation
& Development

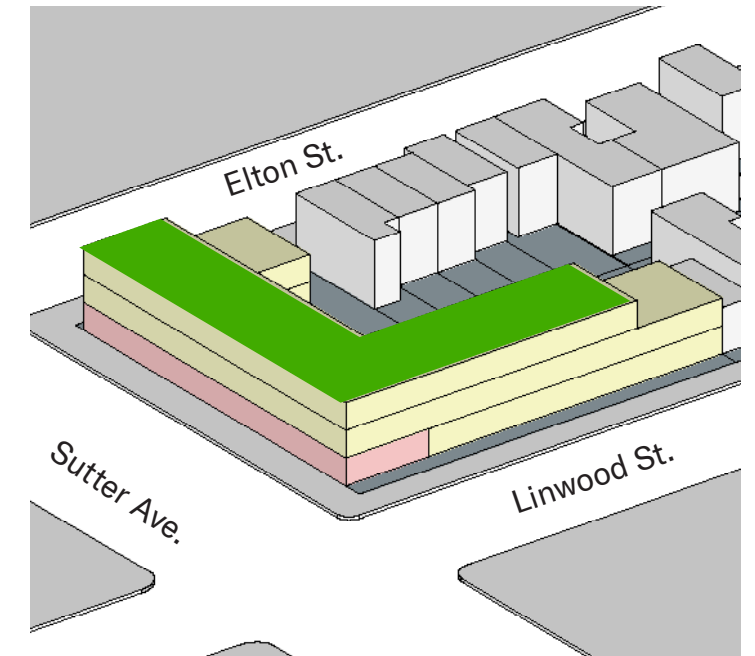


4

As explained in the Methodology section, the process of identifying all the vacant and underutilized city-owned lots took over six months, but it would not have taken so long if HPD had been willing to share information with us from the beginning. We had to physically survey all the city-owned lots in East New York, use multiple city datasets, and have several conversations with HPD staff to get a full picture of the remaining city-owned land in the neighborhood. HPD refused to provide us with a list of vacant lots under their control that had not been awarded or “RFPed,” so we had to sift through old HPD RFPs to determine which sites had been awarded because many new projects are still not reflected in city datasets. For example, in 2018 HPD awarded over 30 lots in East New York and Brownsville through the Neighborhood Construction Program (NCP) and The New Infill Homeownership Opportunities Program (NIHOP) RFP, but there is little information or transparency around those programs (in fact, the [city’s webpage](#) about the programs is down).

OPPORTUNITIES FOR MIXED-USE

Figure 4



SITE 12

Address: 987 Sutter Ave.

Owner: HPD

Zoning: R5/C2-3

Lot Use: Parking Lot

Lot Area: 25,470 SF

Lot Size: 180'x183'

MAX BUILDABLE SF:

Residential: 31,840 SF

Residential Units: 44-49

Commercial: 25,470 SF

Community Facility:

51,000 SF

Setbacks: n/a

Lot Coverage: 55%

Height Limit: 40'

Opportunity to include green space on site:

Due to the lot coverage limitations, there is the opportunity to provide approximately 11,000 SF of open green space on the lot. In order to satisfy the parking needs of the newly added residential units on site, underground parking should be a design consideration for any future development.

Site Proposals

Note: The site proposals outlined below are in their early stages. They are based on the hundreds of surveys we collected from residents living near the sites and many stakeholder interviews with organization leaders and business owners. They also reflect the values and ideas of ENYCLT members, all of whom are East New York and Brownsville residents. The purpose of the proposals is to present the desires of residents, small business owners, and other community stakeholders for each site in general terms before we enter the next phase of this project in which we will hold community visioning sessions to generate detailed site proposals.

R5

Commercial Overlay

C2-3

**COMMERCIAL
FLOOR AREA RATIO:**

R1-5 Zoning: 1

R6-10 Zoning: 2

Allowable Uses: Commercial overlays mapped along streets that serve local retail needs, typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

SITE 12

On Site 12, residents would like to see a residential building with community facility uses on the ground floor because the blocks surrounding Site 12 are quiet and residential; however, there are some businesses across the street from the site on Sutter Avenue. The buildings on the blocks surrounding Site 12 are primarily low-density buildings - a mix of four-story buildings and two-story homes.

We propose a three- or four-story building to maintain the character of the area that would provide 44-49 apartments. The building should be a limited equity cooperative since most residents we surveyed were in favor of some kind of residential ownership model. We believe that a co-op model fits our values, namely our belief in democratic cooperative systems, and complements the cooperative land ownership model that would be in place through our CLT.²⁵ In other words, the ENYCLT board would balance the interests of the housing co-op board and vice versa (Cooper Square CLT is one example of this dynamic). Based on the survey results discussed above and the values and mission of ENYCLT, the residential units will be mixed income, with the intent of making all the apartments affordable to low and very low income residents.

Due to lot coverage limitations prescribed by the zoning, there is the opportunity to provide approximately 11,000 SF of open green space on the lot. The residents we surveyed want green space to relax in along with a children’s playground. In addition, the many seniors living in the Nehemiah Homes on the neighboring blocks have backyards but lack access to communal gathering space. Thus, we propose an open green space with benches, a gazebo for holding small outdoor events, a small garden accessible to all, and a children’s playground.

The ground floor of the Sutter Ave side of the building would be dedicated to approximately 25,470 SF of commercial and community facility space. We propose a multimedia space with Science, Technology, Engineering, Art, and Math (STEAM) programming, photography, and filmmaking run by a local non-profit in partnership with Transit Tech High School, local community colleges, and building trade unions such as the Carpenters Local 926 and International Brotherhood of Electrical Workers (IBEW) Local 3. This would help create a pipeline for young adults looking to go into careers in STEAM and the trades.

The commercial space will be dedicated to a fresh food co-op run by organizations such as East Brooklyn Mutual Aid and the Brooklyn Packers, a Black-led worker-owned co-op that does food sourcing, packing, and delivery. East New York is directly impacted by a system of food apartheid in New York City - the lack of healthy, affordable food in East New York and other low-income BIPOC communities is directly tied to discriminatory economic policies and practices, including redlining, that discourage economic investment such as quality supermarkets in such communities. Many residents we surveyed said that they must leave the neighborhood to buy their groceries. The organizations running the food co-op would also run and manage the rooftop farm that would be accessible to the co-op shareholders. We will tap into grants for green roofs and other green infrastructure features to help make this a reality.

The project could also include an underground parking garage with space for nearly 100 vehicles.

OPPORTUNITIES FOR AFFORDABLE HOUSING OR COMMUNITY FACILITY

Figure 5



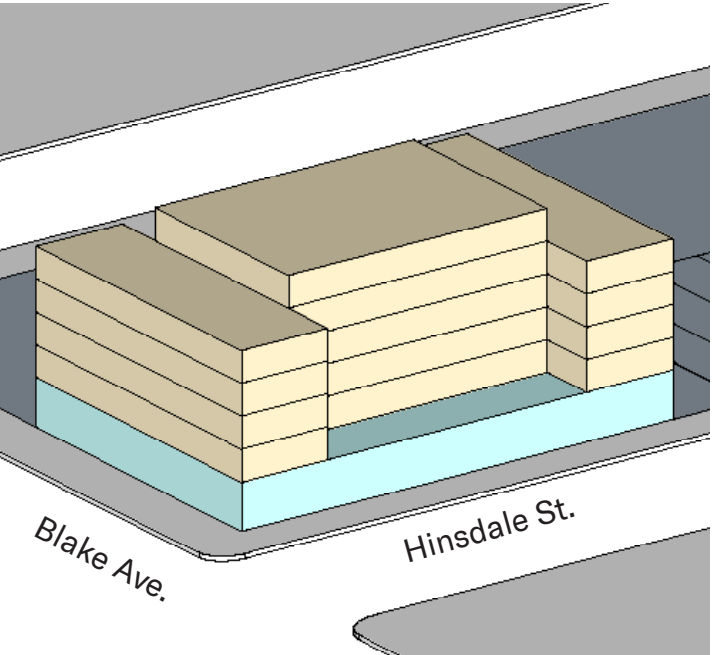
Site 8

Address: 530 Blake Ave. Lot Area: 15,000 SF
Owner: HPD Lot Size: 150’x100’
Zoning: R6/ C2-3
Lot Use Vacant Lot

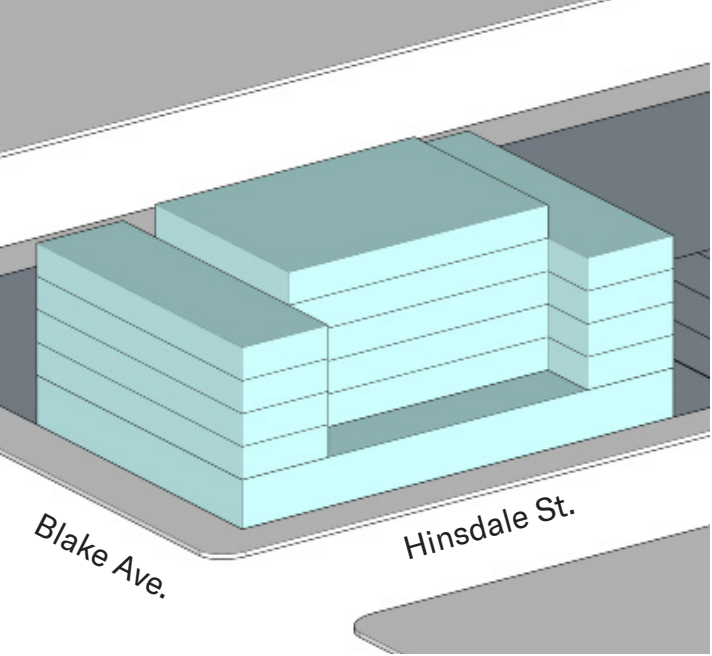
MAX BUILDABLE SF:

Residential: 54,000 SF Setbacks: 20’ at 60’+
Residential Units: 74-83 Height Limit: 80’
Commercial: 30,000 SF Lot Coverage: 100%
Community Facility: 72,000 SF

Option 1



Option 2



R6

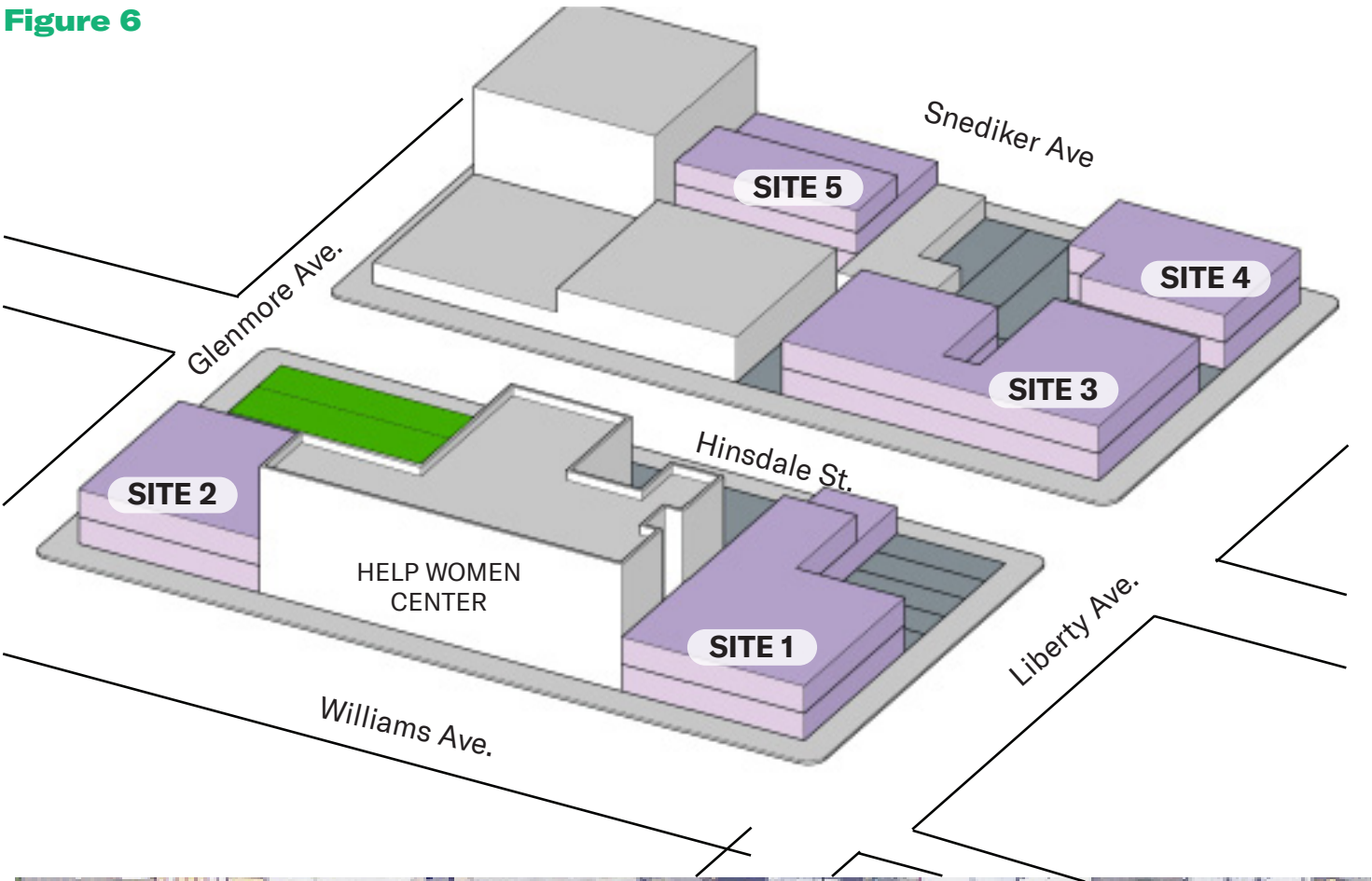
Commercial Overlay
C1-C2

COMMERCIAL
FLOOR AREA RATIO:
R1-5 Zoning: 1
R6-10 Zoning: 2

Allowable Uses: Commercial overlays mapped along streets that serve local retail needs, typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

INDUSTRIAL BUSINESS ZONE CLUSTER

Figure 6



ECONOMIC DEVELOPMENT OPPORTUNITIES
IN THE INDUSTRIAL BUSINESS ZONE

EXISTING CONDITIONS + DEVELOPMENT POTENTIAL

Site 1 Address: 264 Liberty Ave. Owner: DHS Zoning: M1-4 Lot Use: Parking Lot Lot Area: 13,640 SF Lot Size: 200',100' TOTAL BUILDABLE SF: Manufacturing: 27,280 SF Community Facility: 88,660 SF	Site 2 Address: 291 Glenmore Ave. Owner: EDC Zoning: M1-4 Lot Use: Parking Lot Lot Area: 10,000 SF Lot Size: 100',100' TOTAL BUILDABLE SF: Manufacturing: 20,000 SF Community Facility: 65,000 SF	Site 3 Address: 232 Liberty Ave. Owner: NYPD Zoning: M1-4 Lot Use: Parking Lot Lot Area: 17,500 SF Lot Size: 100',173' TOTAL BUILDABLE SF: Manufacturing: 35,000 SF Community Facility: 113,750 SF
Site 4 Address: 222 Liberty Ave. Owner: NYPD Zoning: M1-4 Lot Use: Parking Lot Lot Area: 7,475 SF Lot Size: 75',100' TOTAL BUILDABLE SF: Manufacturing: 14,950 SF Community Facility: 48,947 SF	Site 5 Address: 105 Snediker Ave. Owner: NYPD Zoning: M1-4 Lot Use: Parking Lot Lot Area: 9,992 SF Lot Size: 100',100' TOTAL BUILDABLE SF: Manufacturing: 19,984 SF Community Facility: 64,948 SF	

M1-4

Allowable Uses: Light industrial uses, such as woodworking shops, repair shops, wholesale service and storage facilities. Offices, and most retail uses are also permitted. Certain community facilities, such as schools, are allowed in M1 districts only by special permit.

FLOOR AREA RATIO:
Residential: 0 /// Commercial/Manufacturing: 2 /// Community Facilities. 6.5

SITE 8

As depicted in the massing diagrams (see Figure 5), we present two proposals for Site 8 due to the varying preferences of neighboring residents. The first option is primarily a residential building with four floors of residential apartments and one floor of community facility use. The value of this option is the fact that there is a limited supply of deeply affordable housing in East New York, and Brooklyn as a whole, and this site presents an opportunity to build deeply affordable homeownership units.

That being said, 45 percent of the residents we surveyed would prefer to see other uses on the site, especially community facility and recreational uses. Several people who felt that way said that the blocks around the site were overcrowded with NYCHA housing projects and other government subsidized housing. The site is bordered by the Genesis Homes to the west (150 units of supportive housing) and Unity Plaza to the north (600 units), as well as Remeeder Houses (195 units) and Williams and Georgia Towers Housing Development (142 units) to the east. A new 255-unit supportive housing project is being built by HELP USA on the entire square block across the street from the lot as well. Many people we surveyed expressed the need for recreational opportunities, especially for young people. Therefore, the second proposal calls for a community center with opportunities for indoor recreation and classes for young people and adults, but geared towards teens. On the weekend and in the evenings, the gym in the community center could serve as an indoor roller-skating rink given that the neighborhood lacks affordable recreational opportunities.

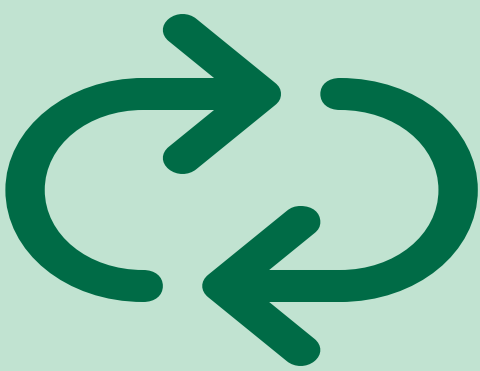
SITES 1 - 5

These five sites are in the East New York Industrial Business Zone (IBZ) and are zoned for light manufacturing. We propose a partnership with a non-profit industrial developer and property manager such as [Greenpoint Manufacturing and Design Center \(GMDC\)](#) to develop several industrial buildings on all five sites depicted. The buildings will be designed for light manufacturing businesses that will grow the existing cluster of businesses in the East New York IBZ, such as steel and woodworks and lighting. We will work closely with [Universe City](#), a business incubator space and an operator of an aquaponic and urban farm located in the East New York IBZ just a few blocks from the five sites. These developments will provide affordable space for scalable manufacturing businesses that provide family wage jobs (see case study below). For that reason, the spaces for each business will be designed to meet the needs of manufacturers in terms of size, ventilation, and other considerations.

One of the sites should have space dedicated to a distribution center for the [East Brooklyn Mutual Aid](#). The space would serve as a “borough hub” and allow the mutual aid to distribute to other micro hubs in East New York, Brownsville, and Canarsie/Flatlands/Starrett City.

The proposal for Sites 1-5 in the East New York IBZ is a very general outline based on the ENYCLT’s principles and our conversations with stakeholders. This is just the beginning of our work to work with a coalition of non-profit organizations and business owners in the IBZ to develop a plan for each of the five sites.

Next Steps



Transfer land to the ENYCLT

HPD, EDC, and other agencies must commit to collaborating closely with the ENYCLT to transfer the parcels identified in the Proposal section to the ENYCLT. We also call on these agencies to work with us and our elected representatives to ensure that adequate funding and resources are allocated for the proposed development projects on these sites.

Provide funding for development

To make the implementation of the vision by East New Yorkers into a reality, the ENYCLT and our development partners need access to the following sources of funding and government subsidies to make the projects feasible with the most affordable rents for both residential and commercial tenants.



Federal, State, and City Development Subsidies	
Low Income Housing Tax Credit	The LIHTC program subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants.
Community Development Block Grant (CDBG) Funding	The CDBG program is a federal grant distributed to localities to fund neighborhood redevelopment, economic development, and community services. Eligible uses include acquisition rehabilitation or demolition of real estate. Within the current iteration of the Build Back Better Act, President Joe Biden’s staple infrastructure investment bill, the House approved funding the CDBG program to the tune of \$3 billion, \$1.8 billion of which would go to state and local jurisdictions, including NYC.
Community Restoration and Revitalization Fund	The Build Back Better Act would invest \$3 billion in this fund to provide competitive grants to local projects led by nonprofits aimed at affordable housing activities. If passed in its current iteration, Build Back Better specifies that \$500 million of the total will be awarded to “maintain community land trusts and shared equity homeownership.” ²⁶
Affordable Housing Corporation’s (AHC) Affordable Home Ownership Development	Provides grants to governmental, not-for-profit, and charitable groups that promote homeownership among families of low and moderate income for whom there are few affordable home ownership alternatives in the private market. The ENYCLT could use this subsidy to finance the development of single-family homes or condominiums and cooperatives to be ground-leased.
NYC Housing Preservation Development’s (HPD) Open Door Program	Funds the new construction of cooperative and condominium buildings affordable to moderate- and middle-income households. Where dictated by lot size, the program may also fund the construction of new one- to three-family homes. These funds could be used in conjunction with AHC’s subsidy.
NYC EDC’s Industrial Loan Fund	This fund was created to provide strategic debt capital to selected applicants experiencing a gap in their funding resources in the form of subordinate loans for industrial uses. While NYC EDC does not quote a rate on their website and can be extremely flexible on interest rates for these loans, the general range is between one and five percent. The ENYCLT could use this source of funding to cover gaps as it related to the public sites within the East New York IBZ.
NYC HPD New Construction Term Sheets	HPD has other term sheets beyond the Open Door Program such as the Extremely Low and Low Income Affordability Program (ELLA) or the Mixed Income Program that the ENYCLT could utilize to help finance the construction of mostly rental units.

Discretionary Funding at the Federal, State, and City Levels	
Beyond subsidies from federal, state, and city agencies that we can take advantage of to cover the construction portion of any of our housing development projects, we can also apply for discretionary funding that representatives at each level of government can earmark to nonprofits.	
Federal	
Community Project Funding	After over a decade of not having access to discretionary funds, members of Congress were able to allocate funding for operational and programming costs for non-profit organizations. Members of the Brooklyn Delegation received no less than \$5.2 million in funds to give out to at least ten non-profit organizations as per new guidelines issued by the House Appropriations Committee.
State	
State and Municipal (SAM) Dollars	State Assembly and Senate representatives can also nominate non-profit organizations for the reimbursement of expenses related to a capital project. This funding is based on the discretion of the member and has only recently been reactivated this year due to the corrupt way in how program funds were formerly administered under the Independent Democratic Caucus (IDC).
City	
NYC Council Discretionary and Capital Funding	Each Council Member has authority over a minimum of \$400K in discretionary funds to allocate to any local initiative or programming costs. This is in addition to other initiative funding pools that Council Members can access. In addition, each Council Member has a minimum of \$5 million a year in capital funds at their disposal. To cover program and capital project expenses related to any of the proposals outlined in this report, the ENYCLT needs NYC Council local initiative and discretionary funds along with capital funding.
Borough President Resolution A Capital funding	The Borough President of each borough also retains the ability to allocate capital funds. Over the last eight fiscal years, Brooklyn Borough President Eric Adams’ capital funding pot has fluctuated between a high of \$109 million to as low as \$21 million.

Other Subsidies or Financial Support

NYC Economic Development Corporation (EDC) Emerging Developer Loan Fund

This fund provides low-interest loans to NYC-based real estate projects, including mixed-income housing and mixed-use, industrial, and commercial projects. To help finance the cost of construction, pre-development expenses, and any funding gaps - mainly in the public sites located within the IBZ - the ENYCLT intends to tap into this source of public financing.

NYC Housing Acquisition Fund

This fund is managed by four Community Development Financial Institutions (CDFIs): Corporation for Supportive Housing, Enterprise, Capital for Healthy Families and Communities, and LISC NYC. Together, they provide flexible bridge loans for vacant sites or occupied buildings, predevelopment, and moderate rehabilitation. The ENYCLT could tap into these low-interest loans for any predevelopment costs associated with our proposed projects.





OUR POLICY DEMANDS

OUR POLICY DEMANDS

Our objective is to protect, stabilize, and expand the stock of affordable homes, locally-owned small businesses, and green spaces in East New York and Brownsville for the benefit of low-income, BIPOC residents. We believe East New York is not for sale and we envision a healthy and self-sustaining East New York where the collective wellbeing of our people is prioritized over profit. Planning and development in East New York should be led “by us, for us,” the longtime Black and Brown residents. To this end, we are organizing and building power so that public land remains in community hands.

Public Land in Public Hands

City-owned land must be placed in the hands of people. City agencies that are far removed from the everyday experiences of East New Yorkers must privilege and respect these experiences by ceding control of this land to the community. We aim to advance people-powered control of public land by having this land transferred to the ENYCLT. Below, we outline what we mean when we say, “public land in public hands.”

Land for People, not the Police

New York City Police Department (NYPD) parking lots that are underutilized and poorly maintained must be transferred to the ENYCLT for community-led development that serves community needs. The NYPD has multiple parking lots throughout East New York that see limited use and are poorly taken care of, which presents safety and quality of life issues for East New York residents. These

lots need to be used for community-centered, productive purposes so they are an asset to the community, not a hazard.

Permanently Affordable Housing on Department of Housing and Preservation Land

Land under the jurisdiction of the NYC HPD should be used for community-determined needs, including housing, mixed-use development, and other uses such as community centers. HPD has lots under its purview that sit vacant, are poorly maintained, or are not used to meet community needs (e.g., they are being used by NYPD for parking lots) and need to be transferred to the ENYCLT. We will ensure that this land serves the interests of East New Yorkers, whether that is providing permanently affordable housing, community centers, playgrounds, or a mix of uses.

If the City Won't Take Care of the Land, We Will

Land under the jurisdiction of other agencies, such as NYC Economic Development Corporation (EDC) and the Department of Citywide Administrative Services (DCAS), that are vacant and/or underutilized must be transferred to the ENYCLT. Too many of these lots have become a burden for East New York residents who must live with trash-strewn, overgrown, and under-maintained city land. The city has demonstrated a lack of will and ability to properly maintain the land they hold in East New York. These lots must be placed in the hands of the people of East New York so that the community can care for them and ensure that they are used in service of the community.

CREATING A COMMUNITY-CENTERED APPROACH TO PEOPLE’S LAND

The city must change how it deals with the people’s land in East New York. Below, we outline the critical steps the city needs to take regarding land disposition, a process that too often privileges for-profit developers and other organizations that ostensibly serve, but have no accountability to, the community. As a democratically-governed community land organization in East New York, we are governed by and accountable to East New York residents. At present, disposition of city land doesn’t provide for real community control that can only be achieved through democratic governance and community stewardship of land. The following key steps must be taken by the city.

Public Land is not a For-Profit Commodity

The City must advance a policy that prohibits the transfer of any publicly-owned land in East New York to for-profit developers. While many of these deals do produce affordable housing units, they do not provide permanent affordability. After the regulatory agreements between the city and the developer expire, these properties are no longer required to be affordable. This means that rents can be raised or the buildings can be sold for windfall profit if the landlord so chooses. East New York residents can no longer be viewed by developers and the city as vehicles for the extraction of community wealth. Any publicly-owned land in East New York must be transferred to the ENYCLT, as we are the only community-led, grassroots CLT in the neighborhood.

Be Responsible with Public Dollars by Funding Collective Ownership and Development

The City, State, and Federal governments must develop and provide programs to fund land acquisition, development, and rehabilitation that privilege the ENYCLT. CLTs are unique in their ability to be extremely efficient with public resources because affordability never expires. They also remove land from the speculative property market which has historically been a vehicle for predatory extraction of BIPOC community wealth. The city must address how racist practices have been inscribed in land and property, meaning they must invest in organizations that own and steward community land, preserve and build community wealth, and limit speculative wealth extraction. Equitably funding community land acquisition and development will clearly demonstrate the City’s commitment to racial justice.

Our Policy Demands Beyond Public Land

While public land is central to our work, it is but one part of a developing ecosystem that will support the flourishing of East New York. This means that we recognize the power of community ownership of land and community-led planning and development but are also well acquainted with the many ways low-income BIPOC communities are robbed of their land, labor, and wealth. We are working in coalition with other grassroots groups to address the inequitable, racist policies and practices that enrich Wall Street, real estate speculators, and unscrupulous employers.



Abolish the Tax Lien Sale

The city currently sells property tax and other municipal debts (e.g., water and sewer bills) to a private trust made up of Wall Street investors charging compounding fees and interest that make these debts even harder to pay off. This puts households struggling to pay their bills at risk of losing their home and the equity that they have in it. It also impacts tenants. By selling these debts to the trust, the city loses its leverage over slumlords who don’t pay their taxes. These liens have been concentrated in BIPOC communities who have become targets of speculative investors and other unscrupulous actors that target financially struggling homeowners. Our goal is to abolish the tax lien sale and develop an alternative system of tax collection and property disposition that promotes neighborhood stability and equity through supporting CLTs.

Members of ENYCLT and the New York City Community Land Initiative (NYCCLI) at a demonstration to abolish the tax lien sale in NYC.





Opportunity to Purchase Legislation

Opportunity to purchase policies provide tenants and community-based nonprofits the right of first refusal on rental properties being sold by their landlords. Community Opportunity to Purchase (COPA) and Tenant Opportunity to Purchase (TOPA) legislation can be used by CLTs, tenant associations and non-profit developers to acquire property before it goes on the market. We face the possibility of a housing market crash related to the COVID-19 pandemic, which will allow real estate investors - who are now hoarding cash - to purchase rental buildings and profit off of working-class households and BIPOC communities.²⁷ TOPA and COPA provide key pieces of the puzzle to ensure that communities and residents have a chance to direct the future of their communities through the control and ownership of their housing.



Promoting a Cooperative Economy

Cooperative economies protect worker interests and empower a broad group of people to be decision makers in how land and capital are allocated in their communities. Cooperative economic tools are in line with the vision of CLTs, and when utilized in conjunction, they can create a stronger network of equitable economic models that are resourced and equipped to address hyperlocal conditions.

Across the country, CLTs are used to support cooperative economic models. For example, in 2018, Oakland CLT was able to preserve affordable rental space for a worker-owned, cooperative coffee shop, Hasta Muerte, and the two low-income families' homes located above it, when the previous owners planned on selling.²⁸ CLTs empower community members to decide how to allocate land and allow communities to support local economic models that bring fair and quality jobs to people.

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Vacant Property Count

Identifying vacant properties and providing this information to communities is an important step in providing communities the resources they need to plan their communities. The New York City Council's passage of the Picture the Homeless-led "Housing not Warehousing Act" in late 2017, which was enacted in early 2018, was a critical step as it required the city to provide the Council with an up-to-date list of all vacant properties. We now call on the city to provide the information from this census.

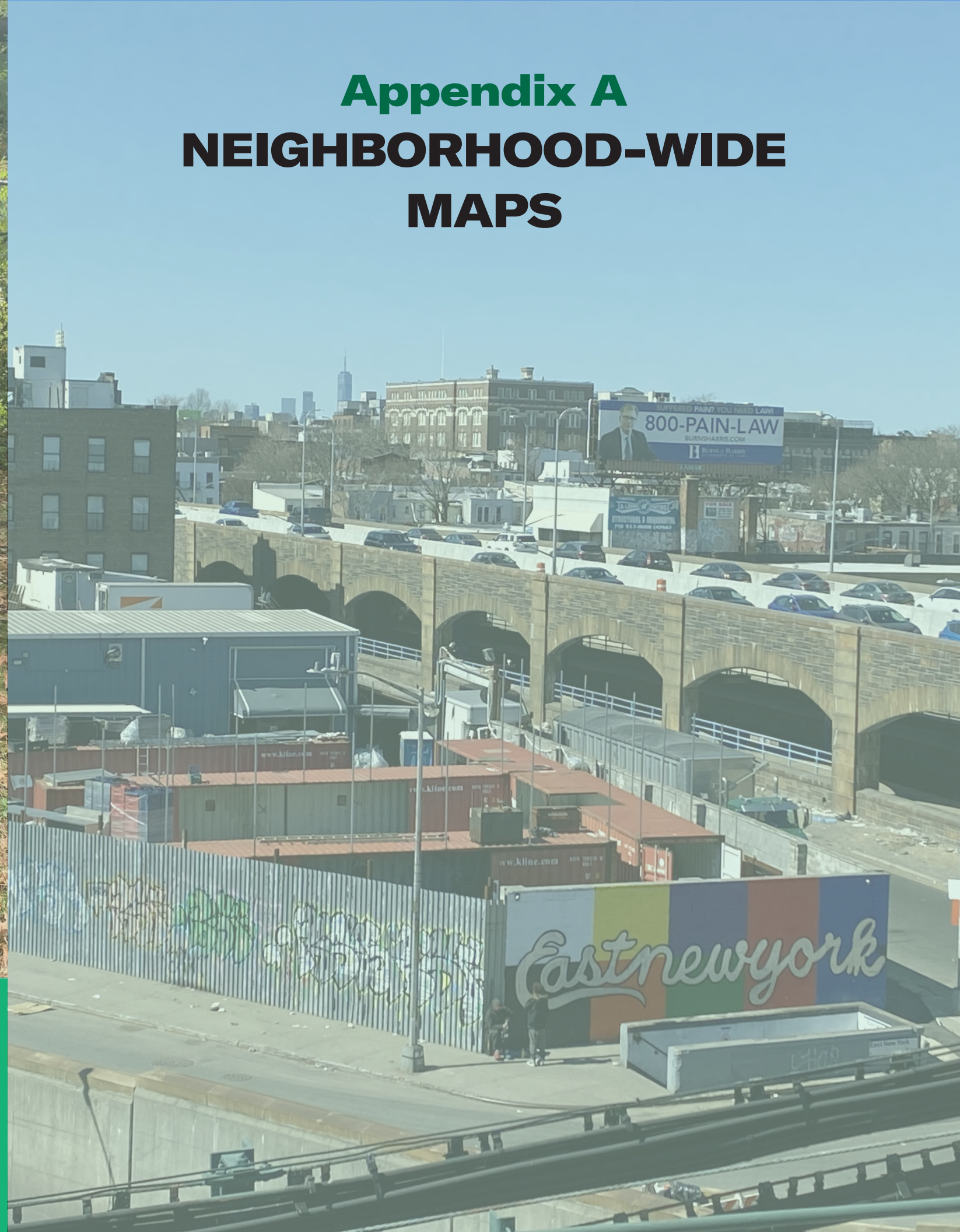




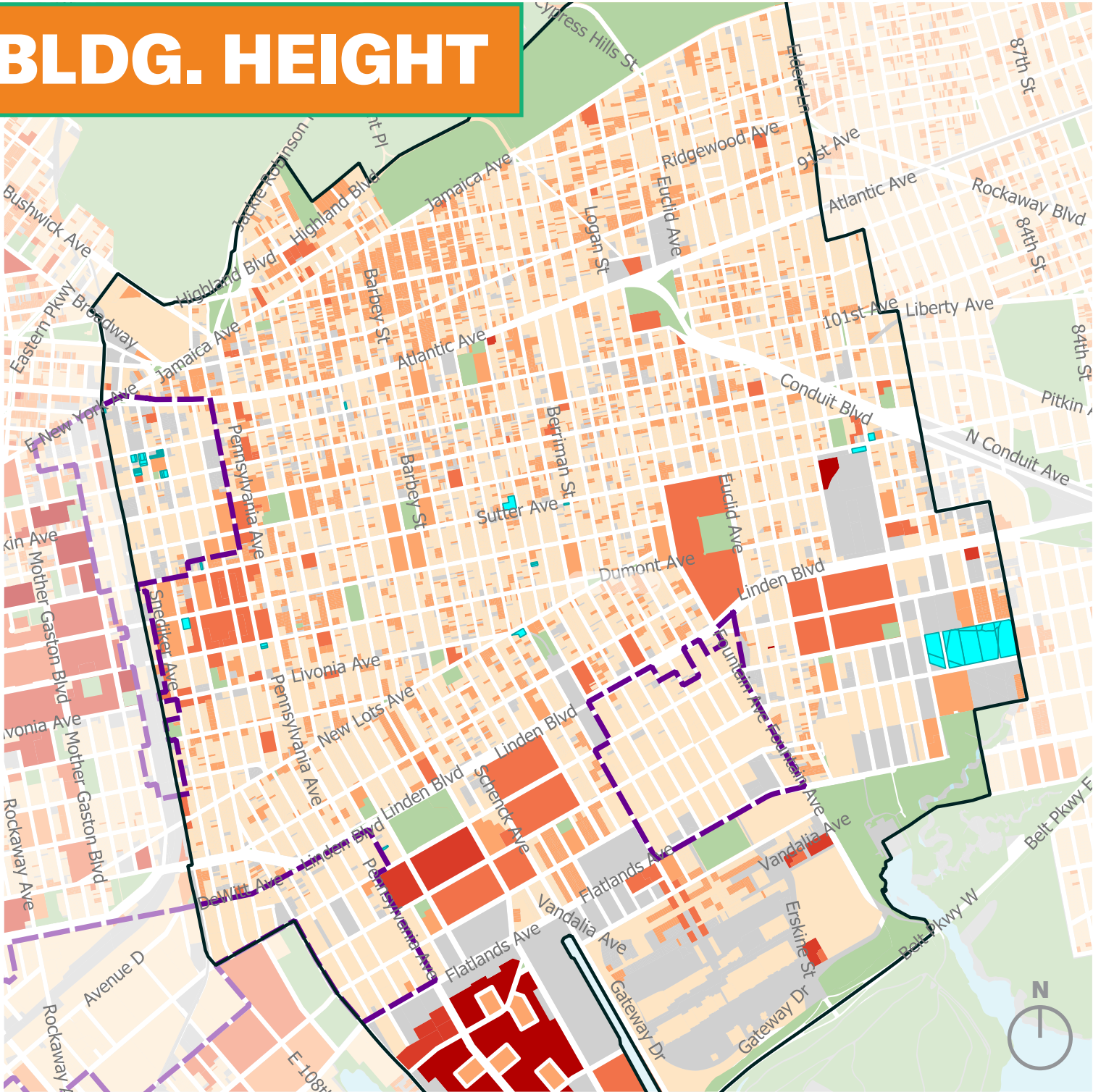
APPENDIX

Appendix A

NEIGHBORHOOD-WIDE MAPS



BLDG. HEIGHT



LEGEND

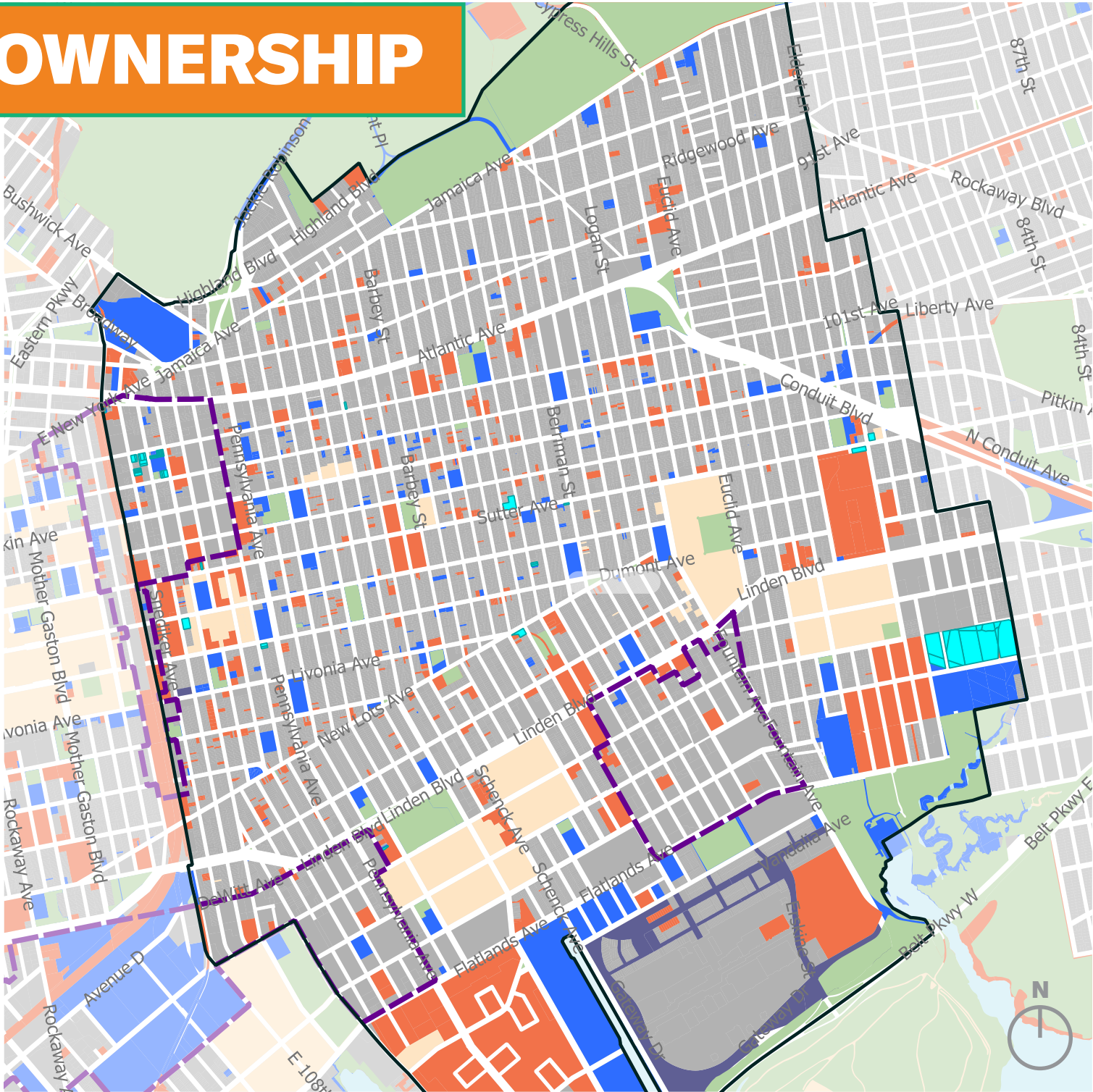
Markers

- CLT Potential Sites
- East New York Boundary
- Industrial Business Zone Boundary

Building Height

- No Bldg. Structure
- 1-2 stories
- 2-4 stories
- 4-8 stories
- 8-16 stories
- 16 stories+

OWNERSHIP



LEGEND

Markers

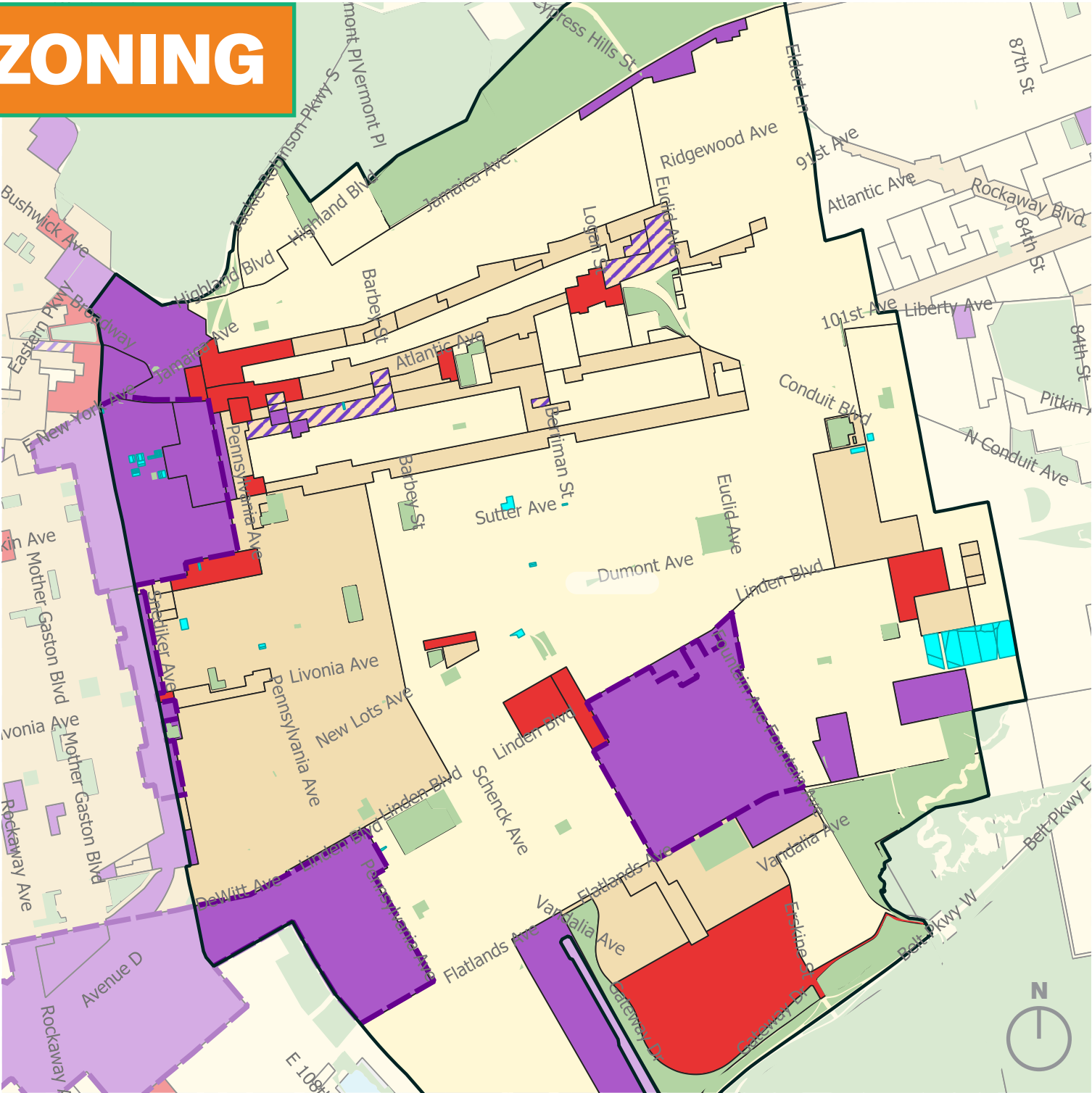
- CLT Potential Sites
- East New York Boundary
- Industrial Business Zone Boundary

Ownership

- City Owned
- Mixed (City+ Private)
- Private
- Tax-Exempt property*
- Other**

*Tax-Exempt property- owned by the city, state or federal government
**Other - owned by either a public authority or the state and federal government

ZONING



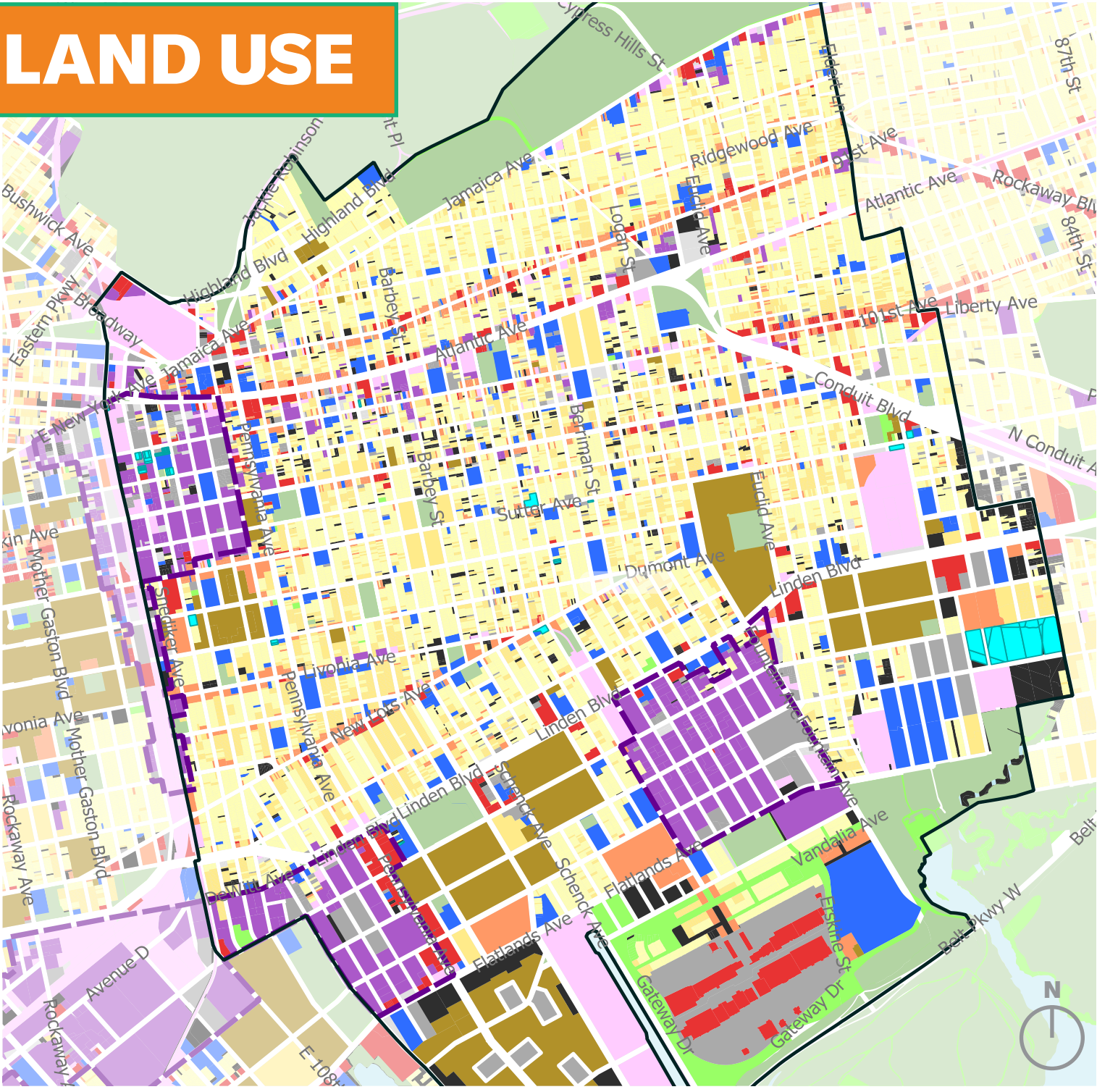
LEGEND

- Markers**

 - CLT Potential Sites
 - East New York Boundary
 - Industrial Business Zone Boundary
- Zoning Districts (Simplified)**

 - Low Density Residential (R1-R5)
 - High-Density Residential (R1-R10)
 - Manufacturing/Industrial (M)
 - Commercial (C)
 - Open Space
 - Residential/Manufacturing (MX)
 - Commercial Overlay (CO)

LAND USE



LEGEND

- Markers**

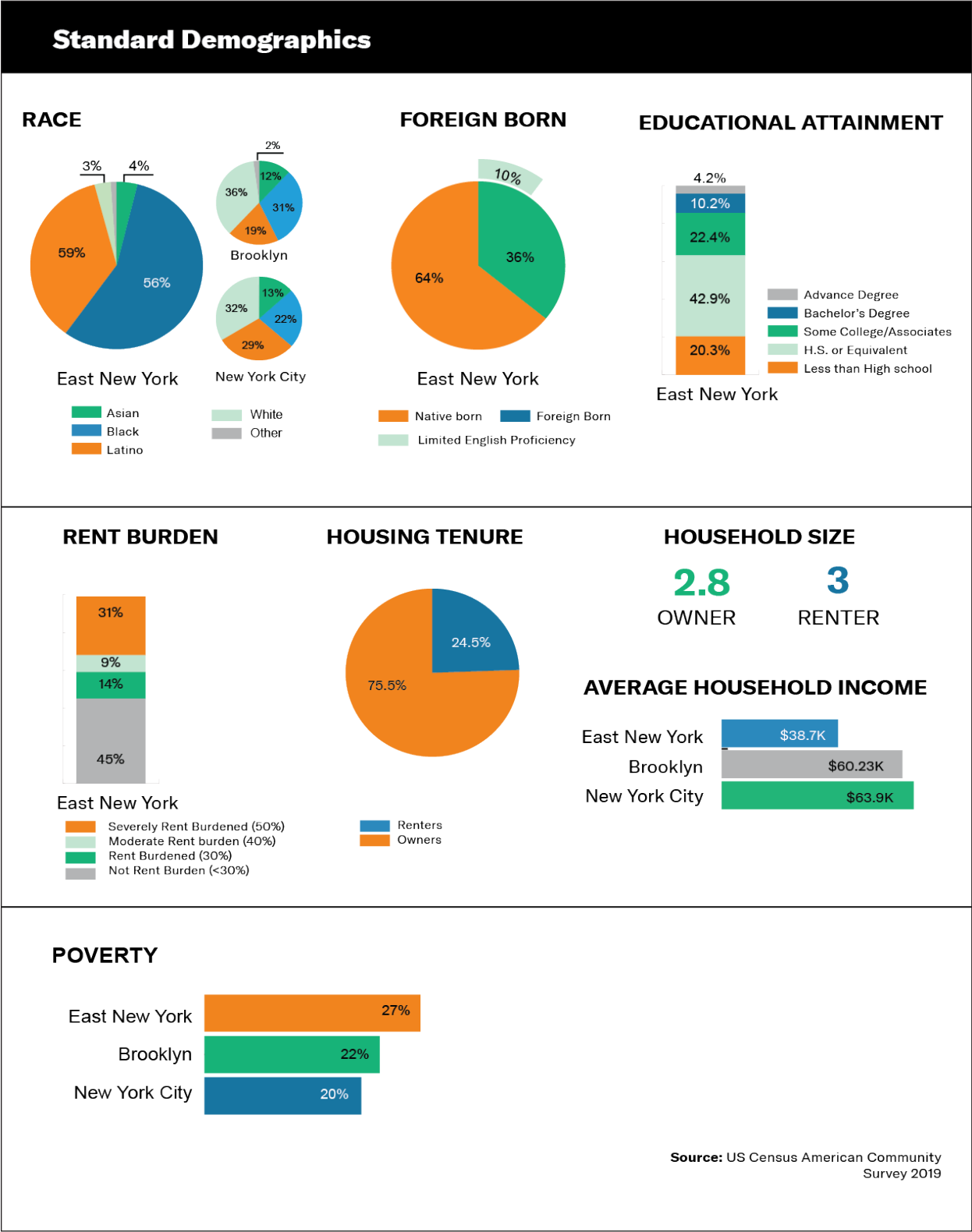
 - CLT Potential Sites
 - East New York Boundary
 - Industrial Business Zone Boundary
- Land Use**

 - One - Two Family Buildings
 - MultiFamily Walkup Building
 - MultiFamily Elevator Building
 - Mixed Commercial Residential
 - Commercial/Office Building
 - Industrial Manufacturing
 - Transportation/ Utility
 - Public Facilities + Institutions
 - Open Space
 - Parking Facilities
 - Vacant Land
 - All other or No Data

Appendix B

DEMOGRAPHIC SNAPSHOT

East New York



POVERTY

East New York	27%
Brooklyn	22%
New York City	20%

Appendix C

GLOSSARY



Property in NYC is split into one of three basic zoning districts: **Residential (R)**, **Commercial (C)** and **Manufacturing (M)**. These zoning districts are further divided into a variety of individual zoning districts, shown by different number and letter combinations - the higher the density or intensity of land use permitted.

ALLOWABLE USES: Refers to the set of permitted, or allowable, uses on the subject property as established by the City’s Zoning Resolution. For more information please refer to Appendix B: Zoning 101.

FLOOR AREA RATIO (FAR): Is a regulation included in the City’s Zoning Resolution that controls the size of buildings. It does this by determining how much floor area can be built on a lot, based on its use category. For more information please refer to Appendix B: Zoning 101.

OWNER: The current owner of the property. All properties included in this report are publicly owned, and may be controlled by the following agencies:

- Housing Preservation and Development (HPD)
- Department of Citywide Administrative Services (DCAS)
- New York Police Department (NYPD)
- Department of Homeless Services (DHS)

ZONING: Refers to the zoning district of the subject property as defined by the City’s Zoning Resolution. A property’s zoning district includes a letter, denoting the use category, and a number, which generally indicates the level of density allowed on the property (the higher the number, the greater density allowed). For more information please refer to Appendix B: Zoning 101.

LOT USE: A description of how the lot is currently operated or utilized

LOT AREA: The total square feet (SF) of the lot

LOT SIZE: The dimensions of the lot, included as “length in feet, width in feet”

BUILDABLE SQUARE FEET (SF): The total SF that a building can be on the lot, determined by multiplying the Floor Area Ratio (FAR) by the lot area.

RESIDENTIAL UNITS: A calculation of the total range of residential units that would result from building the maximum buildable SF of residential use on the lot. The size of residential units is determined using NYC HPD’s design requirements for 2-bedroom units of 650-725 SF.

Appendix D

ZONING 101

WHAT IS ZONING?

The purpose of zoning is to establish a pattern of development across different neighborhoods throughout the City by identifying what is allowed to be built on a piece of property. Zoning in New York City (NYC) is governed by New York City’s Zoning Resolution, which divides land throughout the City into **zoning districts**, where similar rules are in effect such as **use** and **bulk** of a building. Zoning districts also include provisions for issues such as **parking and loading, and streetscape**.

ALLOWABLE/PERMITTED USES

The Zoning Resolution establishes a set of permitted, or allowable, uses on property in NYC which are viewed as compatible with other uses in the area. All allowable uses are categorized into four broad **use categories**: residential, community facility, commercial and manufacturing. For example, an apartment building contains residential uses, a hospital or school is a community facility use, an office tower or a shopping mall are commercial uses and a concrete plant is a manufacturing use.

PERMITTED BULK

The size and shape of a building are controlled by a set of principles collectively referred to as bulk regulations. These principles determine the amount of development that can take place on a property, the quantity of open area to be provided, and restrictions on building height, overall lot coverage or proximity to a lot line (setbacks). Bulk regulations often change based on the number and/or type of uses that occupy the building. For example, in Commercial Districts, different bulk regulations apply depending on whether a building contains only commercial and/or community facility uses, only residential uses, or a mixture of uses. Permitted bulk is governed by the following principles:

Floor Area Ratio (FAR): FAR is a core bulk regulation that controls the size of buildings. It does this by determining how much floor area can be built on a lot, based on its use category. Each use category within a zoning district has an FAR which, when multiplied by the area of the lot, produces the maximum amount of floor area allowed. For example, on a 10,000 square foot (SF) lot if the permitted uses had a maximum FAR of 1.0, the total buildable SF, or floor area on the lot could not exceed 10,000 SF (10,000 x 1 = 10,000). The floor area can be configured in different ways on the lot, in accordance with the other bulk regulations that shape buildings.

Lot coverage: The lot coverage regulation controls the maximum percentage of the lot that can be covered by a building, and therefore how much of the lot remains open to the sky, or absent from development. For example, if a 10,000 SF lot has a maximum lot coverage of 50%, the floor plate of the building could not exceed 5,000 SF.

Height and Setback: Height and setback regulations determine the potential maximum volume, or building envelope, for a lot’s permitted floor area and vary by zoning district and use category. There are several components of height and setback regulations including sky exposure plane, which is an imaginary sloping plane behind which the building must be located, base height, which is the maximum height of a building before it is setback, and setback, which is the distance a building or portion of a building must be recessed from a property line in order to allow for light to enter the streets.

Parking and loading: Parking regulations specify the minimum number of off-street vehicle parking spaces required to support a specific use category, and also the maximum number of spaces permitted. The Zoning Resolution also contains regulations for bicycle parking and loading berths.

Appendix E

RESIDENT SURVEY



East New York Community Land Trust Community Planning Survey

SURVEYOR USE ONLY

Surveyor Name: _____
Date of Survey: _____
Survey Site _____

INTRODUCE THE SURVEY:

My name is _____ and I am a member of the East New York Community Land Trust (ENY CLT).

We are a group of East New York and Brownsville residents fighting to take community ownership of land in the neighborhood. We are looking at this particular lot because it’s actually owned by the city. You live here so you should have a say in what gets built.

INDIVIDUAL’S INFORMATION:

Full name: _____
Phone number: _____
Email: _____
Street Address: _____
Zip code: _____
Age bracket (circle one): 15-24 25-49 50-64 65+

Do they: Live in ENY Used to live in ENY Work in ENY Own a business in ENY Which business?_____

How long have you lived in the neighborhood?
☐ Less than 1 year ☐ 1-5 years ☐ 5-10 years ☐ Over 10 years ☐ Over 20 years ☐ Over 30 years

Do you own or rent your home? (circle one)
Rent / Own

How often do you visit the area around this site?
☐ Daily ☐ Weekly ☐ Monthly ☐ Rarely ☐ Never

SITE INFORMATION

What could be added? What would you like to see here?

- ☐ Businesses run by ENY and Brownsville residents
- ☐ Affordable housing (if checked yes, see next question)
- ☐ Park/playground
- ☐ School
- ☐ Restaurant/s
- ☐ Affordable and/or healthy food options e.g. grocery store with lots of produce
- ☐ Community center (e.g. youth, senior center etc.)
- ☐ Indoor or outdoor recreation (e.g. gym, bowling, skating etc.)
- ☐ Health clinics
- ☐ Library
- ☐ Cultural space (art gallery, museum, theater, dance space etc.)
- ☐ Other _____

If you would like to see affordable housing, what level of density?

- ☐ 1-4 family homes
- ☐ Small apartment building (4-10 units)
- ☐ Apartment building (10-20 units)
- ☐ Apartment building (20+ units)
- ☐ Other_____

If you would like to see affordable housing, what type?

- ☐ Small houses (1-2 families)
- ☐ Coops
- ☐ Condos
- ☐ Rental
- ☐ Other_____

What income should be able to afford the rent here? (annual income for each household (family of 4)

- ☐ Less than \$9,610/yr income (\$182/month rent)
- ☐ \$19,220/yr income (\$422/month rent)
- ☐ \$28,830/yr income (\$662/month rent)
- ☐ \$38,000/yr income (\$903/month rent) - \$48,050/yr income (\$1,143/month rent)
- ☐ \$57,660/yr income (\$1,383/month rent) - \$76,880/yr income (\$1,864/month rent)
- ☐ \$86,490/yr income (\$2,104/month rent) - \$115,320 (\$2,825/month rent)

Are there businesses/non-profits/services/other types of spaces that would be beneficial here?

What else do you think is missing from the area around this lot?

Other ideas/comments/suggestions? E.g. What can you tell us about this specific part of ENY and its history?

What do you love about ENY and what would you change about it?

Are you involved in any organizations in ENY (e.g. block association, tenant association, civic group, place of worship etc.)? If so, which one/s and can you connect us?

Appendix F
PAST PLANS AND STUDIES

The Vest Pocket Plan (1968)

Although the first planning meeting took place in December of 1966 with East New York residents, the Vest Pocket plan was approved in 1968. The purpose of the plan was to construct 810 units of new public housing, 460 units of new middle-income housing, and the rehabilitation of 1,020 apartments, 560 of which would be public housing within the area of Livonia Ave. in the south, Sutter Ave. to the north, and between Van Sinderen Ave. to the west and Pennsylvania Ave. to the east.²⁹ The plan resulted in the development of Grace Towers (two 6-story buildings consisting of 84 units each), the Remeeder Houses (4 buildings with a total of 260 units), Long Island Baptist Houses (located mostly along Blake Ave) Fiorentino Plaza (a two-block NYCHA project along Pitkin Ave), the health center on Pennsylvania and Pitkin Ave., and several other affordable housing projects. Walter Thabit, author of How East New York Became a Ghetto, worked on this community-led plan with an executive committee of East New York residents. The plan included several proposals outside of housing, including creation of new parks, recreation centers, daycares, and health clinics.

The East New York Model Cities Housing and Physical Development Plan (1970)

This proposed plan ultimately resulted in zero housing and community facilities constructed due to the decreased and limited funds supplied by the City and Federal government. Walter Thabit’s planning firm also assisted with the creation of this plan, which called for 1,500 new and rehabilitated units in what was deemed the tenement area³⁰ and another 1,600 units of housing in areas east of Pennsylvania Ave. The Model Cities Plan also demanded an educational park, the East Brooklyn High School, and other community facilities.

East New York Urban Renewal Plan I (1986)

The [Urban Renewal Plans](#) authorized the city to acquire and dispose of property within a designated redevelopment area in accordance with the goals of their plan. According to the city, the area was targeted for renewal because of its number of “vacant” and “underutilized” lots and “hazardous or detrimental” industrial uses. The stated goals of the plan were to remove blighting influence, maximize appropriate land use, and strengthen the tax base and employment. The East New York plan passed in 1986 was last revised in 1994 and expires in March 2026. Properties south of Sutter Ave. and east of Van Sinderen Ave. and west of Pennsylvania and north of New Lots Ave. were designated for demolition and rehabilitation.

East New York Urban Renewal Plan II (1989)
<p>East New York II Plan established the East Brooklyn Industrial Park (now known as the East New York IBZ). The Plan drew an urban renewal boundary around a set of blocks in the Northwestern corner of East New York and slightly into Brownsville with the specific goal of “renewing the project area to provide an expanded source of employment to the Central Brooklyn area.” As called for in the Plan, starting in 1969 and ending in 1994, the city acquired 40 sites through in-rem foreclosure, supposedly relocated site occupants, demolished, and cleared the sites and disposed of them to specific city agencies or businesses for specific development purposes.</p> <p>Two of the five sites on our target list are in these urban renewal area boundaries (an underutilized parking lot of a women’s shelter under DHS control and a vacant lot under EDC) and were acquired as part of the Plan. The other three sites that were not acquired through urban renewal are NYPD parking lots. That being said, all sites acquired by the city that are located within the urban renewal area boundaries, even if they were not acquired under the urban renewal law, “shall nevertheless be developed according to the guidelines of this Plan, unless reserved previously for an alternative use.” In other words, all sites acquired by the city within urban renewal area must be used for the objectives of the East New York Plan II, which include to “create an industrial environment that will have the least impact on the neighboring residential areas” and “provide new commerce, industry and job opportunities.”</p>
Nehemiah Plan Phase I and II (1983 - present)
<p>East Brooklyn Congregations (a coalition of 36 congregations brought together by the organizer Mike Gecan of Saul Alinsky’s Industrial Areas Foundation) developed a plan to build low-cost, single-family houses for low- and middle-income households on lots that were city-owned. The Nehemiah Plan led to the development of over 6,000 affordable single-family homes in East New York and Brownsville in four phases.</p>
CHLDC Brownfield Opportunity Area Study (BOA) Phase I and II (2013)
<p>CHLDC Brownfield Opportunity Area Study (BOA) Phase I and II</p> <p>The two Brownfield Opportunity Area (BOA) studies were a product of a state initiative to provide communities with technical and financial assistance to plan for remediation of brownfield areas underutilized because of contamination. A 13-year process was undertaken to complete the BOA program. As a part of this process, CHLDC and the Pratt Center worked in conjunction with the New York City Department of City Planning (DCP) to carry out a series of workshops to collaboratively plan with, and gather input from, the community on how they viewed the area. Through this process, they found that the current manufacturing-oriented zoning of the area no longer met the goals of the community.</p> <p>As part of this study, in 2013, CHLDC and the Pratt Center published A Manufacturing Opportunity Analysis. This study found that East New York’s manufacturing zones could accommodate more development and recommended that the cluster of metal fabricators located just south of Atlantic Avenue collaborate to achieve economies of scale and facilitate a turn towards green manufacturing. The 20 metal fabrication firms in Cypress Hills employ 701 people, 16 percent of the total number of manufacturers in the area.³¹</p>

The East New York Neighborhood Plan (2014 - 2016)
<p>As part of his new housing plan, Mayor de Blasio initiated the rezoning of approximately 190 blocks in East New York, the first neighborhood-wide rezoning of his administration. The rezoning allowed developers to build much higher mixed residential and commercial development on key corridors so long as a small percentage of the units were kept affordable (this was the first Mandatory Inclusionary Housing Area). Along with a rezoning, the plan included \$257 million in promised capital investment in ENY. It promised to revitalize the IBZ, develop 1,200 units of affordable housing, provide job training assistance, and support low-income homeowners in the area.</p>
The East New York Community Plan (2015)
<p>To resist the City’s proposed East New York Neighborhood Plan, local Community Based Organizations and faith leaders formed the Coalition for Community Advancement. In July 2015, they published the East New York Community Plan, which laid out their community vision and set of demands. The plan covers the realms of housing, economic and workforce development, infrastructure and transportation, community facilities and resources, zoning, land use, and governance. Notably, the plan demanded that the city create a dedicated construction fund of \$525 million to finance 5,000 new affordable housing units.</p>
The East New York Industrial Business Zone (IBZ) Plan by the NYC Economic Development Corporation (EDC) (2016)
<p>This report outlined the 10-point industrial action plan guiding the De Blasio administration regarding manufacturing areas as well as five specific strategies that the NYCEDC is undertaking in the East New York IBZ: activating underutilized sites, aligning land use framework to preserve and grow industrial space, investing in critical infrastructure, increase business services and job opportunities to connect the East New York IBZ with surrounding communities, and promoting the IBZ to attract new businesses and sectors. The East New York IBZ Plan was a result of a planning study launched at the request of Council Member Rafael Espinal by NYCEDC. Interestingly, EDC reveals to the reader their previous actions of disposing of public land within the IBZ. “Since 1997, EDC has sold 33 city-owned lots in the East New York IBZ, equal to 670,000 sf,” says the plan.³²</p>
SBS Neighborhood 360 Commercial Needs Assessment (2017)
<p>New York City Department of Small Business Services (SBS) conducted this study in conjunction with Cypress Hills Local Development Corporation (CHLDC), Highland Park CDC, and the LDC of East New York. The study was a response to Mayor de Blasio’s Industrial Action Plan, which aims to bolster job opportunities in New York City’s industrial and manufacturing sector. The East New York IBZ remains a local economic engine that is currently home to 250 businesses and 3,000 jobs. The SBS recommended investing over \$16.7 million (provided through Mayor de Blasio’s Industrial Action Plan) in critical infrastructure and publicly-owned assets.</p>
The Coalition for Community Advancement’s Just Transition Platform (2021)
<p>East New York’s Coalition for Community Advancement published “A Just Transition” to hold EDC accountable for the promises made around the 2016 Rezoning, particularly the investment of \$16.7 million in the East New York IBZ and 3,900 new quality jobs. The city’s promises have fallen short: \$8,350,000 of those funds have not been invested in the community and there are a missing 1,950 new jobs. The CCA has called for these new jobs to be equitable, union jobs with fair pay for local residents. “Just Transition” also calls for all public land within the IBZ be transferred to the East New York CLT, with the goal of expanding local access to industrial and manufacturing spaces. These new companies should be sustainable industries, or should focus on current manufacturing industries thriving in East New York.</p>

ENDNOTES

1 Thabit, W. (2005). How East New York Became a Ghetto. NYU Press.

2 Keeanga-Yamahatta Taylor (Race for Profit, 2019, Chapel Hill. University of North Carolina Press).

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5 “Citizen Power” Rebuilds East Brooklyn: The Nehemiah Housing Plan in the 1980s. The Gotham Center for New York City History. Retrieved January 3, 2022, from <https://www.gothamcenter.org/blog/citizen-power-rebuilds-east-brooklyn-the-nehemiah-housing-plan-in-the-1980s>

6 Thabit, W. (2005, Chapter 14). How East New York Became a Ghetto. NYU Press.

7 Thabit, W. (2005, p. 230). How East New York Became a Ghetto. NYU Press.

8 NYC Comptroller Scott M. Stringer. (2015). Mandatory Inclusionary Housing and the East New York Rezoning. Office of the Comptroller Scott M. Stringer. https://comptroller.nyc.gov/wp-content/uploads/documents/Mandatory_Inclusionary_Housing_and_the_East_New_York_Rezoning.pdf

9 Kully, S. A. (2020, May 28). Worries About the Pace of Progress Four Years After East New York’s Rezoning. City Limits. <https://citylimits.org/2020/05/28/worries-about-the-pace-of-progress-four-years-after-east-new-yorks-rezoning/>

10 Brand, D. (2021, November 15). De Blasio Said East New York’s Rezoning Would Spur Industrial Jobs Boom. That Hasn’t Happened. City Limits. <https://citylimits.org/2021/11/15/de-blasio-said-east-new-yorks-rezoning-would-spur-industrial-jobs-boom-that-hasnt-happened/>

11 Property flipping is a speculative real estate practice that entails purchasing homes at a low price and selling them at a much higher cost in a short amount of time, typically in less than two years. Little value is added during the period it is held by a speculator - if improvements are made they are often superficial and minor. Flipped properties not only drastically inflate the cost of the home being flipped but they also impact the cost of surrounding properties because home prices are based on comparable nearby sales.

12 McLaughlin, R.B., & Jobe, A. (2018). A Wild Flipping Ride: Economic Returns to U.S. Housing Flipping, 2002-2018. Core Logic. <https://www.corelogic.com/wp-content/uploads/sites/4/downloadable-docs/houseflippingpublic.pdf>

13 Depken II, C.A., Hollans, H., & Swidler, S. (2009). An Empirical Analysis of Residential Property Flipping. Journal of Real Estate Finance & Economics, 39(3):248-263.

14 Center for NYC Neighborhoods, 2016. <https://cnycn.org/wp-content/uploads/2016/04/CNYCN-NYC-Flipping-Analysis.pdf>

15 Goldberg and Baker, 2018. https://s28299.pcdn.co/wp-content/uploads/2018/06/CNY002-Flip-Report_June2018-1-1.pdf

16 Community Districts BK-05 and BK-16

17 The Center for New York City Neighborhoods. (2017). East New York: Homeownership Trends in a Working Neighborhood. <https://cnycn.org/eastnewyork/>

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19 Furman Center, 2016. https://furmancenter.org/files/NYU_Furman_Center_SellingtheDebt_28JULY2016.pdf

20 New Analysis Shows NYC Set to Squander 3,600 Potential Units of Affordable Housing, in Friday’s Tax Lien Sale. (2021, December 15). New Economy Project. <https://www.neweconomynyc.org/2021/12/new-analysis-shows-nyc-set-to-squander-3600-potential-units-of-affordable-housing-in-fridays-tax-lien-sale/>

21 Sosa-Kalter, S. (2019). Maximizing the Public Value of New York City- Financed Affordable Housing. The Association of Neighborhood Housing and Development. <https://anhd.org/report/maximizing-public-value-new-york-city-financed-affordable-housing>

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23 NYC Department of Housing, Preservation and Development. (2018). HPD Selects Development Teams to Build Nearly 500 Affordable Homes On City-Owned Lots. <https://www.cb11m.org/hpd-selects-development-teams-to-build-nearly-500-affordable-homes-on-city-owned-lots/>

24 MapPLTUO 2021_v1

25 In a co-op, the cooperative owns the land (if it’s not on CLT land) and building and those who live there (or own a unit) technically own a share of the incorporated entity (i.e. the co-op). With a condo you own the actual unit while common areas are owned by the condo association.

26 <https://www.enterprisecommunity.org/blog/house-releases-amended-build-back-better-text>

27 Stein et al. 2020. Corporate Windfalls or Social Housing Conversions? The Looming Mortgage Crisis and the Choices Facing New York. Community Service Society. <https://www.cssny.org/publications/entry/corporate-windfalls-or-social-housing-conversions>

28 King, S. Hasta Muerte Coffee Building. Oakland CLT. Retrieved December 24, 2021, from <https://oakclt.org/portfolio-items/hmc-fruitvale/>

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30 Thabit, W. (2005, p 8, Map1). How East New York Became a Ghetto. NYU Press.

31 Manufacturing Opportunity Analysis. (2013). Cypress Hills Local Development Corporation and the Pratt Center. https://prattcenter.net/uploads/200002/1588179782740/CHLDC_MOA_final_report.pdf

32 For us, the question still remains: who exactly purchased or received these EDC lots ultimately? Was it for-profit companies and organizations only?



HESTERST