



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
OFFICE OF THE DIRECTOR

Statement of Daniel R. Garodnick, Chair of the City Planning Commission and Director of New York City Department of City Planning before the Land Use Committee of the City Council

March 21, 2024

Good morning, Chair Salamanca, Subcommittee Chairs Hanks and Riley, and distinguished members of the Land Use Committee. I am joined by City Planning's Executive Director Edith Hsu-Chen and our Chief Operating Officer, David Parish. Thank you for this opportunity to join you today to discuss the Department of City Planning's Preliminary budget for Fiscal Year 2025.

Before we discuss budget, I want to outline the work that City Planning has been doing over the past year to help make our city a more affordable, equitable and prosperous place to live.

Key to our pursuit of these ambitious goals is *City of Yes*, three city-wide proposals to reduce our reliance on fossil fuels, to support small businesses, and to tackle our mounting housing crisis.

The first of these proposals is *City of Yes for Carbon Neutrality*, which was adopted by the Council in December. These changes have made it much easier for New Yorkers to install solar panels, retrofit aging buildings or charge their electric vehicles, and we thank you for your partnership and support.

Second is *City of Yes for Economic Opportunity*, which began public review in October and seeks to update decades-old zoning rules to bolster the city's industrial sector, revitalize commercial corridors, and boost growing industries. Earlier this month, the City Planning Commission approved the proposal 11-1 after an extended period of public engagement – over 175 public meetings in just a few months. Community Boards raised some specific concerns during this process, and I want you to know that the Commission made modifications to be responsive to them. I look forward to formally presenting it to you all at hearing soon.

Last but not least: *City of Yes for Housing Opportunity*, a plan to tackle our growing housing shortage by building a little more housing in every neighborhood. I know we all recognize the gravity of this crisis. We've seen how rental apartment vacancy rates are at their lowest levels since the 1960s – 1.41 percent

-- and the imbalance of power between landlords and tenants in the City. There simply aren't enough homes for New Yorkers to live in, and it is driving rents higher and higher.

City of Yes for Housing Opportunity helps alleviate that crunch with a balanced approach that includes: allowing more affordable housing in dense, high-cost neighborhoods; allowing modest apartment buildings close to public transit; and legalizing backyard cottages to give homeowners extra income and allow them to stay close to family.

It has been very encouraging to see Council Members responding positively to the plan at this early stage. I applaud Speaker Adams for her recent *Daily News* op-ed with the Mayor that calls for government action at all levels – including here in New York City with City of Yes of Housing Opportunity. I appreciate Council Members Brannan, Powers and Bottcher for their vocal support of key proposals within the plan. And I want to note that *City of Yes for Housing Opportunity* is driven by the same fair housing goals that animated the City Council's recently-approved Fair Housing Framework. So we look forward to continuing to work closely with all of you as this plan advances to public review.

City of Yes isn't the only way we've been advancing our housing and climate goals. In December, we launched "Green Fast Track," a rulemaking process that will enable a streamlined environmental review process for small- and medium-sized housing projects that use all-electric heating. The changes would cut up to two years and lots of red tape for these projects, getting homes built faster and greener. Just yesterday, the City Planning Commission voted to approve the Green Fast Track.

Alongside these city-wide initiatives, we've been working on neighborhood plans across the boroughs tailored to meet specific community needs:

- In the East Bronx, we have a plan to complement new Metro-North stations with 7,500 new homes and 10,000 jobs. This plan entered ULURP in January, and I want to thank Chair Salamanca, Chair Riley, Council Member Amanda Farías, and Council Member Kristy Maramoto for your ongoing engagement throughout the process.
- We've also been active in Queens, launching a neighborhood planning process for Jamaica in May, and Long Island City in October. We are coordinating closely with Council Members Nantasha Williams and Julie Won to arrive at strategic long-term visions for these neighborhoods that support housing and economic opportunity, and reflect resident needs.
- In October, we also kicked off the Midtown South Mixed-Use Plan, which seeks to foster a vibrant, mixed-use neighborhood across 42 Manhattan blocks where housing is currently not permitted. Earlier this month, we released the Draft Zoning Plan for Midtown South, and are working diligently towards a formal land use proposal. Our thanks to Council Members Erik Bottcher and Keith Powers, as well as Borough President Mark Levine, who have been close partners on this project.

- With guidance and collaboration from Council Member Crystal Hudson, progress has continued on the Atlantic Avenue Mixed-Use Plan to bring housing and jobs to Central Brooklyn, and we are looking to begin ULURP later this year.
- I also want to mention that we are grateful that the City Council adopted South Richmond Zoning Relief on Staten Island, which eases burdens for homeowners by simplifying zoning and planning procedures, supports natural preservation and strengthens community oversight. Thank you, Minority Leader Joseph Borelli for working with us on these sensible reforms.

So we're very active across the boroughs!

Another area of focus has been creating new tools that help New Yorkers understand their city and its demographics. In the past year we released: the Population FactFinder and MapViewer tools to visualize Census data; the DCP Housing Database to see where new housing is being built; the most comprehensive data set ever of building elevations and flood risk; and much more. As these examples demonstrate, we are committed to making the data we collect transparent and putting it at the fingertips of New Yorkers.

DCP Financial Summary						
	FY2022	FY2023	FY2024	Preliminary Plan		*Difference
<i>Dollars in thousands</i>	Actual	Actual	Adopted	FY2024	FY2025	FY2024-2025
Spending						
Personal Services	\$25,627	\$28,125	\$32,971	\$32,785	\$32,944	(\$28)
Other Than Personal Services	\$10,819	\$11,581	\$15,705	\$16,810	\$11,116	(\$4,589)
Total	\$36,446	\$39,706	\$48,677	\$49,595	\$44,059	(\$4,617)
Funding						
City Funds	\$22,106	\$26,277	\$32,829	\$29,375	\$28,301	(\$4,527)
Federal- Community Development	\$12,905	\$12,100	\$14,505	\$17,769	\$14,415	(\$90)
Federal- Other	\$1,289	\$1,281	\$1,343	\$2,308	\$1,343	\$0
Intra City	\$0	\$0	\$0	\$0	\$0	\$0
State	\$146	\$48	\$0	\$143	\$0	\$0
Total	\$36,446	\$39,706	\$48,677	\$49,595	\$44,059	(\$4,617)
Headcount						
Full-Time Positions-Civilian	266	347	353	a	353	0
Total	266	347	353	353	353	0
<i>*The difference of Fiscal 2024 Adopted compared to Fiscal 2025 Preliminary Budget.</i>						

Now, for a financial overview: DCP entered Fiscal Year 2024 with an Adopted Budget of \$48.7M and an authorized headcount of 353 full-time staff positions, of which \$32.8M (67%) and 182 positions are funded with City Tax-Levy dollars. DCP's remaining \$15.8M budget allocation and 171 positions are funded by State and Federal grants, primarily through HUD's Community Development Block Grant Program. The \$48.7M Fiscal Year 2024 Adopted Budget allocated \$32.9M (68%) to agency-wide personal services (which include part-time staff, interns, and members of the City Planning Commission), and the remaining \$15.7M to Other-than-Personal-Services.

In comparison to the FY24 Adopted Budget, DCP's FY25 Preliminary Budget of \$44.1M and 353 full-time staff lines, represents a net \$4.6M decrease largely attributed to the expiration of one-time project funds and the City's Program to Eliminate the Gap (PEG) that mandated a 5% reduction in agency spending in the last two financial plans, including a reduction to our Environmental Consulting budget.

The vast majority of the \$4.6M decrease relates to Other-than-Personal-Services (OTPS) and came through EIS savings from realigned priorities. The rest of the decrease is due to OTPS efficiencies that we achieved in such areas as travel, copier rentals, printing, building maintenance, training, and telecom subscriptions. Looking ahead, EIS needs will continue to be assessed to determine any necessary budget adjustments.

With Personal Services (PS) there was no headcount change and a net decrease of \$28K. This was a result of cuts to personnel funding and was offset by increased funding for collective bargaining.

Overall, these combined PS and OTPS budget changes result in a decrease of \$4.6M and a zero (0) position change to DCP's budget, establishing a FY25 Preliminary Plan of 353 full-time authorized positions and \$44.1M.

DCP will continue to distribute its resources in the most effective way possible to advance the Department's work program and to meet the needs of New Yorkers, all while striving for bigger, better, and brighter future for our beloved city.

**TESTIMONY OF SARAH CARROLL,
LANDMARKS PRESERVATION COMMISSION CHAIR,
BEFORE THE LAND USE COMMITTEE OF THE NEW YORK CITY COUNCIL
March 21, 2024**

Thank you, Chair Salamanca and Chair Hanks. Good morning to you and the members of the Land Use Committee and the Subcommittee on Landmarks, Sitings, and Dispositions. I am pleased to be here today to speak about the Landmarks Preservation Commission's Fiscal Year 2025 Preliminary Budget. I am joined today by Lisa Kersavage, our Executive Director, and Akeem Bashiru, our Director of Financial Management.

The Commission's mission is to protect the significant architectural, historical, and cultural resources of our City. The preservation of historic resources revitalizes communities, supports economic development, and contributes to the vitality of New York City. It is my honor to lead the agency in its successful efforts to realize these important public policy and quality of life goals. To date, the Commission has designated and regulates almost 38,000 buildings and sites throughout the five boroughs. As Chair, one of my primary goals is to incorporate equity and diversity in all aspects of the agency's work – particularly to ensure diversity and inclusion in our designations, and fairness, transparency, and efficiency in our regulations, so that all property owners have equal access to resources, technical assistance, and expertise.

Since I last testified on our agency's budget, LPC has been focused on several key initiatives: designating buildings and districts that reflect the City's diversity and tell the stories of all New Yorkers; transforming the permit process to make it more accessible, and developing programs to support small businesses and educate property owners about permitting processes and grant opportunities. Importantly, we are also working with other agencies to advance Mayor Adam's Get Stuff Built Plan and have identified steps to improve efficiency and transparency in our permitting process.

I will begin my testimony today by giving a brief overview of LPC's budget and how resources are allocated.

Budget Overview

LPC's preliminary budget for Fiscal Year 2025 is \$7.4M, which consists of \$6.6M in City funds and \$668,874 in federal Community Development Block Grant (CDBG) funds.

LPC is fundamentally an agency of professionals. Almost ninety percent of the preliminary budget (\$6.4M) is allocated to personnel services (PS) and 10% (\$900k) is allocated to other than personnel services (OTPS). Our budget supports the Agency's five departments, including the Research Department, responsible for evaluating and advancing properties for designation; the Preservation Department which reviews permit applications for work on designated properties; the Enforcement Department which investigates complaints of potential violations, and helps owners correct non-compliances; and the Archaeology and Environmental Review Departments, which assist city, state and federal agencies in their Environmental Review process. The agency's total headcount in the Fiscal Year 2025 preliminary budget is 74 full time staff and 6 part time staff.

Of the CDBG funding, about 82% is allocated to personnel supporting critical community development-related functions such as surveys, environmental review, archaeology, community outreach, and education; while about 18%, or approximately \$122,900 is allocated for our Historic Preservation Grant Program for low-income homeowners and not-for-profit organizations.

I will now discuss the work of the Commission that these resources support.

Research and Designation

LPC's Equity Framework guides our priorities for designations, and the agency has focused on places that represent New York City's diversity and in areas less represented by landmarks.

In the first half of FY24, LPC designated the Joseph Rodman Drake Park and Enslaved People's Burial Ground in Hunts Point, the Bronx, which raises public awareness about the practice of slavery in colonial New York City, honors the legacy of the enslaved people who were central to the area's history, and ensures the burial ground is preserved and protected. Also in the first half of FY24, LPC designated the Barkin, Levin & Company Office Pavilion in Long Island City, Queens, an area with few designated buildings, and the New York Public Library, Tremont Branch in Tremont, the Bronx, which recognizes the library's central role serving generations of immigrants through innovative community programming and multilingual education. We also anticipate the Commission to vote soon on a proposed designation of the Old Croton Aqueduct Walk as a scenic landmark in University Heights, the Bronx. And, this week, the Commission voted to calendar the Frederick Douglass Memorial Park in Staten Island, which is New York City's only African American cemetery and was established at a time in which members of the African American community were excluded from the city's burial grounds.

I will now turn to our preservation and permitting operations.

Preservation and Permitting

I believe it is imperative to support property owners of designated landmark buildings. The key to success in preservation is effective regulation, which requires an efficient, transparent, and accessible process for applicants. Buildings are living, thriving contributors to the dynamism of New York City. Our job is not to prevent change, but to manage it, so that we can ensure these significant buildings and sites are protected and allowed to remain a vital part of our City's continued growth.

Our Preservation Department is the regulatory arm of the Commission and is the largest department within the agency. Our staff are professionally trained preservationists who work with property and business owners to help them obtain approval for work that meets their needs and is sensitive to the historic building and context. Each year approximately 94-97% of permits are issued by staff pursuant to the Commission's rules. The remaining 3-6% of the applications are reviewed by the full Commission. LPC staff works closely with property

owners, including meetings and other communications, to ensure they understand the criteria and review process and to help them put together a complete application and presentation.

In FY23, the Commission received 12,211 permit applications and took action on 11,489 applications, ranging from restoration and repairs to windows and storefronts, to additions and new buildings. Through February of this fiscal year, we have received about 7,353 applications, and are roughly on track to match the FY23 total.

LPC has worked with OTI to advance a major technology upgrade, an E-filing Portal that launched this month, streamlining our permitting process and improving customer experience. Applicants and property owners are now able to upload supporting documentation, view the status of the applications at every step in the process, and receive final permits directly through the portal. Our staff are now conducting training sessions on how to use the new system for our diverse constituency, ranging from homeowners to seasoned professionals.

Our Preservation Department continues to develop and maintain resources to help applicants and owners put together complete applications and process permits quickly. In summer 2023, the Commission voted to approve new rules to make the LPC application and review process faster and easier for business owners and homeowners seeking approval for specific types of work, including building updates that would improve the climate resiliency and sustainability of landmarked properties. These changes allow LPC to support adoption of climate resiliency and sustainability measures for landmark buildings and better serve New Yorkers through a more efficient permit process, empowering them to focus on the success of their small businesses and maintaining their homes, in turn increasing employment opportunities and housing stability for the City's diverse workforce.

At Risk Buildings

While the risk of demolition or deconstruction of designated buildings is very low, LPC and DOB have enacted our Vulnerable Buildings Action Plan to strengthen enforcement tools that preserve the city's most vulnerable historic buildings. Intended to protect designated buildings that are at risk due to hidden pre-existing conditions, owner neglect and contractor negligence, the plan has guided our agency in preserving numerous at-risk buildings through a focus on earlier detection of risks to designated buildings, more robust engineering oversight, increased coordination between the agencies, and comprehensive community outreach employing new digital tools and stakeholder outreach. Thus far, we have referred, or are in the process of referring, about 20 buildings to DOB for enhanced engineering. We have reviewed dozens of buildings based on the new data we are receiving from DOB.

I will now share some further details about the outreach and education work LPC conducts.

Outreach and Education

Outreach and education are also essential to our success. My goal is to make information accessible to everyone, and in a city as diverse as New York, we need to make sure we are effectively communicating with

property owners across the city, especially since a substantial number of owners directly file for permits with LPC. Since my tenure began, we have increased community outreach efforts and now place special emphasis on reaching out to communities across all boroughs that have not traditionally been well represented by LPC. We have also published new educational materials to improve access to important information. This is important for our regulatory work and generates support for designations. With the recent launch of our E-filing portal, Portico, we are enacting a plan for robust community outreach to ensure that property owners in historic districts across all five boroughs know how to use the new system.

Community Development Block Grant Funding

Before I conclude, I want to return to the Historic Preservation Grant Program, a modest, federally-funded program targeted for low and moderate-income homeowners and not-for-profit organizations to help restore or repair the facades of their landmarked buildings.

In FY23, the Program awarded five grants to homeowners and one grant to a not-for-profit institution for amounts ranging from \$25,000 to \$35,000. The homes are in Addisleigh Park, Queens, Greenpoint, Brooklyn, Manida Street in the Bronx, and Central Harlem. The institution is the New Amsterdam Music Association, located in Central Harlem.

In FY24 thus far, LPC voted to award five homeowner grants and one non-profit grant for the Greenpoint Reformed Church.

Summary

In summary, we are excited for the future of preservation in New York City and thank the Administration and Council for your continued support and the resources provided in this budget. We are a small agency and nearly the entirety of our budget is personnel-based. This is a hardworking, dedicated, and professional staff with an outsized impact on our city, responsible for the protection and preservation of its most significant buildings, districts, and sites. Our commitment is that we will continue to do so with the resources provided, and strive to do so equitably, efficiently, and transparently.

Thank you again for allowing me to testify and I am happy to answer any questions you may have.

Chapter 41
Civil Service Technical Guild, Local 375

150 95th Street, 5A
Brooklyn, New York 11209
(917) 968-3269
cstgchapter41@gmail.com

Testimony to the Committee on Land Use:
Landmarks Preservation Commission Preliminary Budget for Fiscal Year 2025
March 21, 2024

Chair Salamanca and Members of the Committee on Land Use:

Thank you for the opportunity to submit this testimony on behalf of Chapter 41 of Local 375, DC 37. Chapter 41 represents 44 members in the Landmarks Preservationist, Urban Archeologist, and City Research Scientist titles at the Landmarks Preservation Commission. Our members perform the day-to-day work of the Commission—researching proposed landmarks and historic districts, administering the Historic Preservation Grant Program, overseeing LPC’s archeological repository, and reviewing applications for work on the more than 37,000 individual landmarks and properties in historic districts across New York City.

Less than two years ago, LPC was experiencing an unprecedented staffing crisis. Our staff of Landmarks Preservationists, who primarily review work applications, conduct surveys, and research potential landmarks, had plummeted by 25% during the pandemic. We appreciate the efforts of your Committee, and Chair Carroll, to restore LPC’s staffing to its current level in the face of Mayor Adams’ efforts to drastically cut our budget. We also appreciate Chair Salamanca’s statement at today’s hearing that he would like to restore funding for two additional Landmarks Preservationist positions and a Community Coordinator position, and we hope that will happen.

As our staffing level has increased, staff retention has improved, meaning that our staff is not only larger but more experienced than it was two years ago. This has been good for business and property owners in historic districts and for all city residents, leading to quicker approval of work applications and enhancing the Commission’s ability to research and designate sites with complex histories such as Joseph Rodman Drake Park and Enslaved People’s Burial Ground in the Bronx.

A key to building LPC’s talented, experienced staff has been its hybrid work program, which allows staff to work remotely two days per week. As Chair Carroll testified today, LPC has been fully able to carry out its work and mission on a hybrid schedule. Unfortunately, the hybrid work program is not currently permanent, but part of a pilot program that is set to expire next year. We urge the City Council to pass legislation making hybrid work permanent, as it has proven crucial to our agency’s success in attracting and retaining high-quality staff.

Chapter 41 Testimony
March 21, 2024
Page Two

Finally, we strongly encourage both the Land Use Committee and LPC leaders to make a determined effort to increase the long-stagnant funding for the Historic Preservation Grant Program. Despite its small size, this program plays a major role in building support for historic preservation across the city, especially in middle-class historic districts such as Longwood and Manida Street. This seems to be a situation in which even a small increase in block grant funding, approved by the Office of Management and Budget, could go a long way in furthering historic preservation throughout New York City, especially in areas in which homeowners may not be as affluent as those in most historic districts.

On behalf of Chapter 41 members, I thank you for your attention to these issues, and for your support for historic preservation and Landmarks Preservation Commission staff.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Caratzas", followed by a horizontal line.

Michael Caratzas
President, Chapter 41
Local 375, DC 37, AFSCME

cc: Michael Troman, President, Local 375
Sarah Carroll, Chair, Landmarks Preservation Commission

TAKEROOT JUSTICE

Testimony to the NYC City Council

Committee on Land Use

Preliminary Budget Hearing for FY25

March 21, 2024

Good afternoon, Committee Chair Salamanca and members of the Committee, and thank you for the opportunity to testify. My name is Paula Segal, and I am speaking today as Staff Attorney in the Equitable Neighborhoods practice of TakeRoot Justice. TakeRoot works with grassroots groups, neighborhood organizations and community coalitions to help make sure that people of color, immigrants, and other low-income residents who have built our city are not pushed out in the name of “progress.”

My testimony today will be focused on the Community Land Trust (CLT) Initiative, support for public housing and the redesign of our municipal debt collection system to support housing and neighborhood stability. TakeRoot is a member of the New York City Community Land Initiative (NYCCLI), an alliance of grassroots, affordable housing, environmental and economic justice organizations working to promote community land trusts (CLTs) and neighborhood-led development.

TakeRoot has received City Council discretionary funding through the citywide Community Land Trust Initiative since it launched in FY20. We at TakeRoot support this growing CLT movement for affordable community-controlled housing, commercial and community spaces through legal services to CLT members of the initiative and other groups exploring the CLT model. We provide everything from education on governance and incorporation, to transactional legal services in support of negotiating ground leases and joint venture agreements.

We thank the City Council for its vital support and urge you to increase funding for the Citywide CLT Initiative to \$3 million in the FY2025 budget. With this enhancement, the CLT initiative will support 21 organizations—including new CLTs in Ravenswood and Edgemere, Queens, and Flatbush, Brooklyn—and expand citywide education, organizing, and technical assistance to meet the growing and urgent need for CLTs.

New York’s CLT movement is squarely focused on addressing our city’s deepening affordability crisis and advancing racial equity in housing and land use and making great strides: half of the initiative members now steward or are in the process of acquiring land for tenant and community-controlled housing, community and commercial spaces, an incredible outcome from merely four years of investment.



By giving communities shared ownership and control over land, CLTs serve as a bulwark against real estate speculation and displacement. CLTs also maintain affordability over generations – protecting public investment that would otherwise be lost over time. The Cooper Square CLT on Manhattan’s Lower East Side, for example, has preserved hundreds of deeply affordable apartments and two dozen affordable storefronts for local small businesses since 1994, and expanded its portfolio by two rent stabilized buildings through the support of the Initiative. East Harlem El Barrio recently celebrated the rehabilitation of multifamily buildings it acquired from the city in 2020, creating permanently affordable mutual housing units. The East New York CLT closed on its first property, a 20-unit rental building, just last month. And the Mott Haven Port Morris Community Land Stewards won a bid to transform a long-abandoned city-owned property into a Health, Education and Arts (HEArts) Center serving their South Bronx community, while the Real Edgemere CLT is working on addressing resiliency in the face of climate vulnerability so that it can develop 119 lots that were similarly warehoused by the City. TakeRoot has supported each of these transformative efforts with legal services, and we stand by to continue to respond to the needs of a growing movement.

Capital Funding is Needed for CLTs to Successfully Reverse Decades of Disinvestment

In addition to supporting the CLT Initiative, we urge the City Council to ensure robust capital funding for the acquisition, rehabilitation and preservation of community controlled affordable housing. In particular, we urge the Council to demand **\$2 billion over four years for permanently affordable housing**, as outlined in the Homes Now Homes for Generations platform endorsed by dozens of community and affordable housing groups, as well as the NYC Progressive Caucus, NYC Comptroller Brad Lander NYC, and Public Advocate Jumaane Williams. This funding would help CLTs and other mission-driven nonprofits acquire and rehabilitate properties—particularly struggling rent stabilized buildings—and construct new housing, by revitalizing and expanding the city’s Neighborhood Pillars and Open Door programs. We look forward to working with you to secure this urgently needed funding and ensure that HPD prioritizes funding for CLTs and other nonprofits that create deeply and permanently affordable homes.

Invest in Public Housing

While building new permanently affordable housing and taking land off the speculative market is critical to addressing our affordable housing crisis, we cannot ignore the deteriorating conditions of our public housing stock. NYCHA residents continue to live in inhumane conditions. Residents often go without heat, hot water, or critical repairs that are essential for health and safety. We stand in solidarity with public housing residents and several groups across the city and call on the City to dedicate \$3.22 billion in this year’s budget to NYCHA for as capital funding for critical repairs and infrastructure upgrades.

In addition, we echo the request of The Residents to Preserve Public Housing to have additional \$1.4 billion allocated to NYCHA’s expense budget to (1) \$225 million per year to support training by newly-created department within NYCHA and grants for startup costs for individual **Resident Management Corporations**, (2) \$300 million to add staff to the **Capital Projects Division** to facilitate clearing repair backlog and spending capital funds, (3) \$700 million to add staff to the **Emergency Repair Program**, and (4) \$175 million for **annual inspections** of



all NYCHA properties (including any properties transitioned to Section 8 via RAD/PACT or the Preservation Trust).

Fund Enforcement of Municipal Arrears that Stabilizes Communities

Finally, we want to remind you that the majority of this Council has committed not authorize the lien sale as a strategy to offload municipal arrears from the City's property owners. As you know, the lien sale eliminates the City's leverage over slumlord and other property owners who do not pay their City bills while exposing BIPOC communities to speculation, deed theft and displacement. Having no enforcement mechanism at all, as the City has since the last sale in 2021, is not a solution.

In FY25, the Department of Finance must have additional resources to develop a program that incentivizes timely payments, supports owner occupants with access to exemptions and payment deferrals, allows owners who simply cannot pay to resolve their debt in a manner that increases the City's supply of affordable housing, and creates a pathway towards secure affordable housing for the thousands of tenants living in buildings where their landlords skirt their obligations to both them and the City.¹ TakeRoot and the rest of the Abolish the Tax Lien Sale Coalition look forward to being a resource as the Department and the Council put a new system in place this year. We thank Council Members Sanchez and Sandy Nurse for their leadership, and the City Council staff for their diligence.

Contact:

Višnja Vujica, Staff Attorney, vvujica@takerootjustice.org, (929) 506-0365

Paula Z. Segal, Senior Staff Attorney, psegal@takerootjustice.org, (646) 459-3067

¹ The Committee can find a detailed framework developed by the Abolish the Tax Lien Sale coalition, with insight from the housing preservation and development sector as well as many Council members here:

https://www.eastnewyorkclt.org/wp-content/uploads/2023/02/Leaving-the-Speculators-in-the-Rear-View-Mirror_Feb-2-2023-2.pdf.



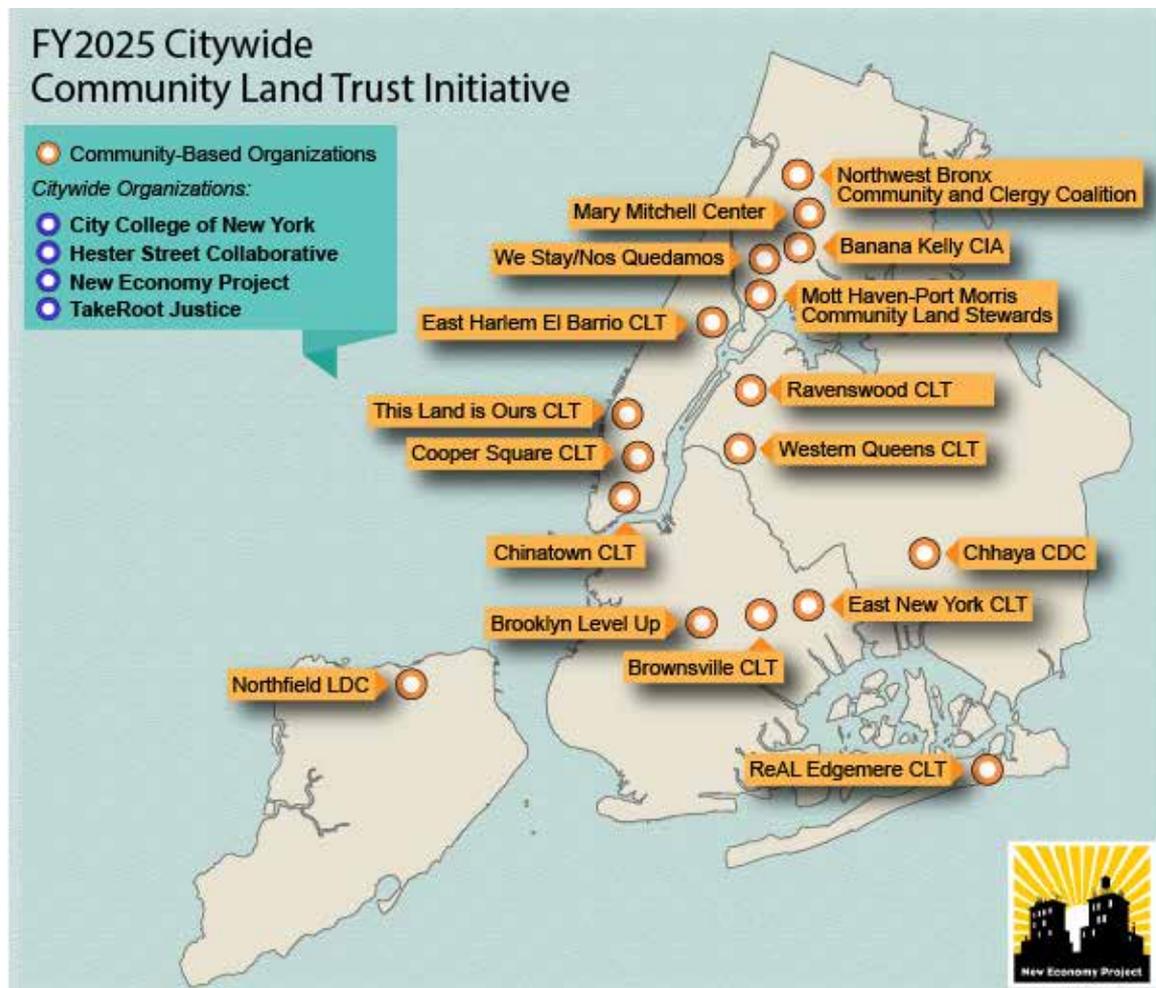


Community Land Trust Initiative

FY2025 Discretionary Funding Request

The **citywide Community Land Trust Initiative** requests **\$3 million** in FY2025 City Council discretionary funding to support 21 organizations working to develop community land trusts (CLTs) and permanently-affordable housing, commercial and community spaces. The CLT Initiative delivers in-depth education, organizing, and legal and technical assistance to support the formation and expansion of CLTs in low-income, Black and brown neighborhoods. By taking land and housing off the speculative market, CLTs combat displacement and address root causes of NYC's deepening affordability crisis.

Launched in FY2020, the CLT Initiative has catalyzed the growth of grassroots CLTs across the five boroughs; organized and educated thousands of New Yorkers; and brought land and housing into permanently affordable community control. Nine CLTs now steward or are in active stages of acquiring property for deeply affordable housing and other needs.



Enhanced funding of \$3 million in FY2025 is needed to meet the growing demand for CLTs. This year, the CLT initiative will:

- ◆ Support 17 grassroots CLTs – including 3 new CLTs in Brooklyn and Queens, and 9 CLTs stewarding land and housing – and expand organizing and technical assistance citywide.
- ◆ Provide 65 technical assistance engagements to CLTs on matters such as incorporation, bylaws, property acquisition, developer partnerships, and financing.
- ◆ Conduct 200+ organizing, education, and planning sessions – in multiple languages – for tenants, homeowners, small businesses, and other community members.
- ◆ Train 100 CLT leaders and residents on community and tenant governance, and produce popular education material to support intergenerational organizing

The CLT Initiative is urgently needed to stabilize neighborhoods and keep New Yorkers safely housed. With Initiative support, CLTs will create and preserve thousands of permanently affordable homes – including rental, shared equity, and supportive housing. CLTs also will develop community and cultural spaces, affordable storefronts for small and worker-owned businesses, community solar projects, and other infrastructure.

CLTs preserve public investment and affordability over generations. Manhattan's Cooper Square CLT and East Harlem El Barrio CLT steward more than 400 deeply affordable apartments, as well as storefronts for two dozen community-serving small businesses. East New York CLT, Mott Haven Port Morris Community Land Stewards, Bronx CLT, ReAL Edgemere CLT, and others are acquiring their first properties, including multifamily buildings, vacant City land, and more.



New Economy Project coordinates the citywide CLT initiative. for more information, contact Will Spisak at will@neweconomy-nyc.org.

Learn more about NYC's CLT movement at nyccli.org



Advancing Racial, Social and Economic Justice in NYC Communities

TakeRoot Justice provides legal, participatory research and policy support to strengthen the work of grassroots community-based organizations in New York City to dismantle racial, economic and social oppression. We partner with dozens of grassroots community-based organizations each year (see partial list on reverse) that build leadership and power within New York City's low-income communities, particularly immigrants, communities of color and others who are traditionally excluded from policy-making. Founded in 2001 as a project of the Urban Justice Center, TakeRoot has been an independent, 50-person nonprofit organization since July 2019.

Our current areas of work include:

- Tenants' Rights
- Workers' Rights
- Immigrants' Rights
- Consumer Justice
- Equitable Neighborhoods & Cannabis Equity
- Participatory Research and Policy
- Technical and Capacity Building Assistance for Nonprofits and Small Businesses

FY25 Funding Requests

TakeRoot participates in several citywide council funding initiatives designed to provide critical services to low-income NYC communities. They include:

- Stabilizing NYC
- Legal Services for the Working Poor
- Low Wage Worker Support
- The Worker Cooperative Business Development Initiative
- Community Land Trust (CLT) Initiative
- Community Housing Preservation Strategies

TakeRoot's innovative research, legal services and support for community-based organizations have played a crucial role in underserved NYC communities for over 20 years, and with the Council's support we look forward to engaging in the hard but necessary work of helping these communities recover from the devastating effects of the pandemic.

Contact: Marco Conner, Executive Director
mconner@takerootjustice.org, (347) 987 1197
123 William Street, Suite 401 | New York, NY 10038
www.takerootjustice.org



TakeRoot collaborates with 70+ groups organizing low-income, BIPOC and immigrant communities throughout NYC to serve 2100+ New Yorkers per year and share \$20 million+ in support for work toward racial, social and economic justice. We are proud to work with the following organizations:

The Bronx

- Banana Kelly Community Improvement Association
- Crotona Community Coalition
- Green Worker Cooperatives*
- Mary Mitchell Family and Youth Center
- Mothers on the Move/ Bronx Organizing Neighborhoods & Development (BOND)
- New Settlement Apartments/Community Action for Safe Apartments (CASA)
- Northwest Bronx Community and Clergy Coalition & the Bronx Community Land Trust
- Pan-African Community Development Initiative
- South Bronx Tenant Movement

Brooklyn

- Brooklyn Movement Center
- Carroll Gardens Association
- Carroll Gardens Nanny Association
- Center for Family Life in Sunset Park
- Cypress Hills LDC
- East New York Community Land Trust
- Equality for Flatbush
- Fifth Avenue Committee
- Flatbush Tenant Coalition
- Haitian Women for Haitian Refugees*
- IMPACCT Brooklyn
- Neighbors Helping Neighbors
- Red Hook Initiative
- St. Nicks Alliance
- Worker's Justice Project/Proyecto Justicia Laboral*

Queens

- Adhikaar*
- Chhaya Community Development Corporation
- Desis Rising Up and Moving*
- MinKwon Center for Community Action
- New Immigrant Community Empowerment
- Project Hajra
- Ridgewood Tenants Union
- Woodside on the Move

Manhattan

- African Communities Together*
- Asian Americans For Equality*
- CAAAV Organizing Asian Communities*
- Chinese Staff and Workers' Association
- Cooper Square Committee
- East Harlem El Barrio Community Land Trust
- Good Old Lower East Side (GOLES)
- Harlem Solidarity Defense
- Little Sisters of the Assumption
- Movement for Justice in El Barrio
- The Residents to Preserve Public Housing
- University Settlement

Staten Island

- La Colmena

City-wide

- Arab American Association
- Asian Americans for Equality
- Association for Neighborhood and Housing Development
- Black Alliance for Just Immigration
- Damayan Migrant Workers Association
- Domestic Workers United
- Flanbwayan Haitian Literacy Project
- Laundry Workers Center
- Make the Road NY
- National Domestic Workers Alliance
- National Mobilization Against Sweatshops
- NYC Network of Worker Cooperatives
- Participatory Budgeting Project
- Right to Counsel NYC Coalition
- Rise
- Sylvia Rivera Law Project
- Tenants and Neighbors
- VOCAL-NY
- Urban Upbound

**These organizations also offer services to communities in other borough(s) in addition to the borough under which they are listed.*

THE TAX LIEN SALE HARMS TENANTS

- 85% OF ALL RESIDENTIAL UNITS IN THE LAST FOUR LIEN SALES WERE OCCUPIED BY TENANTS. IN FACT, 4 OUT OF 5 UNITS IN SMALL HOMES ON THE LIEN SALE ARE TENANT-OCCUPIED.
- TENANTS IN LIEN-SALE PROPERTIES LIVE WITH 6 TO 7 TIMES MORE BUILDING VIOLATIONS THAN NON LIEN-SALE PROPERTIES.
- EVICTIONS IN TENANT-OCCUPIED LIEN SALE PROPERTIES ARE 2 TO 3 TIMES HIGHER THAN IN NON LIEN-SALE TENANT-OCCUPIED PROPERTIES.

Read the report!



www.eastnewyorkclt.org/abolish-the-nyc-tax-lien-sale/



RALLY!
STOP THE MAYOR!
KEEP TAX LIEN SALE DEAD

JOIN THE ABOLISH THE NYC TAX LIEN SALE COALITION TO DEMAND A PERMANENT END TO THE GIULIANI-ERA PREDATORY TAX LIEN SALE!

THURSDAY, APRIL 11 AT 12:30 PM

CITY HALL

(RALLY AT THE ENTRANCE ON BROADWAY AND MURRAY ST)

CONTACT: STAFF@EASTNEWYORKCLT.ORG



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 3/21/24

(PLEASE PRINT)

Name: Sarita Subramanian

Address: 110 William St, NY NY 10038

I represent: NYC Independent Budget Office

Address: 110 William St., NY NY 10038

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Saran Internicola

Address: 110 William St NY NY 10038

I represent: NYC Independent Budget Office

Address: 110 William St NY NY 10038

**THE COUNCIL
THE CITY OF NEW YORK**

*City initiative
municipal debt.*

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PAULA SEGAL

Address: _____

I represent: Take Root Justice

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: AKEM BASHIRU

Address: _____

I represent: LPC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: LISA KERSAVAGE

Address: _____

I represent: LPC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SARA SARAH CARROLL

Address: _____

I represent: LPC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 3/21/24

Name: DAVID PARISH (PLEASE PRINT)

Address: _____

I represent: Dept of City Planning

Address: 120 BWAY 31st FL

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 3/21/24

Name: EDITH HSU-CHEN (PLEASE PRINT)

Address: _____

I represent: Dept of City Planning

Address: 120 Bway 31st FL

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 3/21/24

Name: DANIEL GARODNICK (PLEASE PRINT)

Address: 120 BWAY 31st FL

I represent: Dept of City Planning

Address: _____