

New York City Council
Hon. Julie Menin, Speaker of the Council
Hon. Linda Lee, Chair, Committee on Finance
Hon. Kevin Riley, Chair, Committee on Land Use
Hon. Christopher Marte, Chair, Subcommittee on Landmarks, Public Sitings, Resiliency and Dispositions

**Report on the Fiscal 2027 Preliminary Plan,
the Fiscal 2027 Preliminary Capital Commitment Plan, and the Fiscal 2026
Preliminary Mayor’s Management Report for the Committee on Land Use**

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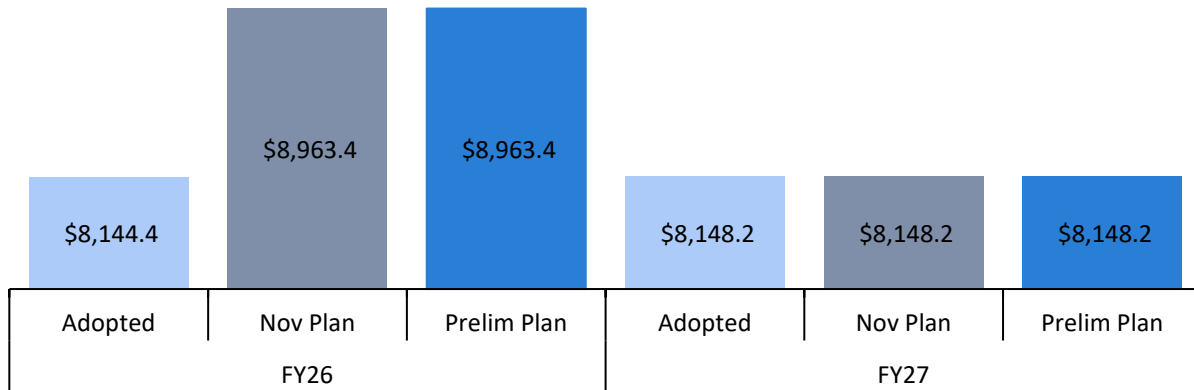
Fiscal 2027 Preliminary Plan

Landmarks Preservation Commission Budget Overview

The Landmarks Preservation Commission (LPC or the Commission) is responsible for overseeing the designation of architecturally, historically, and culturally significant landmark sites and districts, and for regulating them after designation. Created in 1965, LPC has designated 38,119 buildings and sites including 157 historic districts across the five boroughs to date. The Commission consists of a panel of 11 commissioners who are appointed by the mayor and supported by the Commission’s staff. There are currently two vacancies of those eleven commissioners, with one of those vacancies being the Chairperson.

The Preliminary Financial Plan for Fiscal 2026-2030 (Preliminary Plan) includes a proposed Fiscal 2027 budget of \$8.1 million for LPC, unchanged from the November Plan and essentially the same as the adopted Fiscal 2026 adopted amount. LPC’s Fiscal 2026 budget in the Preliminary Plan is equal to its \$8.96 million November 2026 Plan.

Comparison of the Last Three Financial Plans



Dollars in Thousands

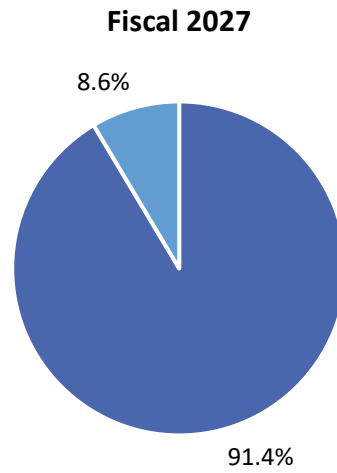
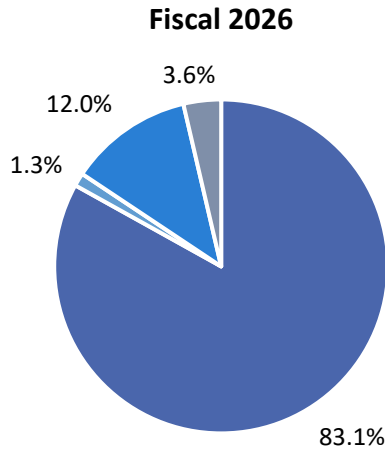
Source: New York City Office of Management and Budget

LPC Financial Summary

Dollars in Thousands	FY24	FY25	FY26	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY26	FY27	FY27 - FY26
Budget by Unit of Appropriation						
001 - Personal Services	\$7,066	\$6,680	\$7,280	\$7,280	\$7,284	\$4
002 - Other Than Personal Services	898	1,027	865	1,684	865	0
TOTAL	\$7,964	\$7,708	\$8,144	\$8,963	\$8,148	\$4
Funding						
City Funds			\$7,446	\$7,446	\$7,450	\$4
State			0	114	0	0
Federal - Community Development			698	1,076	698	0
Federal - Other			0	327	0	0
TOTAL	\$7,964	\$7,708	\$8,144	\$8,963	\$8,148	\$4
Budgeted Headcount						
Full-Time Positions - Civilian	69	66	77	78	78	1
TOTAL	69	66	77	78	78	1

*The difference of Fiscal 2027 Preliminary Budget compared to Fiscal 2026 Adopted Budget.

Source: New York City Office of Management and Budget



■ City ■ State ■ Federal - CDBG ■ Federal - Other

■ City ■ Federal - Community Development

Source: New York City Office of Management and Budget



Dollars in Thousands

Source: New York City Office of Management and Budget

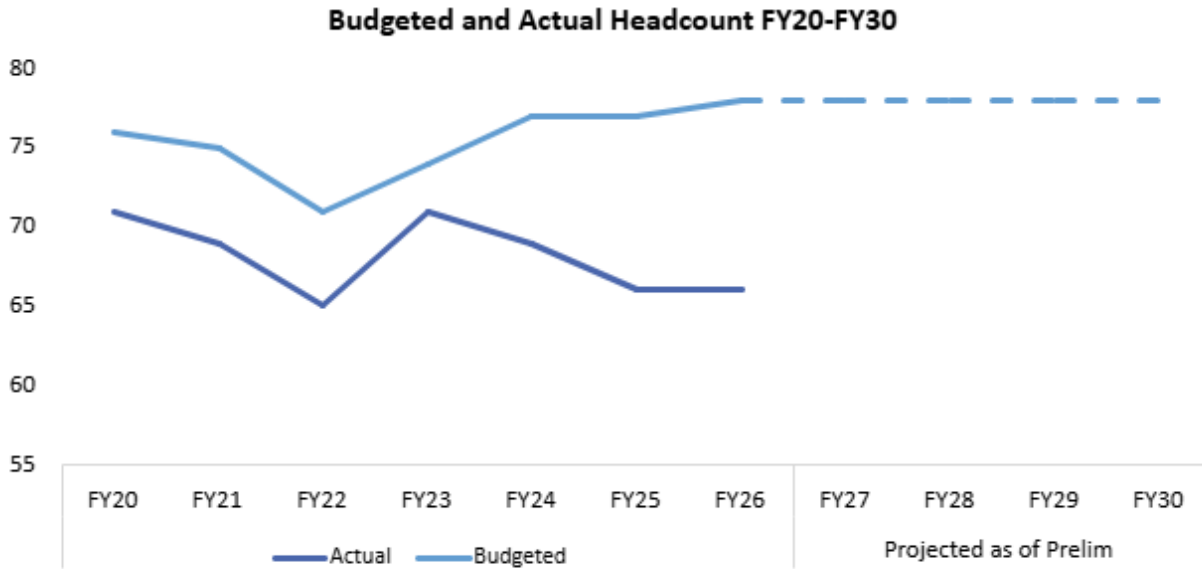
Headcount

FY26 Budgeted Full-Time Positions: 78

Actual Headcount as of January 2026: 66

FY27 Budgeted Full-Time Positions: 78

Vacancy Rate as of January 2026: 15.4 percent



Source: New York City Office of Management and Budget

Note: Budgeted and actual headcounts are as of the end of the fiscal year, except for Fiscal 2026 where budgeted headcount is as of the Preliminary Plan and actual headcount is as of January 2026.

LPC Contract Budget

Fiscal 2027 Contract Budget: \$215,827

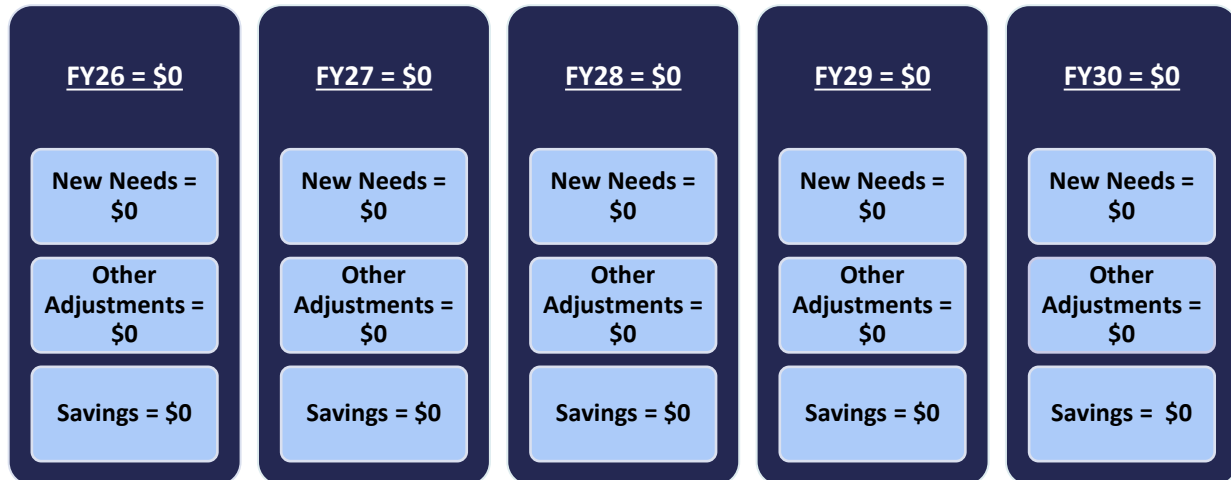
Number of Contracts in Fiscal 2027: 20

Dollars in Thousands

Category	FY26 Adopted	Number of Contracts	FY27 Preliminary	Number of Contracts
Contractual Services - General	\$13	1	\$13	1
Data Processing Equipment Maintenance	6	1	6	1
Maintenance and Repairs - General	115	12	115	12
Office Equipment Maintenance	5	2	5	2
Printing Contracts	9	1	9	1
Professional Services - Other	55	1	55	1
Telecommunications Maintenance	2	1	2	1
Temporary Services	11	1	11	1
TOTAL	\$216	20	\$216	20

Source: New York City Office of Management and Budget

Preliminary Plan Changes



Dollars in Thousands

Savings in this chart are the sum of all expense savings, from all revenue sources, including but not limited to, City, State, and federal savings.

Preliminary Mayor's Management Report

The Preliminary Mayor's Management Report (PMMR) for Fiscal 2026 reports on one service area and four goals for LPC. Noteworthy metrics that were reported are detailed below.

- **Landmark Designations.** During the first four months of Fiscal 2026, the Commission designated five individual landmarks. This represents a 400 percent increase over the one individual landmark designated during the same period of Fiscal 2025. The number of designations already surpasses the total number of landmark designations for all Fiscal 2025. The designations, located in the Garment District of Manhattan, are the Barbey Building, Fashion Tower, the Furcraft Building, 29th Street Towers, and Lefcourt Clothing Center, and were coordinated alongside the Department of City Planning (DCP)'s Midtown South Mixed-Use Plan.
- **Complaints and Investigations.** The number of complaints received by the Commission's enforcement department in the first four months of Fiscal 2026 increased to 311 from the 298 during the same period in Fiscal 2025. The number of complaints investigated increased to 312 during the first four months of Fiscal 2026, compared to 288 during the same period in Fiscal 2025. This indicates that LPC has a strong capacity for investigating

the complaints that they receive and aligns with indications from LPC that their capacity for enforcement and cooperation with investigations remains strong. LPC focuses on a compliance first approach to enforcement, working collaboratively with owners to maintain properties in accordance with landmarks rules.

Budget Issues and Concerns, Including Federal and State Budget Risks

- **Vacancies.** The Commission's current vacancy rate is 15.4 percent, the highest rate in any year since Fiscal 2020 and significantly higher than the vacancy rate across all City agencies. During the prior administration, the average number of annual landmark designations was the lowest of any of the eight administrations since the Commission's establishment. Addressing the issue of chronic vacancies and filling key positions could help increase the number of landmark designations the commission is able to finalize each year, protecting key cultural and historical sites to further their mission of revitalizing communities and supporting economic development spurring increased tourism.
- **Landmark Designated Site Maintenance.** LPC has indicated that a major problem the commission faces is the neglect in maintenance of landmark designated structures. Demolition by neglect leaves no feasible option for rehabilitation and repair, resulting in the loss of these historically significant structures due to a lack of proper care. Vacancy reduction could help support the Commission to ensure that property managers are taking proper care of their landmarked sites, and if not, could help facilitate the sale of properties to an owner that is able to maintain the buildings.
- **Federal Funding.** In the Preliminary Plan 15.6 percent of LPC's Fiscal 2026 budget is funded with federal Community Development Block Grants or other federal subsidies. These funds help support the Commission's work to identify landmark sites and assist low- and moderate-income landmark property owners with maintenance by distributing loan funding acquired through the Historic Preservation Grant Program. In Fiscal 2025, LPC awarded three new grants totaling over \$100,000 to homeowners of landmark properties. Changes in federal policy and ensuing funding uncertainty could lower the amount of funding provided to LPC, thus leading to further deterioration in landmarked sites and potentially an increased number of demolitions by neglect.

Miscellaneous Revenue

- The Preliminary Plan includes approximately \$7.1 million of LPC miscellaneous revenue in Fiscal 2027, the same as included in the Fiscal 2026 Adopted Budget.

<i>Dollars in Thousands</i>						
Revenue Sources	FY24	FY25	FY26	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY26	FY27	FY27-FY26
Landmarks Permits	\$8,512	\$10,352	\$7,120	\$7,270	\$7,120	\$0
Landmarks Settlement and Other	0	2	9	9	9	0
TOTAL	\$8,512	\$10,354	\$7,129	\$7,279	\$7,129	\$0

**The difference of Fiscal 2027 Preliminary Budget compared to Fiscal 2026 Adopted Budget.*

Source: New York City Office of Management and Budget

Supporting Budget Charts

Budget Actions in the November and Preliminary Plans

<i>Dollars in Thousands</i>	FY26			FY27		
	City	Non-City	Total	City	Non-City	Total
LPC Budget as of the Adopted FY26 Plan	\$7,446	\$698	\$8,144	\$7,450	\$698	\$8,148
Changes Introduced in the November 2025 Plan						
Other Adjustments						
SARA Revenue Budget Increase	\$0	\$75	\$75	\$0	\$0	\$0
Certified Local Government Grant Rollover	0	39	39	0	0	0
FEMA Rollover	0	260	260	0	0	0
Save America's Treasures Grant Rollover	0	67	67	0	0	0
Federal CDBG Rollover	0	378	378	0	0	0
Subtotal, Other Adjustments	\$0	\$819	\$819	\$0	\$0	\$0
Savings						
TOTAL, All Changes in November 2025 Plan	\$0	\$819	\$819	\$0	\$0	\$0
LPC Budget as of the November 2025 Plan	\$7,446	\$1,517	\$8,963	\$7,450	\$698	\$8,148
TOTAL, All Changes in the FY27 Preliminary Plan	\$0	\$0	\$0	\$0	\$0	\$0
LPC Budget as of the FY27 Preliminary Plan	\$7,446	\$1,517	\$8,963	\$7,450	\$698	\$8,148

Source: New York City Office of Management and Budget

Budget by Unit of Appropriation

001 - Personal Services and 002 - Other Than Personal Services

Dollars in Thousands

	FY24	FY25	FY26	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY26	FY27	FY27-FY26
Spending						
001 - Personal Services						
Additional Gross Pay	\$176	\$181	\$152	\$152	\$152	\$0
Additional Gross Pay - Labor Reserve	78	3	0	0	0	0
Full-Time Salaried - Civilian	6,467	6,189	6,804	6,868	6,911	107
Overtime - Civilian	21	14	7	7	7	0
Unsalariated	325	293	317	253	214	(103)
Subtotal	\$7,067	\$6,680	\$7,280	\$7,280	\$7,284	\$4
002 - Other Than Personal Services						
Contractual Services	\$132	\$184	\$161	\$415	\$161	\$0
Contractual Services - Professional Services	201	269	55	431	55	0
Fixed & Misc. Charges	0	0	0	0	0	0
Other Services & Charges	413	446	420	684	420	0
Property & Equipment	27	37	30	65	30	0
Supplies & Materials	125	91	199	89	199	0
Subtotal	\$898	\$1,027	\$865	\$1,684	\$865	\$0
TOTAL	\$7,965	\$7,707	\$8,144	\$8,963	\$8,148	\$4
Funding						
City Funds			\$7,446	\$7,446	\$7,450	\$4
State			0	114	0	0
Federal - Community Development			698	1,076	698	0
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